



REQUEST FOR SUBDIVISION COMMITTEE ACTION

MEETING DATE: JULY 8, 2015

TITLE: VESTING TENTATIVE TRACT MAPS 17849, 17850, 17851, 17854, 17855, 17859, 17860 AND 17861 LOCATED IN NORTHWOOD POINT (PLANNING AREA 5B)

A handwritten signature in black ink, appearing to be "Bar B", written over a horizontal line.

Principal Planner

RECOMMENDED ACTION:

1. Open public meeting; receive public input; Committee comments and questions.
2. Close public meeting.
3. Adopt Resolution No. 15-941 - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17849 (FILE NO. 00628543-PTT) TO CREATE 26 NUMBERED LOTS FOR ATTACHED CONDOMINIUM RESIDENTIAL DEVELOPMENT AND 34 LETTERED LOTS FOR LANDSCAPING AND VEHICULAR ACCESS ON 12.43 GROSS ACRES, LOCATED IN PLANNING AREA 5B; FILED BY IRVINE COMPANY COMMUNITY DEVELOPMENT
4. Adopt Resolution No. 15-942 - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17850 (FILE NO. 00628534-PTT) TO CREATE 56 NUMBERED LOTS FOR DETACHED CONDOMINIUM RESIDENTIAL DEVELOPMENT AND 67 LETTERED LOTS FOR LANDSCAPING AND VEHICULAR ACCESS ON 20.2 GROSS ACRES, LOCATED IN PLANNING AREA 5B; FILED BY IRVINE COMPANY COMMUNITY DEVELOPMENT
5. Adopt Resolution No. 15-943 - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17851 (FILE NO. 00628533-PTT) TO CREATE 24 NUMBERED LOTS FOR DETACHED CONDOMINIUM RESIDENTIAL DEVELOPMENT AND 28 LETTERED LOTS FOR LANDSCAPING AND VEHICULAR ACCESS ON 11.6 GROSS ACRES, LOCATED IN PLANNING AREA 5B; FILED BY IRVINE COMPANY COMMUNITY DEVELOPMENT
6. Adopt Resolution No. 15-944 - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17854 (FILE NO. 00631138-PTT) TO CREATE 134 NUMBERED LOTS FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AND 16 LETTERED LOTS FOR LANDSCAPING AND VEHICULAR ACCESS ON 18.55 GROSS ACRES, LOCATED IN PLANNING AREA 5B; FILED BY IRVINE COMPANY COMMUNITY DEVELOPMENT

7. Adopt Resolution No. 15-945 - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17855 (FILE NO. 00631137-PTT) TO CREATE 169 NUMBERED LOTS FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AND 21 LETTERED LOTS FOR LANDSCAPING AND VEHICULAR ACCESS ON 24.32 GROSS ACRES, LOCATED IN PLANNING AREA 5B; FILED BY IRVINE COMPANY COMMUNITY DEVELOPMENT
8. Adopt Resolution No. 15-946 - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17859 (FILE NO. 00631024-PTT) TO CREATE 88 NUMBERED LOTS FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AND 43 LETTERED LOTS FOR LANDSCAPING AND VEHICULAR ACCESS ON 11.09 GROSS ACRES, LOCATED IN PLANNING AREA 5B; FILED BY IRVINE COMPANY COMMUNITY DEVELOPMENT
9. Adopt Resolution No. 15- 947 - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17860 (FILE NO. 00631666-PTT) TO CREATE 71 NUMBERED LOTS FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AND 43 LETTERED LOTS FOR LANDSCAPING AND VEHICULAR ACCESS ON 9.9 GROSS ACRES, LOCATED IN PLANNING AREA 5B; FILED BY IRVINE COMPANY COMMUNITY DEVELOPMENT
10. Adopt Resolution No. 15-948 - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17861 (FILE NO. 00631658-PTT) TO CREATE 45 NUMBERED LOTS FOR ATTACHED CONDOMINIUM RESIDENTIAL DEVELOPMENT AND 32 LETTERED LOTS FOR LANDSCAPING AND VEHICULAR ACCESS ON 12.68 GROSS ACRES, LOCATED IN PLANNING AREA 5B; FILED BY IRVINE COMPANY COMMUNITY DEVELOPMENT

EXECUTIVE SUMMARY

In September 2013, the City of Irvine City Council unanimously, with all Councilmembers present, approved on appeal an "A" Level Map (Tract 17523) to subdivide approximately 297-acres into 27 numbered lots and 43 lettered lots to facilitate future residential development of up to 1,900 units in Planning Area 5B (Eastwood).

The project site, which encompasses all of Planning Area 5B, is generally located on the northwest corner of Jeffrey Road and Irvine Boulevard, bounded on the north by both Portola Parkway and Hicks Canyon Wash, and abutting existing residential neighborhoods in Northwood (Planning Area 8) to the west (Attachment 1). Stonegate (Planning Area 9) is located to the east of the project site, across Jeffrey Road.

Eight "B" Level Maps have been submitted to the City to further subdivide Tract 17523 into smaller lots and facilitate development of 1,023 attached and detached units over a total of 120.77 gross acres.

Staff has reviewed the vesting tentative tract maps and has determined they comply with the requirements of the City's General Plan, Subdivision Ordinance, Subdivision Manual, and the Zoning Ordinance (Attachment 2). Therefore, staff recommends the Subdivision Committee recommend approval to the Planning Commission subject to the findings, conditions of approval, and mitigation measures in the attached resolutions (Attachments 12 through 19).

COMMISSION / ADVISORY BOARD / COMMITTEE RECOMMENDATION

None.

ANALYSIS

Background

As stated, the "A" Level Map encompasses the entirety of Planning Area 5B, which has a planned development potential of 1,900 dwelling units. This planning area is also within the Northern Sphere, and therefore subject to the terms and provisions of the Northern Sphere Development Agreement (DA), although there are no regulations within the DA that affect subdivision of land, as proposed with this project.

Project Description

The underlying property is zoned 2.3I Medium Density Residential, which requires a minimum lot size of 2,400 square feet. The following table contains minimum, maximum and average residential lot sizes for the three tract maps.

Table 1. Lot Sizes			
Tract No.	Minimum Lot Size	Maximum Lot Size	Average Lot Size
17849	5,415 sq. ft.	32,755 sq. ft.	11,887 sq. ft.
17850	3,794 sq. ft.	18,933 sq. ft.	9,812 sq. ft.
17851	3,421 sq. ft.	20,403 sq. ft.	14,609 sq. ft.
17854	3,552 sq. ft.	5,558 sq. ft.	3,837 sq. ft.
17855	3,944 sq. ft.	9,363 sq. ft.	4,159 sq. ft.
17859	3,491 sq. ft.	5,474 sq. ft.	3,738 sq. ft.
17860	3,496 sq. ft.	4,462 sq. ft.	3,736 sq. ft.
17861	4,790 sq. ft.	11,821 sq. ft.	7,520 sq. ft.

As shown in Table 1, all of the tracts meet minimum parcel size standards. In addition, several of the proposed parcels in the condominium tracts far exceed this minimum lot size as these parcels will contain more than one residential unit, for the most part. There are a few lots within the motor court configuration of Tracts 17850 and 17851, which contain a single dwelling unit.

Tract 17849

Vesting Tentative Tract Map 17849, called "The Flats", will subdivide 12.43 gross acres into 26 numbered lots and 34 lettered lots to facilitate development of 156 attached condominium units (Attachment 3). Each of the numbered lots will contain at least one triplex, with the exception of Lot 26 which is a 0.75 acre lot dedicated to the Irvine Ranch Water District (IRWD) for a pump station. The lettered lots are comprised of the following: 0.52 acre of landscaping, 2.01 acres of private streets and 1.74 acres of private ways. In addition, there are 1.07 acres of public streets proposed.

Access to the project site will be provided via Arborwood, east of Parkwood, which is a signalized intersection along Irvine Boulevard just west of Jeffrey Road.

Tract 17850

Vesting Tentative Tract Map 17850, referred to as "four-home motor courts," will subdivide 20.2 gross acres into 56 numbered lots and 67 lettered lots to facilitate development of 157 detached condominium units (Attachment 4). Each of the numbered lots will contain between one and four units. Many of the lots are configured into a four unit motor court. The lettered lots are comprised of the following: 0.59 acre of landscaping, 3.38 acres of private streets and 1.69 acres of private courts. In addition, there are 1.8 acres of public streets proposed.

Access to the project site will be provided via Arborwood and Trailhead, west of Parkwood, which is a signalized intersection along Irvine Boulevard just west of Jeffrey Road.

Tract 17851

Vesting Tentative Tract Map 17851, referred to as "six-home motor courts," will subdivide 11.6 acres into 24 numbered lots and 28 lettered lots to facilitate development of 106 detached condominium units (Attachment 5). Each of the numbered lots will contain between three and six units. However, there are two lots with a single unit on them. Many of the lots are configured into a six unit motor court. The lettered lots are comprised of the following: 0.40 acre of landscaping, 2.28 acres of private streets and 0.87 acre of private courts.

Access to the project site will be provided via Arborwood, west of Parkwood, which is a signalized intersection along Irvine Boulevard just west of Jeffrey Road.

Tract 17854

Vesting Tentative Tract Map 17854, referred to as "48' x 74'," will subdivide 18.55 acres into 134 numbered lots and 16 lettered lots to facilitate development of 134 single-family residences (Attachment 6). Each of the numbered lots will contain one single-family residence. The 16 lettered lots are comprised of 0.44 acre of landscaping. In addition, there are 6.31 acres of public streets proposed.

Access to the project site will be provided via Wedgewood, Westgate, Meander and Crestwood located west of Rotunda.

Tract 17855

Vesting Tentative Tract Map 17855, referred to as "55' x 72'", will subdivide 24.32 acres into 169 numbered lots and 21 lettered lots to facilitate development of 169 single-family residences (Attachment 7). Each of the numbered lots will contain one single-family residence. The 21 lettered lots are comprised of 1.01 acres of landscaping. In addition, there are 7.16 acres of public streets proposed.

Access to the project site will be provided via multiple streets located west of Rotunda. Tract 17855 is to the immediate north of Tract 17854.

Tract 17859

Vesting Tentative Tract Map 17859, referred to as "38' x 92'", will subdivide 11.09 acres into 88 numbered lots and 43 lettered lots to facilitate development of 88 single-family residences (Attachment 8). Each of the numbered lots will contain one single-family residence. The lettered lots are comprised of the following: 0.58 acre of landscaping and 2.96 acres of private way.

Access to the project site will be provided via Whispering Pine located off of Rotunda and between Alpine and Frontier.

Tract 17860

Vesting Tentative Tract Map 17860, referred to as "38' x 92'", will subdivide approximately 9.9 acres into 71 numbered lots and 43 lettered lots to facilitate development of 71 single-family residences (Attachment 9). Each of the numbered lots will contain one single-family residence. The lettered lots are comprised of the following: 1.15 acres of landscaping and 2.67 acres of private way.

Access to the project site will be provided via Gardenridge, located off of Rotunda, and between Meander and Trailhead.

Tract 17861

Vesting Tentative Tract Map 17861, called "Row Town", will subdivide approximately 12.68 acres into 45 numbered lots and 32 lettered lots to facilitate development of 142 attached condominium units (Attachment 10). Each of the numbered lots will contain between two and four units. The lettered lots are comprised of the following: 0.69 acre of landscaping and 3.37 acres of private way. In addition, there is 0.85 acre of public streets proposed.

Access to the project site will be provided via Brentwood, a public street that runs between Trailhead and Arborwood. The site is located east of Parkwood and west of Jeffrey Road.

General Plan Compliance

The underlying property is designated Medium Density in the City's Land Use Element of the General Plan. This designation allows for the development of attached and conventional detached housing and other types of residential uses that have open space characteristics similar to single-family neighborhoods. The Medium Density designation allows development intensities between zero and 10 dwelling units per gross acre. While some of the individual "B" Level Maps do not comply with the maximum allowed density of 10 units per gross acre, the overall "A" Level Map, which was approved for 1,900 dwelling units across 297 gross acres, has density of 6.4 dwelling units per gross acre. Therefore, Planning Area 5B complies with the General Plan density requirements for Medium Density zoning.

Zoning Ordinance Compliance

The underlying property is designated 2.3I Medium Density Residential in the City's Zoning Ordinance. The medium density designation allows for a variety of land uses including attached residential units and detached single-family homes. Per the development standards of the 2.3I Medium Density zoning district, individual project densities may exceed 12.5 dwelling units per acre, provided that the overall density for the Planning Area does not exceed this density. The subject tract maps include the following densities:

- Tract 17849: 156 du over 11.36 net acres = 13.4 du/net acre
- Tract 17850: 157 du over 18.39 net acres = 8.5 du/net acre
- Tract 17851: 106 du over 11.6 net acres = 9.1 du/net acre
- Tract 17854: 134 du over 12.24 net acres = 10.9 du/net acre
- Tract 17855: 169 du over 124.32 net acres = 9.8 du/net acre
- Tract 17859: 88 du over 11.09 net acres = 7.9 du/net acre
- Tract 17860: 71 du over 9.9 net acres = 7.2 du/net acre
- Tract 17861: 142 du over 11.83 net acres = 12.0 du/net acre

As such, all proposed tract maps comply with the Zoning Ordinance. As discussed in the previous section, the net density across all of Planning Area 5B will be 6.4 dwelling units per acre, far below the maximum 12.5 dwelling units per acre allowed for the Medium Density zoning district.

Zoning Ordinance Special Development Standards

Section 9-5-7(F)(5) of the Irvine Zoning Ordinance addresses Neighborhood Design and states that "Area 2.3.I is to be compatible in appearance, density and landscaping with that found in the Northwood area south of Hick's Canyon Wash adjacent to the project area." The Code then identifies 11 items that will be addressed in neighborhood design

to ensure compatibility with the adjacent area. Item 5(d), specifically states, "Create village edges, which are compatible with adjacent communities, including similar structure heights, comparable perimeter walls or architectural features, densities, landscaping and setback requirements." To further ensure compatibility, meetings have been ongoing with adjacent community residents, City staff and the Irvine Company to address the village edges as required in the Zoning Code. The western edge of the project site is adjacent to two single family detached neighborhoods (Park Paseo and Canyon Creek) and two condominium townhome neighborhoods (The Springs and The Lakes.)

One of the main focuses of the meetings has been how to appropriately evaluate the proposed project against the Zoning Code language referenced above. Five of the six items in 5(d) are summarized below:

- Structure height of the proposed project will be a maximum of 27 feet for two-story single-family residences in Tract 17854. This height is generally consistent with the two-story homes in the adjacent Park Paseo neighborhood, which is separated from the proposed development by a 48-foot wide linear landscaped lot (paseo).
- Perimeter walls will be between six and seven feet high, which is typical in single-family residential neighborhoods.
- Residential architecture will be a mix of styles, but all are consistent with traditional architectural approaches found across the City.
- Landscaping will be a mix of typical residential planting, as described in the Master Plan applications associated with these tract maps.
- The building setbacks will comply with the Zoning Ordinance requirements.

For these five factors, staff considers the Master Plans to fully satisfy the Special Development Standards. The remaining factor, "comparable density," has been one of the primary topics of discussion during the community meetings.

Staff notes that the Zoning Ordinance does not define what "comparable densities" are and instead leaves it to the Planning Commission, as the land use authority for the City, to make this determination. However, discussion has addressed whether density refers to only the number of dwelling units within a given area of land and or whether other related statistics such as lot widths, depths, areas should also be considered.

It is clear from the Zoning Ordinance that the area of concern is the interface between the east edge of existing neighborhoods and the west edge of the new development, and the residents that participated in the community meetings have agreed to this narrow focus for the discussion. For the existing neighborhood, there are 49 houses within the Canyon Creek and Park Paseo neighborhoods that share property lines with the 48-foot wide paseo, which serves as a buffer between the existing and new neighborhoods.

As a part of the community meetings, a variety of methods were discussed of how "comparable density" could be defined and compared. The first possible approach would have compared the existing 49 houses with the proposed units that share

property lines with the paseo, of which there are 11. While this addresses the direct edge-to-edge condition, it does not fully describe the development within the edge area and was not utilized for the comparison.

A second approach involved comparing the 49 houses with just the first row of houses along the edge that could be visible from the existing houses, which totaled 38 houses. The justification for this approach is that this first row of houses in PA 5B and the associated paseo landscaping, will largely screen views deeper into the new neighborhoods, making this front line of units the only wholly visible units. However, as this approach does not provide an "apples to apples" comparison between the densities of the existing and proposed developments, it was not utilized for the evaluation.

Ultimately, staff determined that the most objective method to compare the existing and proposed edges would be to allow the lot depths for the 49 existing houses to define the boundary for the existing area "edge" and utilize this as the basis of comparison for the proposed development in PA 5B. Using existing lot depth as the basis for defining the edge provides an "apples to apples" starting point for the evaluation and remains focused on the key issue of density along the edge while taking into account the different designs of the existing and proposed neighborhoods.

With this approach, the existing edge has lot depths ranging between 100 and 117 feet deep (accounting for different lot depths in Park Paseo and Canyon Creek) and totaling approximately 7.5 acres and containing 51 houses, with two of those houses not sharing a property line with the paseo. Using this same depth and land area in PA 5B, there are 49 proposed houses. As such, the densities are the same, or comparable, on both sides of the village edge. The neighborhoods are different in design, but the total acreage and number of houses along each edge are identical. Given the equal number of units along the length of the project boundary, staff has determined that the requirement to provide "comparable densities" is satisfied. As an added note, of the 49 proposed houses, only 11 will share a property line with the paseo and be at the minimum separation of 58 feet from the rear property line of any existing Park Paseo or Canyon Creek lots. The remainder will be separated by the loop roads in the proposed neighborhoods, which creates a further setback from the existing homes and exceeds 100 feet in most instances.

The residents that City staff and the Irvine Company have been meeting with have requested that average lot size or net density be used for the purposes of this evaluation. Staff believes that using these methods would not be the most effective method for determining comparable density and would not take into account the design of the new tracts. A condition of approval imposed by the City Council at the appeal hearing on September 24, 2013, allowed for "a variety of edge conditions, including, but not limited to, a mix of frontage streets and/or cul-de-sacs and rear and/or side yards immediately abutting the paseo." This condition would have allowed for houses to share rear property lines with the paseo, and would have allowed for cul-de-sac streets. Neither of these design approaches were proposed by the Irvine Company as a result of their negotiations with the residents. Additionally, using net density also does not recognize the additional negotiated design items of the new tracts, such as the

incorporation of loop roads, which were added in response to the residents' request for as much separation between the existing and new houses. Staff believes that evaluating the total number of houses within an identical edge land area, which is the central focus of the density discussion, is the most important consideration. As noted, there are 49 houses on the west side of the paseo and 49 houses within the same land area on the east.

The lot sizes will be different between the existing and proposed neighborhoods because the two neighborhoods have different zoning designations, 2.2 Low Density for the existing neighborhood and 2.3l Medium Density for the proposed neighborhood. These differences were known and understood at the time the "comparable density" zoning language was developed and it was decided at that time not to impose any different zoning standards for this edge area, such as simply utilizing the 2.2 zoning standards on the east side of the paseo in 5B. This reinforces staff's understanding that the number of houses along each edge, rather than any other zoning statistic, such as lot size, is the key factor in the evaluation. Given that there are exactly the same number of houses within each edge area, staff believes the proposed development fully satisfies the requirement.

Grading

During the 2013 review, the community requested the new residential pads be as low as possible and the Irvine Company made substantial changes to the proposed site grading in order to provide new pads that were between two and five feet above the existing rear yards on the west side of the paseo. During the recent community meetings, there was also extensive discussion of the proposed site grading and design of the storm drain system within the project area, with the continued goal of lower the proposed pad heights.

There are several constraints related to the storm drain design that affect the site grading, including the storm drain capacity in Irvine Boulevard, which accommodates drainage from approximately one-third of the site, the elevation of this storm drain line relative to the 5B project site and the minimum slope allowable for adequate site drainage. The 5B grading has been designed to provide the minimum allowable slope to allow for safe site drainage and in a manner consistent with all applicable City standards. The grading plan for the proposed master plans is consistent with the site grading approved by the City Council in 2013. Lowering the pad heights below the proposed elevations would create conditions where the site drainage is out of compliance with the minimum standards and therefore not a condition the City could approve.

Affordable Housing Compliance

The Master Affordable Housing Program (MAHP) for the Northern Sphere sets forth the strategy to meet the City's goals and objectives relative to provision of affordable housing for Planning Areas 1, 5B, 6, 8A, 9 & 9A ("the Planning Areas"). This proposed project complies with the MAHP.

A total of 19,578 units are anticipated to be built in the planning areas identified in the MAHP. This total results in a need to provide an additional 2,937 affordable units through new construction. Market rate units constructed in the MAHP planning areas are anticipated to fulfill the goal of 979 low-income and 979 moderate-income units. The remaining 979 very-low income units will be constructed outside of the MAHP planning areas. To date, the Irvine Company has built 632 very-low income units to meet this obligation. The actual number of affordable units provided will be determined based on the percentage of the actual number of units constructed within the Planning Areas, as well as ongoing monitoring of the market rate assumptions for low- and moderate-income units. No affordable units are proposed in any of the eight proposed tract maps.

Parks

The Community Park requirement for Planning Area 5B has been satisfied pursuant to approved Community Park Plan for the Northern Sphere (File No. 0031912-PPP). This park plan addressed the park needs for Planning Areas 1, 2, 5B, 6, 8A, 9A, 9B, 9C and established four community park sites, totaling approximately 118 acres of land to serve future community park needs. No additional land dedication or in-lieu fees are required.

The Neighborhood Park requirement will be satisfied by development of the one 6.13 acre public park and four private parks totaling 7.93 acres, addressed by Park Plan 00561705-PPP, which was approved in September 2013. Park Designs for the three private parks were unanimously approved by the Community Services Commission, with all members present, on June 4, 2014.

No further park dedication or improvements are required for these tract maps.

Traffic Study and Vehicular Access

The Northern Sphere Environmental Impact Report (EIR) included a detailed traffic analysis with general assumptions, which results in a series of planned street improvements to accommodate traffic associated with this area.

A project-specific traffic study was prepared for the "A" Map (VTTM 17523) to assess the potential impacts of the project upon intersection and roadway levels of service for years 2017, 2035, and post-2035. The analysis considered all existing, pending, and approved development projects and the four main streets proposed as a part of this project. All improvements required to mitigate the impacts of development of PA 5B were addressed with the approval of Tract Map 17523 in 2013.

For the eight "B" Maps proposed, no further traffic analysis was required as the total number of maximum units in PA 5B did not change. However, Public Works and Community Development transportation staff did review the proposed maps and determined that they conform to the approved traffic study for PA 5B.

Public Outreach

The Irvine Company has conducted regular meetings with residents of the Canyon Creek and Park Paseo neighborhoods to the west of Planning Area 5B and city staff. Meetings specific to the "B" Level Maps and associated Master Plans took place on March 24, April 7, May 5, and May 27, 2015. City staff was also in attendance at these meetings. Discussions at these meetings covered various topics, but site grading, storm water and drainage, building height, setbacks from existing residences, design of the West Paseo and density were of particular concern.

Staff has also met individually with residents of the Canyon Creek and Park Paseo HOAs on multiple occasions to discuss the project. Finally, staff has responded to numerous emails and phone calls from members of the representative team.

Prior to the Subdivision Committee public meeting, on June 22, 2015, notices were mailed to property owners, residents and HOAs within a 500-foot radius of each tract and was posted at the project site as well as the City's standard posting locations. Additionally, on June 18, 2015 and June 25, 2015, notices of the subject meeting were published in the *Irvine World News*. To date, five inquiries have been received from residents not previously involved in the community meetings, requesting a review of the overall development plans, and comments related to traffic (SC Attachment 12).

ENVIRONMENTAL DETERMINATION

Pursuant to Section 15162 of the State California Environmental Quality Act (CEQA) Guidelines, the proposed vesting tentative tract maps are within the scope of the project covered by the previously certified Northern Sphere Area General Plan Amendment and Zone Change EIR (State Clearinghouse No. 2001051010) for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8. The effects of constructing up to 1,900 residential units in Planning Area 5B were examined in the Program EIR and all feasible mitigation measures, project design features, and existing plans, programs and policies developed in the Program EIR were incorporated. An Environmental Evaluation based on the Program EIR has been completed for the eight newly proposed "B" Level Maps (Attachment 11).

ALTERNATIVES CONSIDERED

The proposed vesting tentative tract maps comply with the City's General Plan, Subdivision Ordinance, Subdivision Manual, and Zoning Ordinance. Therefore, no alternatives to the proposed project were considered.

FINANCIAL IMPACT: Not applicable.

REPORT PREPARED BY: Stephanie Frady, Senior Planner
Justin Equina, Associate Planner

ATTACHMENTS

1. Vicinity Map
2. Subdivision Committee Information Sheets
3. Tentative Tract Map 17849
4. Tentative Tract Map 17850
5. Tentative Tract Map 17851
6. Tentative Tract Map 17854
7. Tentative Tract Map 17855
8. Tentative Tract Map 17859
9. Tentative Tract Map 17860
10. Tentative Tract Map 17861
11. Environmental Evaluation
12. Public Comments
13. Subdivision Committee Resolution No. 15-941 recommending approval of Vesting Tentative Tract Map 17849 (File No. 00628543-PTT)
14. Subdivision Committee Resolution No. 15-942 recommending approval of Vesting Tentative Tract Map 17850 (File No. 00628534-PTT)
15. Subdivision Committee Resolution No. 15-943 recommending approval of Vesting Tentative Tract Map 17851 (File No. 00628533-PTT)
16. Subdivision Committee Resolution No. 15-944 recommending approval of Vesting Tentative Tract Map 17854 (File No. 00631138-PTT)
17. Subdivision Committee Resolution No. 15-945 recommending approval of Vesting Tentative Tract Map 17855 (File No. 00631137-PTT)
18. Subdivision Committee Resolution No. 15-946 recommending approval of Vesting Tentative Tract Map 17859 (File No. 00631024-PTT)
19. Subdivision Committee Resolution No. 15-947 recommending approval of Vesting Tentative Tract Map 17860 (File No. 00631666-PTT)
20. Subdivision Committee Resolution No. 15-948 recommending approval of Vesting Tentative Tract Map 17861 (File No. 00631658-PTT)

cc: Jamie Yoshida, ICDC (via email: jyoshida@irvinecompany.com)
Jeffrey Davis, Irvine Company (via email: jdavis@irvinecompany.com)
Joseph Samaha, VA Consulting, Inc. (via email: JSamaha@VAConsultingInc.com)
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Files: 00628543-PTT; 00628534-PTT; 00628533-PTT; 00631138-PTT;
00631137-PTT; 00631024-PTT; 00631666-PTT; 00631658-PTT

**SUBDIVISION COMMITTEE INFORMATION SHEET
VESTING TENTATIVE TRACT MAP 17849 (FILE NO. 00628543-PTT)
PLANNING AREA 5B**

Meeting Date: July 8, 2015

Applicant: Irvine Community Development Company

Staff Recommends: Approval of **Vesting Tentative Tract Map 17849** to create 26 numbered lots and 34 lettered lots to allow for development of 156 attached residential condominium units and accompanying landscape, private street, and private way lots.

Legal Description: Portion of Lot 1 of Tract 17523, Recorded in Book 926, Page 5, Records of Orange County, California.

Site Size: 12.43 gross acres (11.36 net acres)

Location: The project is located at the northwest corner of Irvine Boulevard and Jeffrey Road in Planning Area 5B, Northwood Point.

Topography: Generally flat

General Plan: Medium Density Residential

Existing Zoning: 2.3I Medium Density Residential

Existing Land Use: Vacant

ADJACENT ZONING / LAND USES

	<u>Zoning Designation</u>	<u>Land Use</u>
North:	2.3I Medium Density Residential	Vacant (attached condos planned)
West:	2.3I Medium Density Residential	Vacant (detached condos planned)
East:	1.5 Recreation	Jeffrey Road & Jeffrey Open Space Trail
South:	2.3 Medium Density Residential	Irvine Boulevard & Irvine Groves Mobile Home Park

DEVELOPMENT STANDARDS

	<u>Allowed</u>	<u>Provided</u>
Density:	0-10 du/net acre*	13.7 du/net acre
Max. Dwelling Units:	1,900 units	156 units (proposed)
		0 units have been built/approved to date

* The Medium Density designation allows development intensities between zero and 10 dwelling units per acre. While some of the individual "B" Level Maps do not comply with the maximum allowed density of 10 units per acre, the overall "A" Level Map, which was approved for 1,900 dwelling units across 297 gross acres, has density of 6.4 dwelling units per gross acre.

SUBDIVISION COMMITTEE INFORMATION SHEET
VESTING TENTATIVE TRACT MAP 17850 (FILE NO. 00628534-PTT)
PLANNING AREA 5B

Meeting Date: July 8, 2015

Applicant: Irvine Community Development Company

Staff Recommends: Approval of **Vesting Tentative Tract Map 17850** to create 56 numbered lots and 67 lettered lots to allow for development of 157 detached residential condominium units and accompanying landscape, private street, and private court lots.

Legal Description: A portion of Lot 2 of Tract 17523 as recorded in Book 926, Page 1-18 of Miscellaneous Record Maps of Orange County, California.

Site Size: 20.2 gross acres (18.39 net acres)

Location: The project is located at the southwest corner of Trailhead and Parkwood in Planning Area 5B, Northwood Point.

Topography: Generally flat

General Plan: Medium Density Residential

Existing Zoning: 2.3I Medium Density Residential

Existing Land Use: Vacant

ADJACENT ZONING / LAND USES

	<u>Zoning Designation</u>	<u>Land Use</u>
North:	2.3I Medium Density Residential	Vacant (single-family residential & private park planned)
West:	2.4 Medium-High Density Residential	Attached condos
East:	2.3I Medium Density Residential	Vacant (attached condos planned)
South:	2.3I Medium Density Residential	NTS Basin & vacant (detached condos planned)

DEVELOPMENT STANDARDS

	<u>Allowed</u>	<u>Provided</u>
Density:	0-10 du/net acre	8.5 du/net acre
Max. Dwelling Units:	1,900 units	157 units (proposed)
		0 units have been built/approved to date

**SUBDIVISION COMMITTEE INFORMATION SHEET
VESTING TENTATIVE TRACT MAP 17851 (FILE NO. 00628533-PTT)
PLANNING AREA 5B**

Meeting Date: July 8, 2015

Applicant: Irvine Community Development Company

Staff Recommends: Approval of **Vesting Tentative Tract Map 17851** to create 24 numbered lots and 28 lettered lots to allow for development of 106 detached residential condominium units and accompanying landscape, private street, and private court lots.

Legal Description: A portion of Lot 2 of Tract 17523 as recorded in Book 926, Page 1-18 of Miscellaneous Record Maps of Orange County, California.

Site Size: 11.6 gross acres (11.6 net acres)

Location: The project is located at the northwest corner of Irvine Boulevard and Parkwood in Planning Area 5B, Northwood Point.

Topography: Generally flat

General Plan: Medium Density Residential

Existing Zoning: 2.3I Medium Density Residential

Existing Land Use: Vacant

ADJACENT ZONING / LAND USES

	<u>Zoning Designation</u>	<u>Land Use</u>
North:	2.3I Medium Density Residential	Vacant (detached condos planned)
West:	2.3I Medium Density Residential	Vacant (detached condos planned) & NTS Basin
East:	2.3I Medium Density Residential	Vacant (attached condos planned)
South:	2.3 Medium Density Residential	Irvine Boulevard & Irvine Groves Mobile Home Park

DEVELOPMENT STANDARDS

	<u>Allowed</u>	<u>Provided</u>
Density:	0-10 du/net acre	9.1 du/net acre
Max. Dwelling Units:	1,900 units	106 units (proposed)
		0 units have been built/approved to date

**SUBDIVISION COMMITTEE INFORMATION SHEET
VESTING TENTATIVE TRACT MAP 17854 (FILE NO. 00631138-PTT)
PLANNING AREA 5B**

Meeting Date: July 8, 2015

Applicant: Irvine Community Development Company

Staff Recommends: Approval of **Vesting Tentative Tract Map 17854** to create 134 numbered lots and 16 lettered lots to allow for development of 134 detached single-family residences and accompanying landscape lots.

Legal Description: Lot 4 of Tract 17523 as recorded in Book 926, Page 1-18 of Miscellaneous Record Maps of Orange County, California.

Site Size: 18.55 gross acres (12.24 net acres)

Location: The project is located at the northwest corner of Rotunda and Trailhead in Planning Area 5B, Northwood Point.

Topography: Generally flat

General Plan: Medium Density Residential

Existing Zoning: 2.3I Medium Density Residential

Existing Land Use: Vacant

ADJACENT ZONING / LAND USES

	<u>Zoning Designation</u>	<u>Land Use</u>
North:	2.3I Medium Density Residential	Vacant (single-family residential planned)
West:	2.2 Low Density Residential	Single-family Residential
East:	2.3I Medium Density Residential	Vacant (single-family residential, elementary school and public park planned)
South:	2.3I Medium Density Residential	Vacant (detached condos planned)

DEVELOPMENT STANDARDS

	<u>Allowed</u>	<u>Provided</u>
Density:	0-10 du/net acre	10.9 du/net acre*
Max. Dwelling Units:	1,900 units	134 units (proposed)
		0 units have been built/approved to date

* The Medium Density designation allows development intensities between zero and 10 dwelling units per acre. While some of the individual "B" Level Maps do not comply with the maximum allowed density of 10 units per acre, the overall "A" Level Map, which was approved for 1,900 dwelling units across 297 gross acres, has density of 6.4 dwelling units per gross acre.

**SUBDIVISION COMMITTEE INFORMATION SHEET
VESTING TENTATIVE TRACT MAP 17855 (FILE NO. 00631137-PTT)
PLANNING AREA 5B**

Meeting Date: July 8, 2015

Applicant: Irvine Community Development Company

Staff Recommends: Approval of **Vesting Tentative Tract Map 17855** to create 169 numbered lots and 21 lettered lots to allow for development of 169 detached single-family residences and accompanying landscape lots.

Legal Description: Lot 5 of Tract 17523 as recorded in Book 926, Page 1-18 of Miscellaneous Record Maps of Orange County, California.

Site Size: 24.32 gross acres (17.16 net acres)

Location: The project is located at the northwest corner of Planning Area 5B, Northwood Point, and is bound by Rotunda to the east.

Topography: Generally flat

General Plan: Medium Density Residential

Existing Zoning: 2.3I Medium Density Residential

Existing Land Use: Vacant

ADJACENT ZONING / LAND USES

	<u>Zoning Designation</u>	<u>Land Use</u>
North:	1.5 Recreation	Hicks Canyon Trail
West:	2.2 Low Density Residential	Single-family Residential
East:	2.3I Medium Density Residential	Vacant (single-family residential and public park planned)
South:	2.3I Medium Density Residential	Vacant (single-family residential planned)

DEVELOPMENT STANDARDS

	<u>Allowed</u>	<u>Provided</u>
Density:	0-10 du/net acre	9.8 du/net acre
Max. Dwelling Units:	1,900 units	169 units (proposed)
		0 units have been built/approved to date

**SUBDIVISION COMMITTEE INFORMATION SHEET
VESTING TENTATIVE TRACT MAP 17859 (FILE NO. 00631024-PTT)
PLANNING AREA 5B**

Meeting Date: July 8, 2015

Applicant: Irvine Community Development Company

Staff Recommends: Approval of **Vesting Tentative Tract Map 17859** to create 88 numbered lots and 43 lettered lots to allow for development of 88 detached single-family residences and accompanying landscape and private way lots.

Legal Description: Lot 6 of Tract 17523, recorded in Book 926, Page 11, Records of Orange County, California.

Site Size: 11.09 gross acres (11.09 net acres)

Location: The project is located north of the PA 5B public park site and is bounded by Rotunda, Alpine and Frontier in Planning Area 5B, Northwood Point.

Topography: Generally flat

General Plan: Medium Density Residential

Existing Zoning: 2.3I Medium Density Residential

Existing Land Use: Vacant

ADJACENT ZONING / LAND USES

	<u>Zoning Designation</u>	<u>Land Use</u>
North:	2.3I Medium Density Residential	Vacant
West:	2.3I Medium Density Residential	Vacant (single-family residential planned)
East:	2.3I Medium Density Residential	Vacant (private park planned)
South:	2.3I Medium Density Residential	Vacant (public park planned)

DEVELOPMENT STANDARDS

	<u>Allowed</u>	<u>Provided</u>
Density:	0-10 du/net acre	7.9 du/net acre
Max. Dwelling Units:	1,900 units	88 units (proposed)
		0 units have been built/approved to date

**SUBDIVISION COMMITTEE INFORMATION SHEET
VESTING TENTATIVE TRACT MAP 17860 (FILE NO. 00631666-PTT)
PLANNING AREA 5B**

Meeting Date: July 8, 2015

Applicant: Irvine Community Development Company

Staff Recommends: Approval of **Vesting Tentative Tract Map 17860** to create 71 numbered lots and 43 lettered lots to allow for development of 71 detached single-family residences and accompanying landscape and private way lots.

Legal Description: Lot 3 and Lot 'J' of Tract No. 17523, recorded in Book 926, Page 8 of Records of Orange County, California.

Site Size: 9.9 gross acres (9.9 net acres)

Location: The project is located south of the PA 5B elementary school site and is bounded by Rotunda, Trailhead and Meander in Planning Area 5B, Northwood Point.

Topography: Generally flat

General Plan: Medium Density Residential

Existing Zoning: 2.3I Medium Density Residential

Existing Land Use: Vacant

ADJACENT ZONING / LAND USES

	<u>Zoning Designation</u>	<u>Land Use</u>
North:	2.3I Medium Density Residential	Vacant (elementary school planned)
West:	2.3I Medium Density Residential	Vacant (single-family residential planned)
East:	2.3I Medium Density Residential	Vacant (private park planned)
South:	2.3I Medium Density Residential	Vacant (detached condos planned)

DEVELOPMENT STANDARDS

	<u>Allowed</u>	<u>Provided</u>
Density:	0-10 du/net acre	7.2 du/net acre
Max. Dwelling Units:	1,900 units	71 units (proposed)
		0 units have been built/approved to date

**SUBDIVISION COMMITTEE INFORMATION SHEET
VESTING TENTATIVE TRACT MAP 17861 (FILE NO. 00628533-PTT)
PLANNING AREA 5B**

Meeting Date: July 8, 2015

Applicant: Irvine Community Development Company

Staff Recommends: Approval of **Vesting Tentative Tract Map 17861** to create 45 numbered lots and 32 lettered lots to allow for development of 142 attached residential condominium units and accompanying landscape and private way lots.

Legal Description: A portion of Lot 1 of Tract 17523 as recorded in Book 926, Page 5, Records of Orange County, California.

Site Size: 12.68 gross acres (11.83 net acres)

Location: The project is located west of Jeffrey Road, south of Trailhead, east of Parkwood and north of Tract 17849 in Planning Area 5B, Northwood Point.

Topography: Generally flat

General Plan: Medium Density Residential

Existing Zoning: 2.3I Medium Density Residential

Existing Land Use: Vacant

ADJACENT ZONING / LAND USES

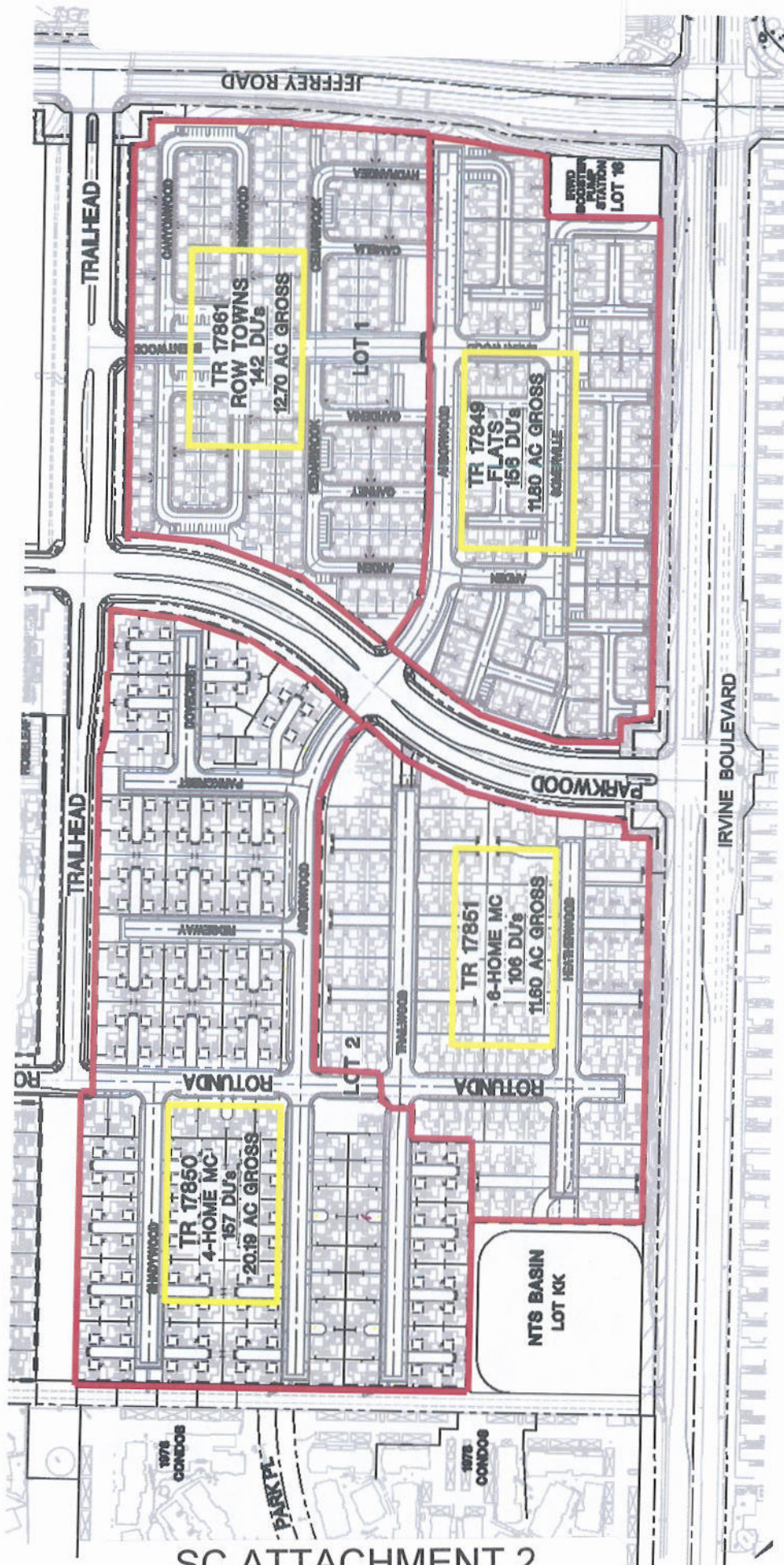
	<u>Zoning Designation</u>	<u>Land Use</u>
North:	2.3I Medium Density Residential	Vacant
West:	2.3I Medium Density Residential	Vacant (detached condos planned)
East:	1.5 Recreation	Jeffrey Road & Jeffrey Open Space Trail
South:	2.3I Medium Density Residential	Vacant (attached condos planned)

DEVELOPMENT STANDARDS

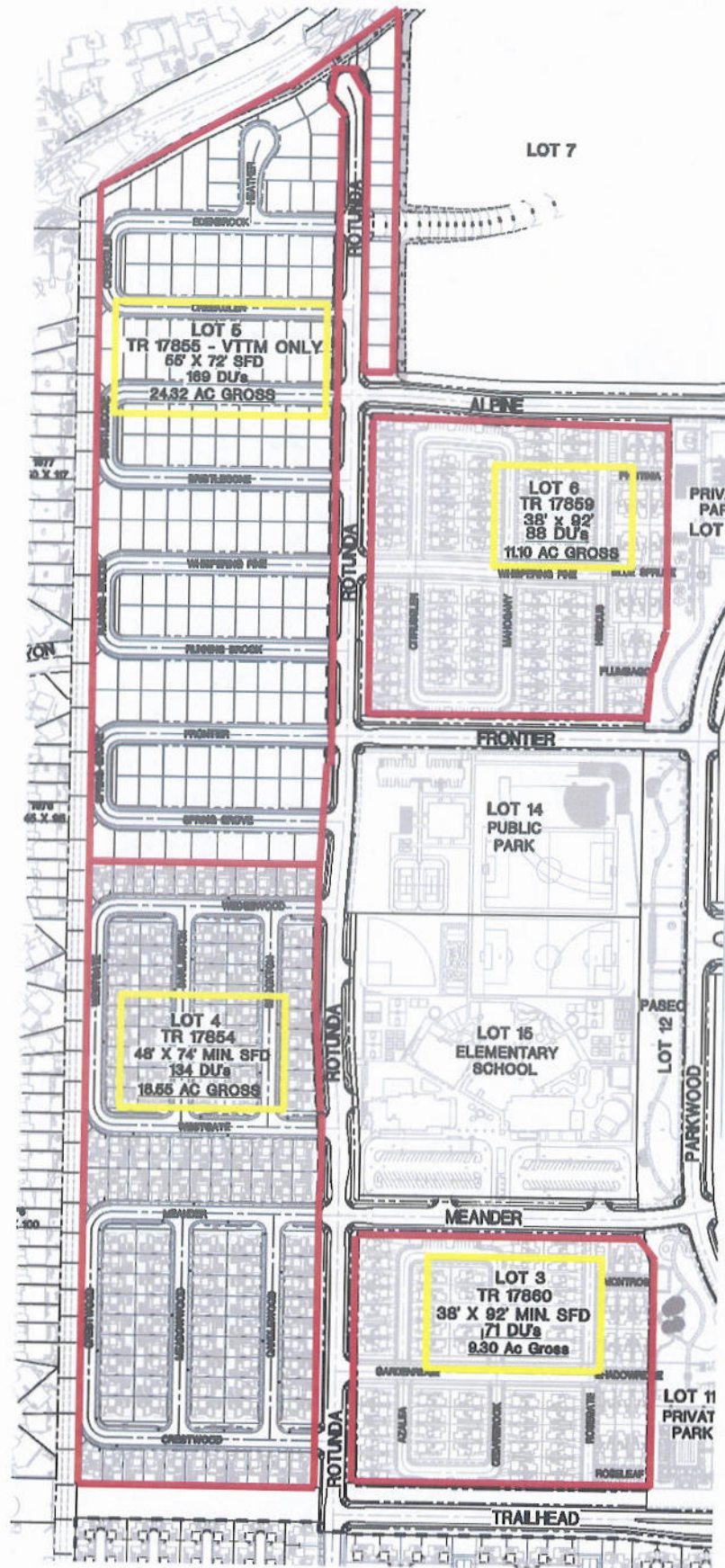
	<u>Allowed</u>	<u>Provided</u>
Density:	0-10 du/net acre	12 du/net acre*
Max. Dwelling Units:	1,900 units	142 units (proposed) 0 units have been built/approved to date

* The Medium Density designation allows development intensities between zero and 10 dwelling units per acre. While some of the individual "B" Level Maps do not comply with the maximum allowed density of 10 units per acre, the overall "A" Level Map, which was approved for 1,900 dwelling units across 297 gross acres, has density of 6.4 dwelling units per gross acre.

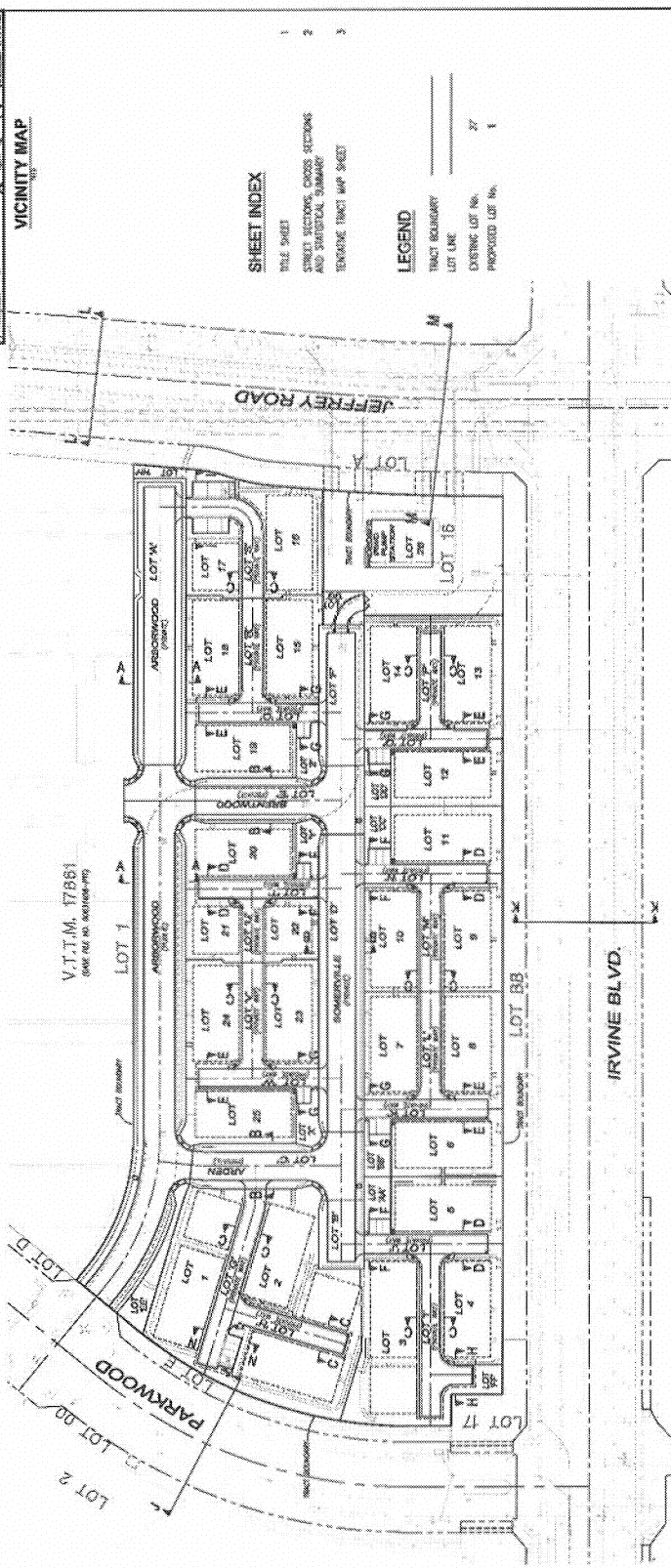
VICINITY MAP – PA 5B Tracts 17849, 17850, 17851 and 17861



VICINITY MAP – PA 5B Tracts 17854, 17855, 17859 and 17860



LEGAL DESCRIPTION
 CONTAINS OF LOT 4 AND 4.5 OF LOT 10 OF BLOCK NO. 100, RECORDED IN BOOK 200, PAGE 2-118, RECORDS OF DEEDS, COUNTY OF CALIFORNIA.



NOTES: THE ABOVE INFORMATION IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.


WEEDS/INSECTS	WATER	CLIMATE	PLANTS	SOILS	ANIMALS
WEEDS/INSECTS	WATER	CLIMATE	PLANTS	SOILS	ANIMALS

GRAPHIC SCALE
1 cm = 100 m

RECORD OWNER AND SUBDIVIDER

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VESTING TENTATIVE
TRACT NO. 17849
EASTWOOD - PA 5B
TITLE SHEET
CASE FILE NO. 00235-LPTT

 **ISTINE COMPANY** COMMUNITY DEVELOPMENT
 355 NORTON CENTER BLVD.
 NEWPORT BEACH, CA 92660

PROACTIVE
ENGINEERING CONSULTANTS
100 NEWBERRY STREET, SUITE 200
CHICAGO, IL 60610
312.525.1100

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LEGAL DESCRIPTION
BEING A PORTION OF LOT 2 OF TRACT 17223 AS RECORDED IN BOOK 926, PAGE 1-18 OF MISCELLANEOUS RECORD MAPS OF SAID ORANGE COUNTY.

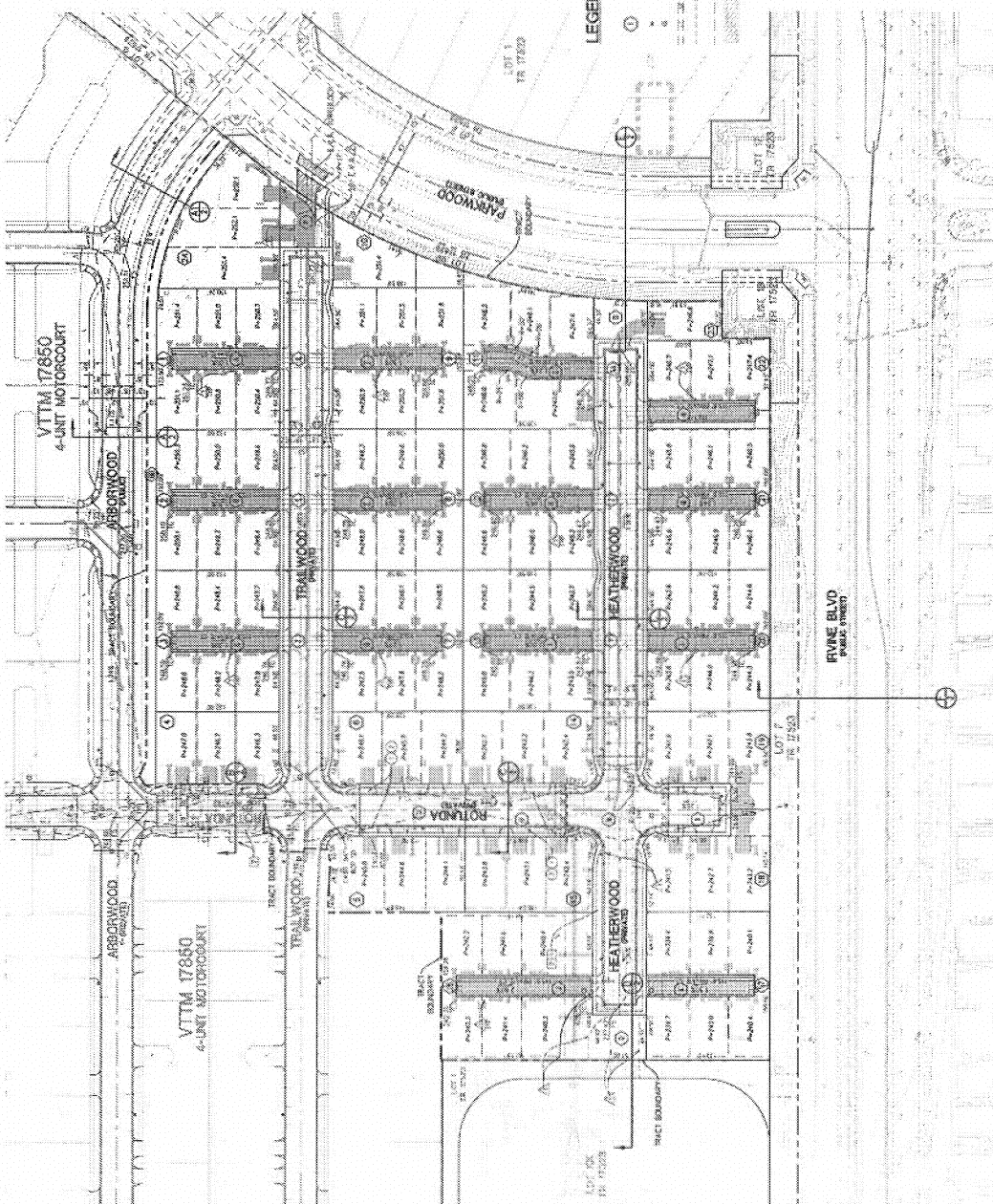
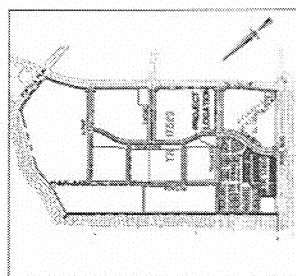
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☐ **STAYING AN EXISTING EASEMENT**
☐ **CREATING A NEW EASEMENT**
☐ **REMOVING AN EXISTING EASEMENT**
☐ **MODIFYING AN EXISTING EASEMENT**

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LEGEND

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SHEET INDEX:

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VESTING TENTATIVE TRACT 17851
PA 5B - 6 HOME MOTORCOURT AT EASTWOOD VILLAGE
FILE NO. 00628533-PIT

VA Consulting, Inc.
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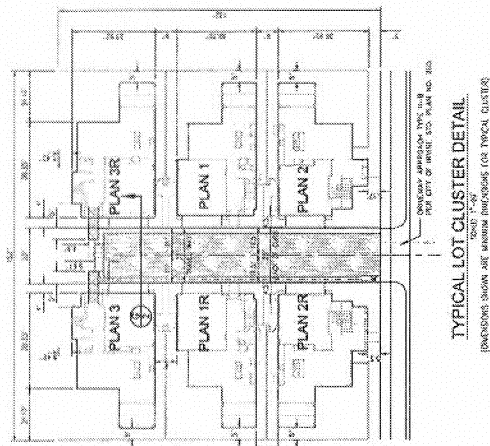
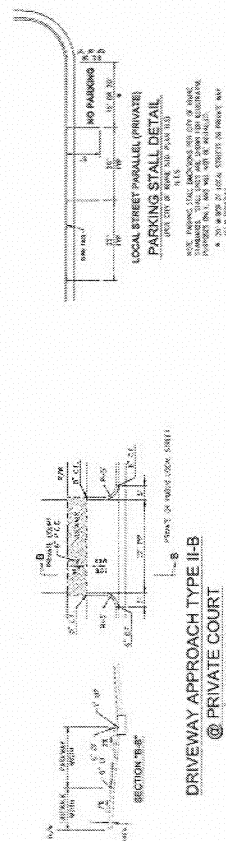
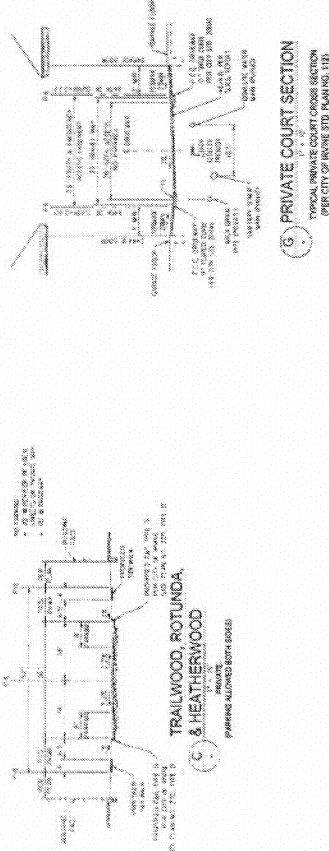
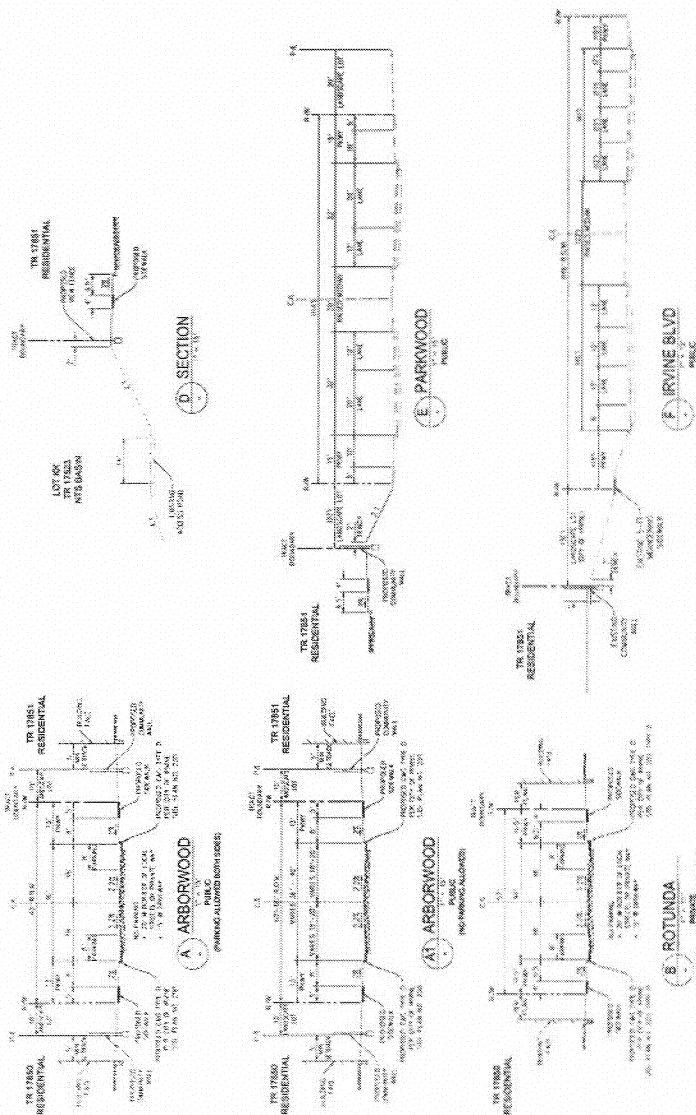
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IRVING CO.
A DELAWARE CORP.

DR. JAMES M. HARRIS, DVM
A 10% ANNUAL INCREASE IN CLINICAL REVENUE

[illegible][illegible]

LETTERED LOTS			FUNDING & REVENUE		NONFUNDING & REVENUE	
LOT	LOT AREA	LOT ST.	LAO USE	LAO USE	LAO USE	LAO USE
107-1	0.06	226-1	PRIVATE CDR	PRCA	PRCA	PRCA
107-2	0.06	226-2	PRIVATE CDR	PRCA	PRCA	PRCA
107-3	0.06	226-3	PRIVATE CDR	PRCA	PRCA	PRCA
107-4	0.06	226-4	PRIVATE CDR	PRCA	PRCA	PRCA
107-5	0.06	226-5	PRIVATE CDR	PRCA	PRCA	PRCA
107-6	0.06	226-6	PRIVATE CDR	PRCA	PRCA	PRCA
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107-8	0.06	226-8	PRIVATE CDR	PRCA	PRCA	PRCA
107-9	0.06	226-9	PRIVATE CDR	PRCA	PRCA	PRCA
107-10	0.06	226-10	PRIVATE CDR	PRCA	PRCA	PRCA
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107-17	0.06	226-17	PRIVATE CDR	PRCA	PRCA	PRCA
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107-22	0.06	226-22	PRIVATE CDR	PRCA	PRCA	PRCA
107-23	0.06	226-23	PRIVATE CDR	PRCA	PRCA	PRCA
107-24	0.06	226-24	PRIVATE CDR	PRCA	PRCA	PRCA
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107-50	0.06	226-50	PRIVATE CDR	PRCA	PRCA	PRCA
107-51	0.06	226-51	PRIVATE CDR	PRCA	PRCA	PRCA
107-52	0.06	226-52	PRIVATE CDR	PRCA	PRCA	PRCA
107-53	0.06	226-53	PRIVATE CDR	PRCA	PRCA	PRCA
107-54	0.06	226-54	PRIVATE CDR	PRCA	PRCA	PRCA
107-55	0.06	226-55	PRIVATE CDR	PRCA	PRCA	PRCA
107-56	0.06	226-56	PRIVATE CDR	PRCA	PRCA	PRCA
107-57	0.06	226-57	PRIVATE CDR	PRCA	PRCA	PRCA
107-58	0.06	226-58	PRIVATE CDR	PRCA	PRCA	PRCA
107-59	0.06	226-59	PRIVATE CDR	PRCA	PRCA	PRCA
107-60	0.06	226-60	PRIVATE CDR	PRCA	PRCA	PRCA
107-61	0.06	226-61	PRIVATE CDR	PRCA	PRCA	PRCA
107-62	0.06	226-62	PRIVATE CDR	PRCA	PRCA	PRCA
107-63	0.06	226-63	PRIVATE CDR	PRCA	PRCA	PRCA
107-64	0.06	226-64	PRIVATE CDR	PRCA	PRCA	PRCA
107-65	0.06	226-65	PRIVATE CDR	PRCA	PRCA	PRCA
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107-67	0.06	226-67	PRIVATE CDR	PRCA	PRCA	PRCA
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107-70	0.06	226-70	PRIVATE CDR	PRCA	PRCA	PRCA
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107-80	0.06	226-80	PRIVATE CDR	PRCA	PRCA	PRCA
107-81	0.06	226-81	PRIVATE CDR	PRCA	PRCA	PRCA
107-82	0.06	226-82	PRIVATE CDR	PRCA	PRCA	PRCA
107-83	0.06	226-83	PRIVATE CDR	PRCA	PRCA	PRCA
107-84	0.06	226-84	PRIVATE CDR	PRCA	PRCA	PRCA
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107-86	0.06	226-86	PRIVATE CDR	PRCA	PRCA	PRCA
107-87	0.06	226-87	PRIVATE CDR	PRCA	PRCA	PRCA
107-88	0.06	226-88	PRIVATE CDR	PRCA	PRCA	PRCA
107-89	0.06	226-89	PRIVATE CDR	PRCA	PRCA	PRCA
107-90	0.06	226-90	PRIVATE CDR	PRCA	PRCA	PRCA
107-91	0.06	226-91	PRIVATE CDR	PRCA	PRCA	PRCA
107-92	0.06	226-92	PRIVATE CDR	PRCA	PRCA	PRCA
107-93	0.06	226-93	PRIVATE CDR	PRCA	PRCA	PRCA
107-94	0.06	226-94	PRIVATE CDR	PRCA	PRCA	PRCA
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107-96	0.06	226-96	PRIVATE CDR	PRCA	PRCA	PRCA
107-97	0.06	226-97	PRIVATE CDR	PRCA	PRCA	PRCA
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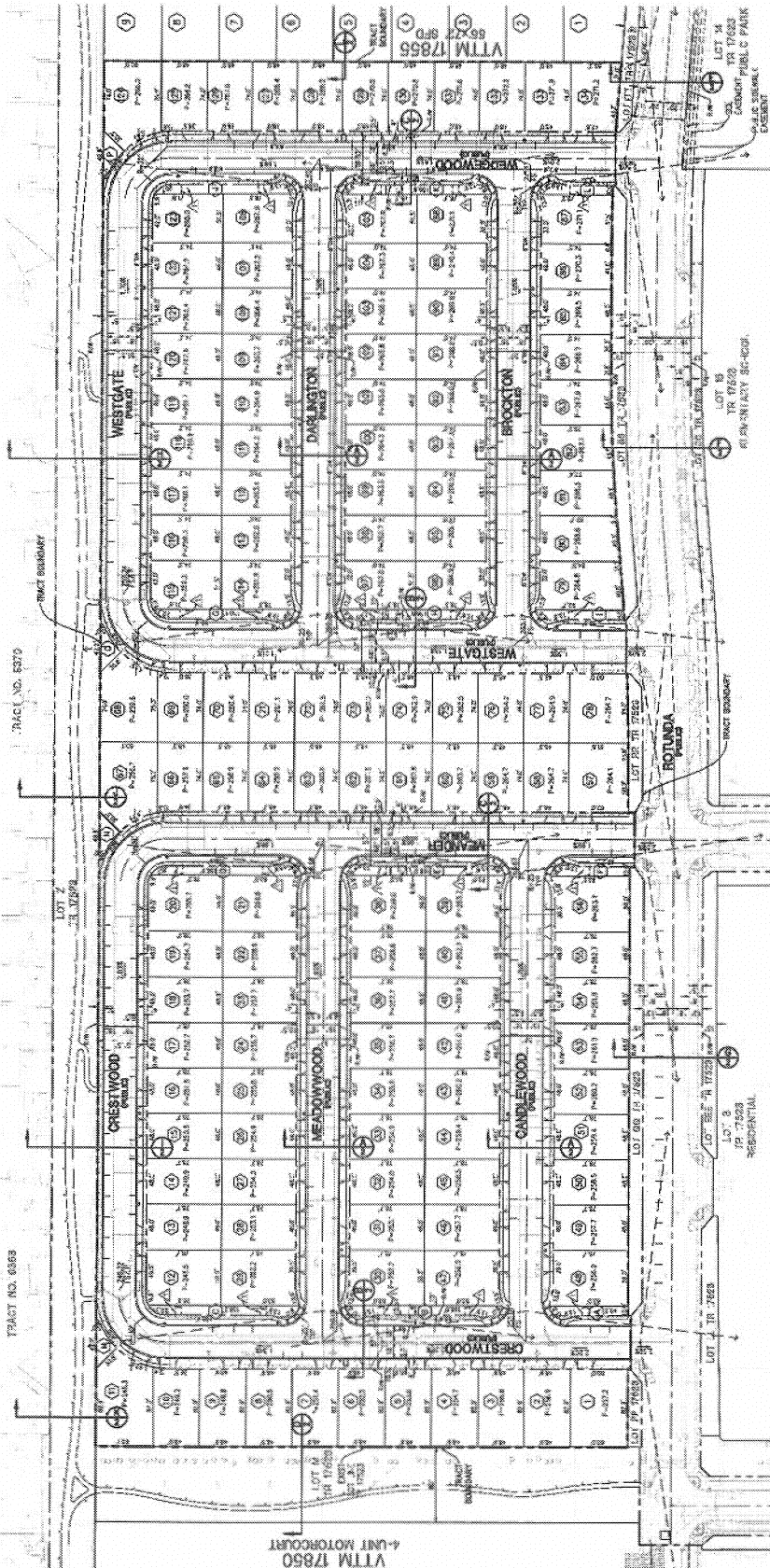
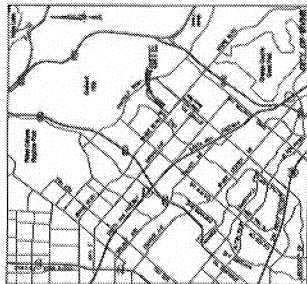


TYPICAL LOT CLUSTER DETAIL
SCALE: 1"=40'
 EXISTING SHOW ANS ARE MINIMUM DIMENSIONS FOR TYPICAL CLUSTER

	4.5	VA Consulting, Inc. PO BOX 670189 • FARMERS - SERVICE SUITE 100 • ARLINGTON VA 22206-7018 4040 CRENSHAW PI. SUITE 200 FARMER VA 22029	SHEET 1	SECTION, DETAILS & TABLE VESTING TENTATIVE TRACT 17861 PA 5B - 6 HOME MOTORCOURT AT EASTWOOD VILLAGE FILE NO. 00628533-PJT	DATE	6/26/15
4.5	4.5				SHEET	2
4.6	4.6				OF	2

LEGAL DESCRIPTION
BEING LOT 4 OF TRACT 17523 AS RECORDED IN BOOK 928, PAGE 1-19
SAD ORANGE COUNTY.

BEING LOT 4 OF TRACT 17523 AS RECORDED IN BOOK 928, PAGE 1-18 OF MISCELLANEOUS RECORDED MAPS OF
SAND ORANGE COUNTY.



SHEET INDEX:
 3502-778
 NEW YORK, 9023 467 GARDEN, 90155 & LINDEN
 NEW SECTIONS, 93302 & 90615

2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780 2781 2782 2783 2784 2785 2786 2787 2788 2789 2790 2791 2792 2793 2794 2795 2796 2797 2798 2799 2800 2801 2802 2803 2804 2805 2806 2807 2808 2809 2810 2811 2812 2813 2814 2815 2816 2817 2818 2819 2820 2821 2822 2823 2824 2825


LEGEND

①	100' W
*	100' W
○	100' W
==	100' W
---	100' W
---	100' W

[illegible]

ASSESSMENT LEGEND

PROPOSED


 PRIVATE DONOR ACCESS FACILITY

VESTING TENTATIVE TRACT 17864
PA 5B - LOT 4 AT EASTWOOD VILLAGE
FILE NO. 00631138-PTT

VA Consulting, Inc.
ENGINEERS - PLANNERS - ARCHITECTS
4100 ROCKFORD, SUITE 200
SPRING, TX 77479
(817) 351-6880

	602615
	DATE: 10/10/00
	BY: 10/10/00
	DATE: 10/10/00
	DATE: 10/10/00

DATE	TIME	LOC	WAVE	MODE	TIME
08-20	3. 02PM	W.D.F.	11.374	123	00.50075

BELOW OFFICE

IRVINE COMPANY
 A DELAWARE CORPORATION

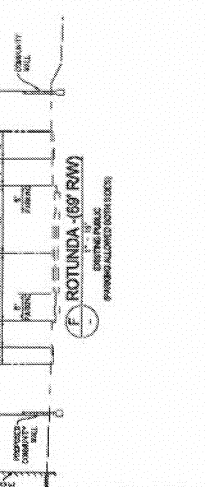
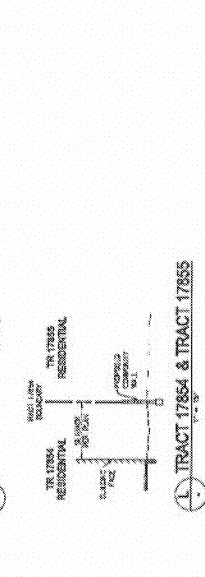
525 UNIVERSITY DRIVE
 NEWPORT BEACH, CA 92658-4876
 TEL: (949) 770-0200
 FAX: (949) 770-0200


JAMES TYS-DA
 VICE PRESIDENT, REAL ESTATE COMMUNITY DEVELOPMENT COMPANY, L.P.
 1400 OCEAN BLVD.
 SUITE 1000
 NEWPORT BEACH, CA 92660
 TEL: (949) 770-0200
 FAX: (949) 770-0200

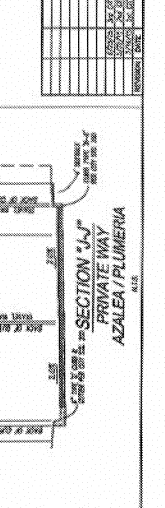
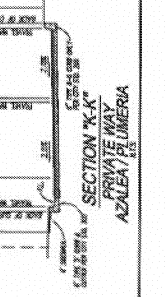
SUBVISED:
PRIVACY COMMUNITY DEVELOPMENT COMPANY LLC
A DELAWARE LIMITED LIABILITY COMPANY

JAMES YOSHIDA
V.P. PRESIDENT

[illegible]

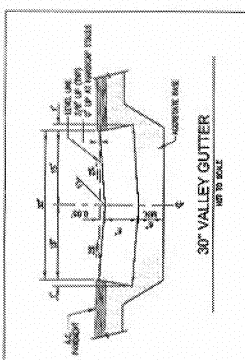
[illegible][illegible][illegible][illegible][illegible]

6/26/15	1.1	 <p>VA Consulting, Inc. INCORPORATED - FLORIDA - 2011 46 SOUTH BAY BLVD. 2ND MIAMI, FL 33130 (305) 441-1133 WWW.VACONSULTING.COM</p>	<p>SECTIONS, DETAILS & TABLES VESTING TENTATIVE TRACT 17854 PA 58 - LOT 4 AT EASTWOOD VILLAGE FILE NO. 0063138-PTT</p>	<p>INVEST. NO. 1117_5902</p>
1.2	1.2		2	
1.3	1.3		2	
1.4	1.4		2	
1.5	1.5		2	



SITE SUMMARY	
DESCRIPTION	TOTAL
TOTAL NUMBER OF UNITS	20
PROJECT MT. AVERAGE	11.29 AC
PROJECT MT. AVERAGE	11.29 AC

LOT	PROPOSED LAND USE	LOT AREA GROSS	LOT AREA NET	LOT AREA GROSS PER NET
1	RECREATION	0.00	0.00	0.00
2	RECREATION	0.00	0.00	0.00
3	RECREATION	0.00	0.00	0.00
4	RECREATION	0.00	0.00	0.00
5	RECREATION	0.00	0.00	0.00
6	RECREATION	0.00	0.00	0.00
7	RECREATION	0.00	0.00	0.00
8	RECREATION	0.00	0.00	0.00
9	RECREATION	0.00	0.00	0.00
10	RECREATION	0.00	0.00	0.00
11	RECREATION	0.00	0.00	0.00
12	RECREATION	0.00	0.00	0.00
13	RECREATION	0.00	0.00	0.00
14	RECREATION	0.00	0.00	0.00
15	RECREATION	0.00	0.00	0.00
16	RECREATION	0.00	0.00	0.00
17	RECREATION	0.00	0.00	0.00
18	RECREATION	0.00	0.00	0.00
19	RECREATION	0.00	0.00	0.00
20	RECREATION	0.00	0.00	0.00
21	RECREATION	0.00	0.00	0.00
22	RECREATION	0.00	0.00	0.00
23	RECREATION	0.00	0.00	0.00
24	RECREATION	0.00	0.00	0.00
25	RECREATION	0.00	0.00	0.00
26	RECREATION	0.00	0.00	0.00
27	RECREATION	0.00	0.00	0.00
28	RECREATION	0.00	0.00	0.00
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51	RECREATION	0.00	0.00	0.00
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80	RECREATION	0.00	0.00	0.00
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83	RECREATION	0.00	0.00	0.00
84	RECREATION	0.00	0.00	0.00
85	RECREATION	0.00	0.00	0.00
86	RECREATION	0.00	0.00	0



LAND USE SUMMARY	
	EXEMPTED
EST. 1-28 2004, FARM EGRESS RIGHTS	TOTAL
ESTATED 2004, NEW EGRESS RIGHTS	7.58 AC
ESTATED 2004, LANDSCAPE EGRESS RIGHTS	2.04 AC
ESTATED 2004, LANDSCAPE EGRESS RIGHTS	0.54 AC

ABBREVIATIONS	
APR	APRIL 15 - MAY 15
Q	QUARTER
Y	YEAR
1	ONE
2	TWO
3	THREE
4	FOUR
5	FIVE
6	SIX
7	SEVEN
8	EIGHT
9	NINE
10	TEN
11	ELEVEN
12	TWELVE
13	THIRTEEN
14	FOURTEEN
15	FIFTEEN
16	SIXTEEN
17	SEVENTEEN
18	EIGHTEEN
19	NINETEEN
20	TWENTY
21	TWENTY-ONE
22	TWENTY-TWO
23	TWENTY-THREE
24	TWENTY-FOUR
25	TWENTY-FIVE
26	TWENTY-SIX
27	TWENTY-SEVEN
28	TWENTY-EIGHT
29	TWENTY-NINE
30	THIRTY
31	THIRTY-ONE
32	THIRTY-TWO
33	THIRTY-THREE
34	THIRTY-FOUR
35	THIRTY-FIVE
36	THIRTY-SIX
37	THIRTY-SEVEN
38	THIRTY-EIGHT
39	THIRTY-NINE
40	FORTY
41	FORTY-ONE
42	FORTY-TWO
43	FORTY-THREE
44	FORTY-FOUR
45	FORTY-FIVE
46	FORTY-SIX
47	FORTY-SEVEN
48	FORTY-EIGHT
49	FORTY-NINE
50	FIFTY
51	FIFTY-ONE
52	FIFTY-TWO
53	FIFTY-THREE
54	FIFTY-FOUR
55	FIFTY-FIVE
56	FIFTY-SIX
57	FIFTY-SEVEN
58	FIFTY-EIGHT
59	FIFTY-NINE
60	SIXTY
61	SIXTY-ONE
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64	SIXTY-FOUR
65	SIXTY-FIVE
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68	SIXTY-EIGHT
69	SIXTY-NINE
70	SEVENTY
71	SEVENTY-ONE
72	SEVENTY-TWO
73	SEVENTY-THREE
74	SEVENTY-FOUR
75	SEVENTY-FIVE
76	SEVENTY-SIX
77	SEVENTY-SEVEN
78	SEVENTY-EIGHT
79	SEVENTY-NINE
80	EIGHTY
81	EIGHTY-ONE
82	EIGHTY-TWO
83	EIGHTY-THREE
84	EIGHTY-FOUR
85	EIGHTY-FIVE
86	EIGHTY-SIX
87	EIGHTY-SEVEN
88	EIGHTY-EIGHT
89	EIGHTY-NINE
90	NINETY
91	NINETY-ONE
92	NINETY-TWO
93	NINETY-THREE
94	NINETY-FOUR
95	NINETY-FIVE
96	NINETY-SIX
97	NINETY-SEVEN
98	NINETY-EIGHT
99	NINETY-NINE
100	HUNDRED

UTILITY SUMMARY	
STORM DRAIN	
PERMIT AC ROP 00	704 L.F.
PERMIT 12 ROP 00	2,336 L.F.
DOMESTIC WATER	
0" PVC	2,262 L.F.
4" PVC	316 L.F.
SEWER	
0" PVC	2,048 L.F.
4" PVC	536 L.F.
BI-CYCLED WATER	
0" PVC	
4" PVC	

IRVINE COMPANY COMMUNITY DEVELOPMENT
550 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA 92658

PROACTIVE
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WWW.PROACTIVE.COM

WATERWORKS		TIME	REMARKS
1	5.00	10.00	
2	5.00	10.00	
3	5.00	10.00	
4	5.00	10.00	
5	5.00	10.00	
6	5.00	10.00	
7	5.00	10.00	
8	5.00	10.00	
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SECTION 3.3.1
PRIVATE WAY
LEA / PLUMERIA
4.125

STATION "K-K"

DATE WAY PLUMERIA

R/S

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AZA

100

FLOOR PLAN

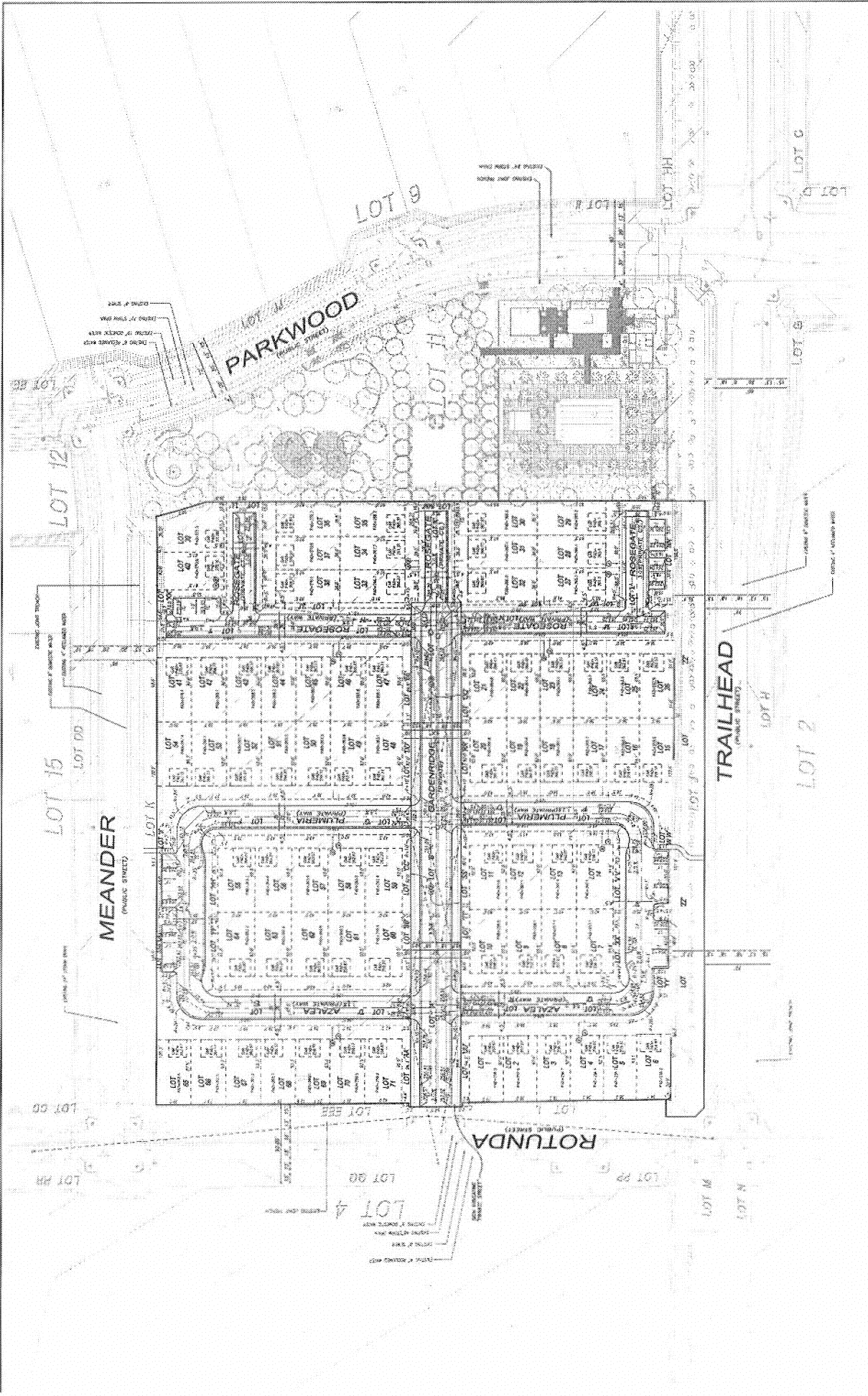
PRIVATE PART

1,000 sq. ft.



MEANDER SECTION "D-D"
(SEE TABLE FOR TYPICAL VALUES)
4.1.5
FOR ATTENTION ON F

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EASEMENT NOTES

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PROACTIVE
PROFESSIONAL ENGINEERING
1000 WEST 10TH AVENUE
SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.PROACTIVE-PE.COM

VESTING TENTATIVE
TRACT NO. 17860
PA 58 EASTWOOD
TENTATIVE TRACT MAP
CASE FILE NO. 0001664-PTT

LEGEND

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MEANDER
(PUBLIC STREET)

TRAILHEAD
(PUBLIC STREET)

ROTUNDA
(PUBLIC STREET)

City of Irvine
Community Development Department
PO Box 19575
Irvine, CA 92623-9575

**ENVIRONMENTAL EVALUATION FOR
SUBSEQUENT ACTIVITY UNDER A PROGRAM EIR
(This is not an Initial Study)**

Tracts 17849, 17850, 17851, 17854, 17855, 17859, 17860 and 17861 of Planning Area 5B

SECTION I. PROJECT INFORMATION

PROJECT TITLE AND NUMBER(S):

Tract 17849: Vesting Tentative Tract Map 00628543-PTT and Master Plan 00628549-PMP
Tract 17850: Vesting Tentative Tract Map 00628534-PTT and Master Plan 00628539-PMP
Tract 17851: Vesting Tentative Tract Map 00628533-PTT and Master Plan 00628538-PMP
Tract 17854: Vesting Tentative Tract Map 00391138-PTT and Master Plan 00631139-PMP
Tract 17855: Vesting Tentative Tract Map 00631137-PTT
Tract 17859: Vesting Tentative Tract Map 00631024-PTT and Master Plan 00631021-PMP
Tract 17860: Vesting Tentative Tract Map 00631666-PTT and Master Plan 00631021-PMP
Tract 17861: Vesting Tentative Tract Map 00631658-PTT and Master Plan 00631019-PMP

PROGRAM EIR NAME: Environmental Impact Report for the Northern Sphere Area

EIR CLEARINGHOUSE NUMBER: SCH# 2001051010

PROJECT APPLICANT: Irvine Community Development Company

PROJECT LOCATION (SPECIFIED): Planning Area 5B is north of Irvine Boulevard, west of Jeffrey Road, and south of Portola Parkway. Tract 17849 is located at the northwest corner of the intersection of Jeffrey Road and Irvine Boulevard. Tract 17850 is located just north of Irvine Boulevard off of Parkwood. Tract 17851 is located north of Tract 17850, west of Parkwood and south of Trailhead. Tract 17854 is located west of Rotunda between Tracts 17850 and 17855. Tract 17855 is located west of Rotunda and north of Tract 17854. Tract 17859 is located north of the public park and is bounded by Rotunda, Alpine and Frontier. Tract 17860 is located south of the elementary school and is bounded by Rotunda, Meander and Trailhead. Finally, Tract 17861 is located north of Tract 17861 and is bounded by Parkwood, Trailhead and Jeffrey Road.

PROJECT LOCATION (CITY): Irvine

PROJECT LOCATION (COUNTY): Orange

PROJECT DESCRIPTION:

Vesting Tentative Tract Map 17849 proposes 25 numbered lots and 34 lettered lots to facilitate development of 156 attached condominium residential units, as consistent with the project description analyzed in the EIR. The associated Master Plan addresses residential footprint locations, building envelope, square footage, and design of the condominium units within the tract.

Vesting Tentative Tract Map 17850 proposes 56 numbered lots and 67 lettered lots to facilitate development of 157 detached condominium residential units, as consistent with the project description analyzed in the EIR. The associated Master Plan addresses residential footprint locations, building envelope, square footage, and design of the condominium units within the tract.

Vesting Tentative Tract Map 17851 proposes 24 numbered lots and 28 lettered lots to facilitate development of 106 detached condominium residential units, as consistent with the project description analyzed in the EIR. The associated Master Plan addresses residential footprint locations, building envelope, square footage, and design of the condominium units within the tract.

Vesting Tentative Tract Map 17854 proposes 134 numbered lots and 16 lettered lots to facilitate development of 134 detached single-family residential units, as consistent with the project description analyzed in the EIR. The associated Master Plan addresses residential footprint locations, building envelope, square footage, and design of the single-family residences within the tract.

Vesting Tentative Tract Map 17855 proposes 169 numbered lots and 21 lettered lots to facilitate development of 169 detached single-family residential units, as consistent with the project description analyzed in the EIR. Currently, there is no Master Plan application submitted for Tract 17855.

Vesting Tentative Tract Map 17859 proposes 88 numbered lots and 43 lettered lots to facilitate development of 88 detached single-family residential units, as consistent with the project description analyzed in the EIR.

Vesting Tentative Tract Map 17860 proposes 71 numbered lots and 43 lettered lots to facilitate development of 71 detached single-family residential units, as consistent with the project description analyzed in the EIR. A single Master Plan is proposed for both Tracts 17859 and 17860 which addresses residential footprint locations, building envelope, square footage, and design of the single-family residences within the two tracts.

Vesting Tentative Tract Map 17861 proposes 45 numbered lots and 32 lettered lots to facilitate development of 142 attached condominium residential units, as consistent with the project description analyzed in the EIR. The associated Master Plan addresses residential footprint locations, building envelope, square footage, and design of the condominium units within the tract.

GENERAL PLAN LAND USE DESIGNATION: The General Plan designation for this portion of Planning Area 5B is Medium Density Residential.

ZONING DESIGNATION: The Irvine Zoning Ordinance designation for this portion of Planning Area 5B is 2.31 Medium Density Residential.

PREPARED BY: Stephanie Frady, Senior Planner

DATE: June 25, 2015

APPROVED BY: Joel Belding, Principal Planner

DATE: June 25, 2015

SECTION II: PROGRAM EIR CHECKLIST

In accordance with Section 15168c of the CEQA Guidelines, the following checklist ensures that all project-related impacts have been addressed in the Program EIR. Mitigation measures identified in the Program EIR are listed for each project-related impact.

	Project related impact	Impact DOES NOT require mitigation through EIR analysis	Impact DOES require mitigation through EIR analysis**	Assigned mitigation measures
1. <u>AESTHETICS.</u> Will the proposal:				
A. Have a substantial adverse effect on a scenic vista?	Yes / <u>No</u>	<u>X</u>		
B. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	Yes / <u>No</u>	<u>X</u>		
C. Substantially degrade the existing visual character or quality of the site and its surroundings?	Yes / <u>No</u>	<u>X</u>		
D. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<u>Yes</u> / No		<u>X</u>	1.2, <u>1.3</u> , 1.4, 1.5
2. <u>AGRICULTURE & FORESTRY RESOURCES.</u> Will the proposal:				
A. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<u>Yes</u> / No		<u>X</u>	2.2, 2.3, 2.4, 2.5
B. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	Yes / <u>No</u>	<u>X</u>		
C. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to Non-agricultural use?	Yes / <u>No</u>	<u>X</u>		
D. Result in the loss of forest land or conversion of forest land to non-forest use?	Yes / <u>No</u>	<u>X</u>		
E. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	Yes / <u>No</u>	<u>X</u>		

	Project related impact	Impact DOES NOT require mitigation through EIR analysis	Impact DOES require mitigation through EIR analysis**	Assigned mitigation measures
3. <u>AIR RESOURCES</u> . Will the proposal:				
A. Conflict with or obstruct implementation of the applicable air quality plan?	Yes / <u>No</u>	<u>X</u>		
B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<u>Yes</u> / No		<u>X</u>	SOC - <u>3.1</u> , <u>3.2</u> , 3.3, 3.4, 3.5
C. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<u>Yes</u> / No		<u>X</u>	SOC - <u>3.1</u> , <u>3.2</u> , 3.3, 3.4, 3.5
D. Exposure of sensitive receptors to substantial pollutant concentrations?	Yes / <u>No</u>	<u>X</u>		
E. The creation of objectionable odors?	Yes / <u>No</u>	<u>X</u>		
4. <u>BIOLOGICAL RESOURCES</u> . Will the proposal:				
A. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Services?	<u>Yes</u> / No		<u>X</u>	4.1, 4.3
B. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Services?	<u>Yes</u> / No		<u>X</u>	4.3, 4.5, 4.6, 4.7, 4.10, 4.12, 4.13, 4.14
C. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<u>Yes</u> / No		<u>X</u>	4.4, 4.5, 4.6, 4.7

	Project related impact	Impact DOES NOT require mitigation through EIR analysis	Impact DOES require mitigation through EIR analysis**	Assigned mitigation measures
D. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Yes / <u>No</u>	<u>X</u>		
E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<u>Yes</u> / No		<u>X</u>	<u>4.2</u>
F. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	Yes / <u>No</u>	<u>X</u>		
5. <u>CULTURAL RESOURCES.</u> Will the proposal:				
A. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	Yes / <u>No</u>	<u>X</u>		<u>5.5, 5.6, 5.8</u>
B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<u>Yes</u> / No		<u>X</u>	<u>5.2, 5.9</u>
C. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<u>Yes</u> / No		<u>X</u>	<u>5.4</u>
D. Disturb any human remains, including those interred outside of formal cemeteries?	<u>Yes</u> / No		<u>X</u>	<u>5.7, 5.10</u>
6. <u>GEOLOGY AND SOILS.</u> Will the proposal:				
A. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Div. of Mines and Geology Special Publication 42.	Yes / <u>No</u>	<u>X</u>		

	Project related impact	Impact DOES NOT require mitigation through EIR analysis	Impact DOES require mitigation through EIR analysis**	Assigned mitigation measures
ii. Strong seismic ground shaking?	<u>Yes</u> / No		X	6.1
iii. Seismic-related ground failure, including liquefaction?	<u>Yes</u> / No		X	6.1
iv. Landslides?	Yes / <u>No</u>	X		
B. Result in substantial soil erosion or loss of topsoil?	<u>Yes</u> / No		X	6.1
C. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<u>Yes</u> / No		X	6.1, 6.4
D. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<u>Yes</u> / No		X	6.2, 6.3, 6.4, 6.5, 6.6
E. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	Yes / <u>No</u>	X		
7. <u>GREENHOUSE GAS EMISSIONS.</u> Will the proposal:				
A. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Yes / <u>No</u>	X		
B. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emission of greenhouse gases?	Yes / <u>No</u>	X		
8. <u>HAZARDS AND HAZARDOUS MATERIALS.</u> Will the proposal:				
A. Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	Yes / <u>No</u>	X		

	Project related impact	Impact DOES NOT require mitigation through EIR analysis	Impact DOES require mitigation through EIR analysis**	Assigned mitigation measures
B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Yes / <u>No</u>	X		7.4, 7.5
C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Yes / <u>No</u>	X		
D. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<u>Yes</u> / No		X	7.3, 7.4, 7.5
E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in a project area?	Yes / <u>No</u>	X		
F. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	Yes / <u>No</u>	X		
G. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Yes / <u>No</u>	X		
H. Expose people or structures to a significant risk of loss, injury or death involving wildfires, including where wildlands are adjacent to urbanized areas or where residents are intermixed with wildlands?	<u>Yes</u> / No		X	7.1, 7.2
9. <u>HYDROLOGY AND WATER QUALITY.</u> Will the proposal:				
A. Violate any water quality standards or waste discharge requirements?	<u>Yes</u> / No		X	<u>8.1, 8.2,</u> <u>8.8, 8.9,</u> <u>8.12, 8.13</u>

	Project related impact	Impact DOES NOT require mitigation through EIR analysis	Impact DOES require mitigation through EIR analysis**	Assigned mitigation measures
B. Substantially deplete groundwater supplies or substantially interfere with groundwater recharge such that there would be a net deficient in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<u>Yes</u> / No _____		X	<u>8.6</u>
C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a matter which would result in substantial erosion or siltation on- or off-site?	<u>Yes</u> / No _____		X	8.4, 8.5
D. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?	<u>Yes</u> / No _____		X	8.4, 8.5
E. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<u>Yes</u> / No _____		X	<u>8.1, 8.2,</u> <u>8.4, 8.6,</u> <u>8.8, 8.12,</u> 8.13, 8.16
F. Otherwise substantially degrade water quality?	<u>Yes</u> / No _____		X	<u>8.1, 8.2,</u> <u>8.4, 8.6,</u> <u>8.8, 8.9,</u> <u>8.12, 8.13</u>
G. Place housing within a 100-year flood hazard area as mapped on federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	Yes / <u>No</u> _____	X		8.7, 8.10
H. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	Yes / <u>No</u> _____	X		8.7, 8.10
I. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	Yes / <u>No</u> _____	X		

	Project related impact	Impact DOES NOT require mitigation through EIR analysis	Impact DOES require mitigation through EIR analysis**	Assigned mitigation measures
J. Inundation by seiche, tsunami, or mudflow?	Yes / <u>No</u>	<u>X</u>		
10. <u>LAND USE</u> . Will the proposal:				
A. Physically divide an established community?	Yes / <u>No</u>	<u>X</u>		
B. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<u>Yes</u> / No		<u>X</u>	<u>9.1</u>
C. Conflict with any applicable habitat conservation plan or natural community conservation plan?	Yes / <u>No</u>	<u>X</u>		
11. <u>MINERAL RESOURCES</u> . Will the proposal:				
A. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	Yes / <u>No</u>	<u>X</u>		
B. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	Yes / <u>No</u>	<u>X</u>		
12. <u>NOISE</u> . Will the proposal result in:				
A. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<u>Yes</u> / No		<u>X</u>	<u>10.1, 10.2, 10.3, 10.4, 10.5</u>
B. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<u>Yes</u> / No		<u>X</u>	<u>10.2, 10.3, 10.6</u>
C. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<u>Yes</u> / No		<u>X</u>	<u>10.4, 10.5</u>
D. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<u>Yes</u> / No		<u>X</u>	<u>10.2, 10.3</u>

	Project related impact	Impact DOES NOT require mitigation through EIR analysis	Impact DOES require mitigation through EIR analysis**	Assigned mitigation measures
E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, exposure of people residing or working in the project area to excessive noise levels?	Yes / No	X		10.6
F. For a project within the vicinity of a private airstrip, exposure of people residing or working in the project area to excessive noise levels?	Yes / No	X		
13. <u>POPULATION AND HOUSING.</u> Will the proposal:				
A. Induce substantial population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)?	Yes / No	X		
B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	Yes / No	X		
C. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	Yes / No	X		
14. <u>PUBLIC SERVICES.</u> Will the proposal result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
A. Fire protection?	Yes / No		X	12.1, 12.2, 12.3
B. Police protection?	Yes / No		X	12.4
C. Schools?	Yes / No		X	12.5
D. Parks?	Yes / No		X	13.1
E. Other public facilities?	Yes / No	X		

	Project related impact	Impact DOES NOT require mitigation through EIR analysis	Impact DOES require mitigation through EIR analysis**	Assigned mitigation measures
15. <u>RECREATION</u> . Will the proposal:				
A. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Yes / No	X		
B. Include recreation facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Yes / No		X	13.1, 13.2, 13.3, 13.4, 13.5, 13.6, 13.7, 13.8
16. <u>TRANSPORTATION/CIRCULATION</u> . Will the proposal:				
A. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trip, the volume to capacity ratio on road, or congestion at intersections)?	Yes / No		X	14.1, 14.2, 14.3 14.4, 14.5
B. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	Yes / No		X	14.1, 14.2, 14.3, 14.4, 14.5
C. Result in a change in air traffic patterns, including either an increase in traffic level or a change in location that results in substantial safety risks?	Yes / No	X		
D. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Yes / No	X		
E. Result in inadequate emergency access?	Yes / No	X		
F. Result in inadequate parking capacity?	Yes / No	X		
17. <u>UTILITIES AND SERVICE SYSTEMS</u> . Will the proposal:				
A. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	Yes / No		X	8.1, 8.2, 8.4, 8.5, 8.11, 8.14, 8.15

	Project related impact	Impact DOES NOT require mitigation through EIR analysis	Impact DOES require mitigation through EIR analysis**	Assigned mitigation measures
B. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Yes / No _____		X	15.13
C. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Yes / No _____		X	<u>8.1, 8.2,</u> 8.4, 8.5, 8.11, 8.14, 8.15, 15.13
D. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Yes / No _____		X	15.10, <u>15.11</u>
E. Results in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Yes / No _____		X	<u>8.1, 8.2,</u> 8.4, 8.5, 8.11, 8.14, 8.15, 15.13
F. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	Yes / No _____		X	<u>15.14,</u> <u>15.15,</u> <u>15.16,</u> <u>15.17</u>
G. Comply with federal, state, and local statutes and regulations related to solid waste?	Yes / No _____		X	<u>15.14,</u> <u>15.15,</u> <u>15.16,</u> <u>15.17</u>
H. Result in wasteful use of fuel or energy?	Yes / No _____		X	<u>15.1, 15.2,</u> <u>15.3,</u> 15.4, <u>15.5, 15.6,</u> <u>15.7, 15.8</u>
I. Abnormally increase demand for existing sources of energy, or require the development of new sources of energy?	Yes / No _____		X	<u>15.1, 5.2,</u> <u>15.3,</u> 15.4

SECTION III. APPLICABILITY OF CEQA GUIDELINES **SECTIONS 15162 AND 15163**

	<u>YES</u>	<u>NO</u>
1. Subsequent changes are proposed in the project which will require important revisions of the EIR due to the involvement of new significant environmental impacts not considered in the EIR for the project.	_____	_____X_____
2. Substantial changes occur with respect to the circumstances under which the project is undertaken, such as a substantial deterioration in the air quality where the project will be located, which will require important revisions in the EIR due to the involvement of new significant environmental impacts not covered in the EIR; or	_____	_____X_____
3. New information of substantial importance to the project becomes available, and		
A. The information was not known and could not have been known at the time the EIR was certified as complete or was adopted, and	_____	_____X_____
B. The new information shows any of the following:		
1. The project will have one or more significant effects not discussed previously in the EIR;	_____	_____X_____
2. Significant effects previously examined will be substantially more severe than shown in the EIR;	_____	_____X_____
3. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project; or	_____	_____X_____
4. Mitigation measures or alternatives which were not previously considered in the EIR would substantially lessen one or more significant effects on the environment.	_____	_____X_____

SECTION IV. FINDINGS

	<u>YES</u>	<u>NO</u>
1. The project has effects that were not examined in the EIR; therefore, an Initial Study needs to be prepared leading to either an EIR or a Negative Declaration.	_____	_____X_____
2. The agency finds that pursuant to Section 15162, no new effects will occur or no new mitigation measures will be required. The agency can approve the project as being within the scope of the project covered by the EIR, and no new environmental document is required.	_____X_____	_____

****The list of "Assigned Mitigation Measures" includes *Existing Regulations & Standard Conditions* (ERSC), *Project Design Features* (PDF), and *Mitigation Measures* (MM). Similar to MMs, ERSCs and PDFs are project requirements that reduce potential significant impacts of the project.**

Project Name: Tracts 17849, 17850, 17851, 17854, 17855, 17859, 17860 and 17861 of Planning Area 5B

File Nos.: Tract 17849: 00628543-PTT and 00628549-PMP
 Tract 17850: 00628534-PTT and 00628539-PMP
 Tract 17851: 00628533-PTT and 00628538-PMP
 Tract 17854: 00631138-PTT and 00631139-PMP
 Tract 17855: 00631137-PTT
 Tract 17859: 00631024-PTT and 00631021-PMP
 Tract 17860: 00631666-PTT and 00631021-PMP
 Tract 17861: 00631658-PTT and 00631019-PMP

Case Planner: Stephanie Frady, Senior Planner

Date: June 25, 2015

**SUBSEQUENT ACTIVITY UNDER THE
 ENVIRONMENTAL IMPACT REPORT FOR THE NORTHERN SPHERE AREA
 (SCH# 2001051010)
 MITIGATION MEASURES**

- A** - Previously applied mitigation measures
- B** - Mitigation measures for this project
- C** - Code Requirement; measure need not be included as a condition on the project as a local, state or federal code or law implements the requirement
- S** - Mitigation measures satisfied for entire Planning Areas 1, 2, & 9B
- N/A** - Not applicable mitigation measures for this project

(ERSC) - Existing Regulations & Standard Conditions
 (PDF) - Project Design Features
 (MM) - Mitigation Measures

AESTHETICS

- S 1. This development includes land that encompasses or lies within Open Space Implementation Action Program Districts P, Q and R as shown on the City's General Plan and Zoning Ordinance. Prior to the release of a final map by the City, the [landowner or subsequent project] applicant shall submit an irrevocable offer of dedication for the preservation open space lot and/or easement, as required by the City's Phased Dedication and Compensating Development Opportunities Program. The irrevocable offer shall be submitted to both the City Engineer and the Director of Community Development. The irrevocable offer of dedication for the preservation open space lot and/or easement shall be prepared to the satisfaction of the Director of Community Development, the City Engineer and the City

Attorney. The offer shall be recorded with the filing of the final map.
(Standard Condition 1.11) **(ERSC 1.1)**

- N/A 2. Lighting for public recreational facilities within the project shall be in conformance with the City of Irvine Community Services Lighting Standards for Public Facilities. To the extent practical, installed lighting shall be shielded so that light is directed away from preserved open space, thereby minimizing light impacts on preserved open spaces. **(ERSC 1.2)**
- B 3. Prior to the issuance of building permits, the applicant [landowner or subsequent project applicant] shall demonstrate through the submittal of an electrical engineer's photometric survey, prepared to the satisfaction of the Director of Community Development, that lighting requirements as set forth in the Irvine Uniform Security Code are met. (Standard Condition 3.6) **(ERSC 1.3)**
- N/A 4. Prior to the approval of each Street Improvement Plan within Planning Area 6, the landowner or subsequent project applicant shall submit a street lighting plan for review and approval by the Department of Public Works. The plan shall include the amount, location, height and intensity of street lighting limited to the minimum necessary for public safety in order to maintain the hillside character of the community and reduce nighttime glare. **(MM 1.4)**
- N/A 5. Prior to the issuance of building permits for public park facilities, the landowner or subsequent project applicant shall submit a lighting plan for review and approval by the Director of Community Services. Trail and park lighting near the NCCP areas shall be reviewed and approved by the Director of Community Services. **(MM 1.5)**

AGRICULTURAL RESOURCES

- S 6. The City shall permit agricultural resources within the Northern Sphere Area until the time of development. The landowner shall make at least 300 acres of land within the City of Irvine and its sphere of influence available for a five year period for agricultural operations to ensure that agricultural operations continue until farming uses have been established to the satisfaction of the City on the 300 acres provided for under the City program in MMs 2.3 and 2.4 below. Within six months from the date of adoption of the modification to Objective L-10, the landowner in the Northern Sphere and the area of PA 9 south of Trabuco shall designate the 300 acres subject to this requirement and provide updated reports every six months to redesignate the location of the 300 acres of agricultural use. Landowner must maintain the availability of minimum 300 acres

for a five year period or until the City Community Development Director certifies in writing that farming uses for at least 300 acres have commenced under the program described in MMs 2.3 and 2.4 below. For each acre which has been put into farming uses under MMs 2.3 and 2.4 below, the Community Development Director may release the equivalent acreage required by this mitigation measure. **(ERSC 2.1)**

N/A 7. Heritage and community service/educational farming opportunities shall be permitted within utility easements and other lands. Heritage farming is defined as small-scale specialty farming operations that can be accommodated in an urban environment. An example would be the edible landscape project located at Harvard Avenue within the Edison right of way. **(MM 2.2)**

S 8. Of the land within the Northern Sphere Area, approximately 300 acres were previously designated for permanent agriculture (General Plan designated as Agriculture and zoned for Exclusive Agriculture). Within five years of project approval, the City and The Irvine Company shall replace this approximately 300 acres currently designated for permanent agriculture by making available for metro-farming non-NCCP open space, public lands, or other lands as agreed to by landowner. The City has identified the following areas within the Northern Sphere Area and the City as having the soils and other qualities which make them candidates as replacement acreage which could be made available for metro-farming subject to further environmental review:

1. Approximately 100 acres within Planning Area 6. These areas are currently proposed for development as part of the project, but may be made available for agricultural use in accordance with this mitigation measure.
2. Approximately 11 acres within the Jeffrey Open Space Spine south of Interstate 5, between Walnut Avenue and the railroad right-of-way.
3. Approximately 266 acres within Planning Area 16 (Implementation Districts G and H). Habitat sensitive agricultural operations could be considered within this area.
4. Approximately 51 acres within minor preservation areas P-10 and P-13.
5. Easements or public lands, including land within MCAS El Toro designated for agricultural uses in accordance with any re-use plan.

Actions to make land available for metro-farming shall include, but not be limited to the elimination of deed or other contractual restrictions on agricultural operations and zoning amendments and/or

revisions to existing MOU(s) between the City and the landowner, as necessary to allow agricultural operations on a permanent basis within approximately 300 acres of land among the foregoing. The dedication of these lands to the City of Irvine or another entity for the administration of agricultural operations may be considered. In addition, the City may develop a program for the governance of the agricultural operations on these lands as part of the City's Agricultural Legacy Program. The costs of implementing this program shall be paid by the funds set forth in MM 2.5 below. **(MM 2.3)**

N/A 9. The landowner and the City shall work cooperatively with farmers to minimize conflicts between agricultural operations and adjacent urban uses. **(MM 2.4)**

S 10. The landowner shall contribute \$100,000 to further expand metro-farming and heritage, community service/educational farming operations, including the operation of 300 new acres of agricultural uses described in MM 2.3 above. This funding may be used by the City for program development, capital costs associated with the program or educational efforts. Additional funds for operation of this program shall be provided from the anticipated revenues to the City from rental of public land specified in MM 2.3 above to persons farming the land. Funds shall be paid by the landowner to the City prior to the earlier approval of a master subdivision map for either the Northern Sphere Area project (PA 5B, 8A, 6 and 9) or for that portion of PA 9 south of Trabuco (PA 40 / Spectrum 8), if that development project is approved in the future. **(MM 2.5)**

AIR QUALITY

B 11. The proposed project shall include suppression measures for fugitive dust and those associated with construction equipment in accordance with South Coast Air Quality Management District ("SCAQMD") Rule 403 and other SCAQMD requirements. Prior to the issuance of each grading permit, the landowner or subsequent project applicant shall obtain the appropriate permits from the SCAQMD and submit them to the City. **(ERSC 3.1)**

B 12. Prior to the issuance of grading permits, the landowner or subsequent project applicant shall include a note on all grading plans which requires the construction contractor to implement the following measures during grading. These measures shall also be discussed at the pregrade conference.

a. Use low emission mobile construction equipment.

- b. Maintain construction equipment engines by keeping them tuned.
- c. Use low sulfur fuel for stationary construction equipment.
- d. Utilize existing power sources (i.e. power poles) when feasible.
- e. Configure construction parking to minimize traffic interference.
- f. Minimize obstruction of through-traffic lanes. When feasible, construction should be planned so that lane closures on existing streets are kept to a minimum.
- g. Schedule construction operations affecting traffic for off-peak hours.
- h. Develop a traffic plan to minimize traffic flow interference from construction activities (the plan may include advance public notice of routing, use of public transportation and satellite parking areas with a shuttle service). **(ERSC 3.2)**

N/A 13. Prior to the issuance of grading permits for commercial/medical and science uses, the landowner or subsequent application shall submit a plan to the Community Development Department for approval which promotes the utilization of alternative forms of transportation through incorporation of the following measures:

- a. Annexation to the Irvine Spectrum Transportation Management Association (TMA) (Spectrumotion) for all medical and science zoned projects.
- b. Scheduling of truck deliveries and pickups during off-peak hours when feasible.
- c. Provision of adequate ingress and egress at all entrances to public facilities to minimize vehicle idling at curbsides.
- d. Provision of dedicated turn lanes as appropriate and provide roadway improvements at heavily congested roadways. **(MM 3.3)**

N/A 14. Prior to approval of each building permit for a medical and science zoned use, the landowner or subsequent project applicant shall submit to the Director of Community Development for approval, an operational emissions mitigation plan. The plan shall identify implementation procedures for each of the following emissions reduction measures. If certain measures are determined infeasible, an explanation thereof shall be provided in the operation emissions mitigation plan.

- a. Utilize energy-efficient appliances to reduce energy consumption and emissions.
- b. Utilize energy-efficient and automated controls for air conditioners and lighting to reduce electricity consumption and associated emissions. **(MM 3.4)**

- A 15. Prior to the approval of each tentative tract map, the landowner or subsequent project applicant shall submit to the Director of Community Development for approval, a plan showing pedestrian/bicycle trails that facilitate connections to public facilities such as schools, parks and regional trails, as well as between residential neighborhoods.
- a. Where possible, connect residential areas to public facilities, parks, regional trails and other residential neighborhoods with pedestrian/bicycle trails.
 - b. Where possible, connect commercial areas to adjacent residential areas via bike/walking paths.
 - c. Coordinate with OCTA and the City regarding the location of bus turnouts and bus routes within the project area. **(MM 3.5)**

BIOLOGICAL RESOURCES

- A 16. This project will involve removal of native plant communities and wildlife habitat. Prior to the issuance of permits of any grading activity including but not limited to clearing, grubbing, mowing, discing, trenching, grading, fuel modification, agricultural planting activity and/or other related construction activity, the landowner or subsequent project applicant shall obtain written authorization from appropriate Federal, State and local agencies that said activity complies with the regulations enforced by those agencies. Additionally, any mitigation requirements set forth by such agencies shall be incorporate into the project's final design plans. This written authorization, along with plans and mitigation measures, shall be submitted to the Director of Community Development for review and shall be approved prior to any grading activity. (Standard Condition 2.20) **(ERSC 4.1)**
- A 17. Prior to the issuance of grading permits for any Planning Area potentially affecting eucalyptus windrows, an application to remove the trees shall be submitted by the landowner or subsequent project applicant and a permit must be received from the City of Irvine's Community Development Department, Building and Safety Division, in accordance with the City of Irvine's Urban Forestry Ordinance. **(ERSC 4.2)**
- A 18. Prior to the issuance of a grading permit covering impacted areas, the landowner or subsequent project applicant shall 1) provide evidence to the City of Irvine Community Development Director that (a) all necessary permits or authorizations have been obtained from the CDFG (pursuant to Section 1601-1603 of the Fish and Game

Code) and the ACOE (pursuant to Section 404 of the Clean Water Act), or (b) that no such permits or authorizations are required, and 2) provide evidence to the City of Irvine Community Development Department Director that the project and riparian mitigation and restoration program has been coordinated with the SAMP/MSAA for the San Diego Creek Watershed. **(MM 4.3)**

A 19. If a Section 404 Permit or other authorization is required from the ACOE, the landowner or subsequent project applicant shall provide, to the Community Development Director of the City of Irvine, evidence of a Section 401 Water Quality Certification from the California Regional Water Quality Control Board, Santa Ana Region. **(MM 4.4)**

A 20. Prior to the issuance of a grading permit for any area containing resources subject to the jurisdiction of CDFG and ACOE other than occupied or potential least Bell's viero habitat, a detailed riparian mitigation and restoration program shall be developed which has been coordinated with the SAMP/MSAA, and shall address the following items:

- a. Responsibilities and qualifications of the personnel to implement and supervise the plan. The responsibilities of the landowner, specialists and maintenance personnel that will supervise and implement the plan will be specified.
- b. Site Selection. The site for mitigation within or adjacent to the Northern Sphere Area will be determined in coordination with the project application, CDFG and ACOE. The site will either be located within the Northern Sphere Area is a dedicated open space area, or land will be purchased or preserved adjacent to, but off site within the San Diego Creek watershed. Potential sites include: Agua Chinon south of the sedimentation basin; upland areas adjacent to the 3.15 acres willow woodland north of Portola Parkway; and upland areas adjacent to the three patches of riparian woodland which was occupied by *vieros* (if *vireos* remain and the area is preserved).
- c. Restoration and Creation of Habitat. The plan shall require the creation of riparian habitat in the amount and of the type required by CDFG and ACOE, provided, however, that, in order to assure no net loss of jurisdictional resources on an acre-for-acre basis, all impacted Corps and CDFG jurisdictional habitat shall be compensated by restoration, enhancement or creation at a minimum of 1.25:1 ratio.
- d. Site Preparation and Planting Implementation. The site preparation will include: 1) protection of existing native species, 2) trash and weed removal, 3) native species salvage and reuse

(i.e. duff), 4) soil treatments (i.e. imprinting, decompacting), 5) temporary irrigation installation, 6) erosion control measures (i.e. rice or willow wattles), 7) see mix application, and 8) container species.

- e. Schedule. A schedule will be developed which includes planting to occur in late fall and early winter, between October and January 31.
- f. Maintenance Plan / Guidelines. The maintenance plan will include: 1) weed control, 2) herbivory control, 3) trash removal, 4) irrigation system maintenance, 5) maintenance training, and 6) replacement planting.
- g. Monitoring Plan. The monitoring plan will include: 1) qualitative monitoring (i.e. photographs and general observations), 2) quantitative monitoring (i.e. randomly placed transects), 3) performance criteria as approved by the resource agencies, 4) monitoring reports for three to five years, and 5) site monitoring as required by the resource agencies to ensure successful establishment of riparian habitat within the restored and created area. Successful establishment is defined per the performance criteria agreed to by the ACOE, CDFG and the client.
- h. Long-term Preservation. Long-term preservation of the site will also be outlined in the conceptual mitigation plan to ensure the mitigation site is not impacted by future development. The plan shall be submitted to the Department of Community Development for review and approval. **(MM 4.5)**

N/A 21. Prior to approval of a tentative tract map within Planning Area 6, the landowner or subsequent project applicant shall assure avoidance (or minimization in consultation with USFWS and CDFG) of occupied least Bell's vireo (LBV) habitat. Accordingly, the landowner or subsequent project applicant shall undertake annual surveys (commencing with the next breeding season following certification of this EIR) to determine presence or absence of LBV within identified occupied and potential LBV habitat in the Northern Sphere Area development areas. Such surveys shall be submitted to CDFG and USFWS, and landowner or subsequent project applicant shall review the surveys with those agencies if any significant changes occur in LBV presence or absence as documents by the surveys. Prior to approval of a tentative tract map for any project that would impact identified occupied or potential LBV habitat, the landowner or subsequent project applicant shall consult with CDFG and USFWS regarding any potential impacts to LBV habitat of the project proposed by the tentative tract map in accordance with the provisions governing conditional coverage of the LBV set forth in the Implementation Agreement for the County of Orange Central and Coastal NCCP/HCP. Pursuant to such review, the landowner or

subsequent project applicant shall, in accordance with the NCCP/HCP, obtain from USFWS and CDFG a determination regarding any long-term conservation value of LBV habitat and appropriate avoidance measures.

Prior to the issuance of a grading permit, the landowner or subsequent project applicant shall: 1) provide evidence to the City of Irvine Community Development Director that a) all necessary permits or authorizations for impacts to LBV have been obtained from the State Department of Fish and Game and USFWS under the NCCP/HCP; or b) that no such permits or authorizations are required, and 2) provide evidence to the City of Irvine Community Development Director that the project and the LBV avoidance measures have been coordinated with the USFWS and CDFG. Prior to issuance of a grading permit for any area containing LBV habitat, detailed avoidance measures shall be developed in coordination with the USFWS and CDFG and in accordance with the NCCP, and such measures shall, at a minimum, address the following items:

- a. Fencing. When construction activity occurs in the vicinity of LBV habitat to be preserved, such habitat shall be fenced prior to commencement of construction, and all construction personnel shall strictly limit their activities and vehicles to assure that the fenced areas are not disturbed. Staging and storage areas shall be at least 150 feet away from all such fenced habitat. A contractor education program shall be prepared and implemented to apprise all construction personnel working in the vicinity of protected habitat of the occurrence of sensitive species in the area, the sensitivity of the species to human activities, the legal protection afforded to these species, and the penalties for violations of these legal protections, and the roles and authority of monitoring biologists.
- b. Biological Monitor. A biological monitor shall be on-site, to monitor construction activities adjacent to LBV habitat and buffer areas to be preserved to assure that the habitat is preserved, and all minimization measures are followed. The biological monitor shall have the authority to temporarily halt activities that are disturbing the listed species and to implement minimization measures specified in the avoidance program.
- c. Construction Noise. Removal of occupied LBV habitat shall occur outside of the breeding season (March 15 to September 15). If construction will occur adjacent to occupied LBV habitat during breeding season, surveys shall be conducted prior to construction activity occurring within 500 feet of occupied LBV habitat to determine the location of any nesting LBV. During construction, no activity will occur within 500 feet of active

nesting territories of LBV, unless measures are implemented to minimize noise and other disturbance to those adjacent birds. These measures shall include sound walls and/or other measures that assure that sound levels reaching LBV nesting areas do not exceed 60dBA, taking into account however the noise levels preceding construction activity at the nesting location which may be high due to proximity of nesting site to Portola Parkway.

- d. Shield Lighting. To reduce the potential of indirect impacts to conserved LBV habitat, public lighting installed in conjunction with proposed development in proximity to the conserved habitat shall be shielded so that the light is directed away from the conserved habitat.
- e. Discourage Human Entry. Post-construction signage, fencing, vegetative barriers or other effective measures shall be taken to discourage human entry associated with project development into conserved LBV habitat areas located adjacent to habitat areas in parks, or community areas where human activity is planned.
- f. Cowbird Control. If significant areas of turf are to be installed as a part of proposed development in proximity to the conserved LBV habitat, post-construction cowbird control measures shall be implemented for at least five years. These measures can be coordinated with the cowbird control program operated by the Nature Reserve of Orange County. After the five year monitoring period, a biologist shall evaluate the potential for long-term threat and determine if continued post-construction monitoring is necessary.
- g. Residential/Recreational Use Education. A post-construction education program shall be developed to advise residents living in proximity to conserved LBV habitat of the potential impacts to listed species from human activities and the potential penalties for taking such species. The program shall include, but not be limited to, information pamphlets and education displays at village or recreation centers and the community park. Pamphlets shall be distributed to all residences in areas adjacent to conserved LBV habitat. At a minimum, the program shall include the following topics: occurrence of the listed and sensitive species in the area, their general ecology, sensitivity of the species to human activities, impacts from free-roaming pets (particularly domestic and feral cats), legal protection afforded these species, penalties for violation of the Federal and State laws, report requirements, and project features designed to reduce impacts to these species. **(MM 4.6)**

N/A 22. Prior to the issuance of the first preliminary grading permit for areas adjacent to NCCP Reserve, the landowner or subsequent project applicant shall provide letters from a USFWS/CDFG approved biologist. The letters shall state that these individuals have been retained by the landowner or subsequent project applicant, and that the consultant(s) will monitor all grading and other significant ground disturbing activities in or adjacent to areas of coastal sage scrub or NCCP Reserve areas. The consultant(s) shall monitor these activities to ensure that the landowner or subsequent project applicant complies with the NCCP/HCP Implementing Agreement (IA) which specifies measures that must be taken to minimize construction impacts to CSS during construction, including:

- a. To the maximum extent practicable, no grading of CSS habitat that is occupied by nesting gnatcatchers will occur during the breeding season (February 16 through July 15). It is expressly understood that this provision and the remaining provisions of these "construction-related minimization measures," are subject to public health and safety considerations. These considerations include unexpected slope stabilization, erosion control measure and emergency facility repairs. In the event of such public health and safety circumstance, landowners or public agencies/utilities will provide USFWS/CDFG with the maximum practicable notice (or such notice as is specified in the NCCP/HCP) to allow for capture of gnatcatchers, cactus wrens, and any other CSS Identified Species that are not otherwise flushed and will carry out the following measures only to the extent as practicable in the context of the public health and safety considerations.
- b. Prior to the commencement of grading operations or other activities involving significant soil disturbances, all areas of CSS habitat to be avoided under the provisions of the NCCP/HCP, shall be identified with temporary fencing or other markers clearly visible to construction personnel. Additionally, prior to commencement of grading operations or other activities involving disturbances of CSS, a survey will be conducted to locate gnatcatchers and cactus wrens within 100 feet of the outer extent of project soil disturbances activities and the locations of any such species shall be clearly marked and identified on the construction/grading plans.
- c. A monitoring biologist, acceptable to USFWS/CDFG will be onsite during any clearing of CSS. The landowner or relevant public agency/utility will advise USFWS/CDFG at least seven calendar days (and preferable 14 calendar days) prior to the clearing of any habitat occupied by Identified Species to allow USFWS/CDFG to work with the monitoring biologist in connection with bird flushing capture activities. The monitoring

biologist will flush Identified Species (avian or other mobile Identified Species) from occupied habitat areas immediately prior to brush-clearing and earth-moving activities. If birds cannot be flushed, they will be captured in mist nets, if feasible, and relocated to areas of the site to be protected or to the NCCP/HCP reserve system. It will be the responsibility of the monitoring biologist to assure that identified bird species will not be directly impacted by brush-clearing and earth-moving equipment in a manner that also allows for construction activities on a timely basis.

- d. Following the completion of the initial grading/earth-moving activities, all areas of CSS habitat to be avoided by construction equipment and personnel will be marked by the monitoring biologist with temporary fencing or other appropriate markers clearly visible to construction personnel. No construction access, parking, or storage of equipment will be permitted within such areas.
- e. In areas bordering the NCCP reserve system or Special Linkage/Special Management areas containing significant CSS identified in the NCCP/HCP for protection, vehicle transportation routes between cut-and-fill locations will be restricted to a minimum number during construction consistent with project construction requirements. Waste dirt or rubble will not be deposited on adjacent CSS identified in the NCCP/HCP for protection. Pre-construction meetings involving the monitoring biologist, construction supervisors and equipment operators will be conducted and documented to ensure maximum practicable adherence to these measures.
- f. CSS identified in the NCCP/HCP for protection and location within the likely drift radius of construction areas shall be periodically sprayed with water to reduce accumulated dust on the leaves as recommended by the monitoring biologist. **(MM 4.7)**

- N/A 23. Prior to issuance of building permits within Planning Area 6, the landowner or subsequent project applicant shall submit, and the Director of Community Development shall have approved, a wildland interface brochure (to be obtained from The Nature Reserve of Orange County) to educate homeowners of the responsibilities associated with living at the wildland interface. The approved wildland interface brochure, along with attachments, shall be included as part of the rental/lease agreements and as part of the sales literature for the project. The brochure shall address relevant issues, including the role of natural predators in the wildlands and how to minimize impacts of humans and domestic pets on native communities and their inhabitants. **(MM 4.8)**

- N/A 24. Prior to issuance of the first building permit for Planning Area 6, the landowner of subsequent project applicant shall submit the plant palette for the fuel modification zone or landscape areas within 100 feet of the NCCP Reserve. Invasive exotic plants species, listed on the California EPA list of exotic pest plants, shall be excluded from the described landscape zone to reduce the risk that these species will become established in the Reserve. The fuel modification zone shall include plants approved by the Orange County Fire Authority. **(MM 4.9)**
- N/A 25. This project will involve the removal of native plant communities and wildlife habitat. Prior to the issuance of permits for any grading activity within PA 6 that will impact riparian habitat or raptor nests during the period from February 1 to June 30 including but not limited to clearing, grubbing, mowing, discing, trenching, grading, fuel modification, agriculture planting activity and/or other related activity, a qualified biologist with appropriate resource agency permits shall survey the riparian habitat to be impacted for the presence of occupied nests and/or burrows. The survey shall be submitted by the landowner or subsequent project applicant to the Director of Community Development prior to the issuance of grading permits. Any occupied nests / burrows found during survey efforts shall be mapped on the construction plans and protected until nesting activity has ended. Nesting activity for raptors in the region of the project site normally occurs from February 1 to June 30. To protect any nest / burrow site, the following restrictions on construction are required between February 1 and June 30 (or unless nest / burrows are no longer active as determined by a qualified biologist): 1) clearing limits will be established a minimum of 100 feet in any direction from any occupied nest / burrow; and 2) access and surveying will not be allowed within 50 feet of any occupied nest / burrow. For construction during the non-nesting season, the nest / burrow site will be monitored by a qualified biologist, and when the raptor is away from the nest / burrow, the biologist will flush any raptor to open space areas. The biologist will then remove the nest site or excavate the burrow site with hand tools or fill with soils so owls cannot return to burrow site. **(MM 4.10)**
- N/A 26. If improvements are proposed within Caltrans right of way, the landowner or subsequent project applicant shall have the appropriate plant and wildlife surveys completed by a qualified biologist. Official lists and databases shall be consulted for sensitive species such as the California Natural Diversity Database and lists provided by the U.S. Fish and Wildlife Service and the California Department of Fish and Game. Any impacts that affect waterways and drainages and/or

open space during construction, or that occur indirectly as a result of the project, must be coordinated with the appropriate resource agencies. **(MM 4.11)**

N/A 27. To the extent practical, prior to issuance of grading permits within PA 6, mature coastal sage scrub and cactus scrub will be salvaged and translocated to potential restoration areas in adjacent preserved areas. Salvage and translocation activities will be coordinated with USFWS, CDFG and The Nature Reserve of Orange County. **(MM 4.12)**

N/A 28. Prior to issuance of grading permits within PA 6, focused surveys for western spadefoot toads will be conducted in any potential breeding pools within the PA 6 development area. If toads are found within the development area of PA 6, a spadefoot toad mitigation plan will be developed in coordination with USFWS and CDFG. The plan will quantify impacts to spadefoot toads and include provisions for the creation of spadefoot breeding pools in nearby Reserve lands as mitigation for impacts to toads in the development area. The nature and location of the proposed pools will be approved by the USFWS and CDFG prior to creation of the pools. **(MM 4.13)**

N/A 29. Prior to issuance of grading permits within PA 6, focused surveys for Riverside fairy shrimp and San Diego fairy shrimp will be conducted in the PA 6 development area including, to the extent necessary, in any man-made seasonal wetlands. If either shrimp is found within the development areas of PA 6, a fairy shrimp mitigation plan will be developed in coordination with USFWS and CDFG. The plan will be consistent with the requirements of the NCCP/HCP Implementation Agreement and will include provisions for the creation of fairy shrimp breeding pools in nearby Reserve lands as mitigation for impacts to Riverside or San Diego fairy shrimp in the PA 6 development area. The nature and location of the proposed pools will be approved by the USFWS and CDFG prior to creation of the pools. **(MM 4.14)**

CULTURAL RESOURCES

N/A 30. Although not a significant cultural resource, if development will adversely impact the small stone monument and plaque commemorating the Portola camp at Tomato Springs, the landowner or subsequent project applicant shall relocate the plaque to an open space area or park in the vicinity of the site. **(PDF 5.1)**

A 31. Prior to issuance of the first preliminary grading permit, and for any subsequent permit involving excavation to increased depth, the landowner or subsequent project applicant shall provide letters from

an archaeologist and/or paleontologist stating that these individuals have been retained by the landowner or subsequent project applicant, and that the consultant(s) will be present during all grading and other significant ground disturbing activities. These consultants shall be selected from the roll of qualified archaeologists and paleontologists maintained by the County of Orange Environmental Management Agency. Should any cultural/paleontological resources be discovered, no further grading shall occur in the area of the discovery until the Director of Community Development is satisfied that adequate provisions are in place to protect these resources. Any cultural/paleontological resources identified from either the reexamination of the property prior to general development, or during monitoring of grading must be evaluated pursuant to Section 15064.5 of the State CEQA Guidelines. Evaluations may include additional archival review and limited excavations, the results of which are to be compiled in a report indicating the cultural significance of the find and any mitigation measures that may be necessary to satisfy statutory requirements. (Standard Condition 2.5) **(MM 5.2)**

- A 32. Prior to issuance of the first preliminary or precise grading permit for development within Planning Areas 5B, 6 and 9, the applicant shall provide evidence that an archaeologist and/or paleontologist have been retained by the applicant, and has conducted a site survey of the planning area at such time as all ground surfaces are visible after current uses are removed. If any sites are discovered, the archaeologist shall conduct surveys and/or test level investigations to determine if they are unique archaeological sites or historical resources. If they are unique archaeological sites or historical resources, the archaeologist shall conduct appropriate site mitigation work prior to development. **(MM 5.3)**

- A 33. Prior to issuance of any grading permit, the following note shall be placed on the cover sheet, and discussed at the pre-grade meeting:

Fossils found by the owners of the property, their agents, contractors, or subcontractors during the development of the property, shall be reported immediately to the qualified paleontologic monitor. If significant fossils (those having potential to increase scientific knowledge; including all identifiable vertebrate remains) are encountered on the property during development the following mitigation procedures shall be implemented:

- a. The paleontologist retained for the project shall immediately evaluate the fossils which have been discovered to determine if they are significant and, if so, to develop a plan to collect and study them for the purpose of mitigation.

- b. The paleontologic monitor must be empowered to temporarily halt or redirect excavation equipment if fossils are found to allow excavation and removal of them if necessary. The monitor should be equipped to speedily collect specimens if they are encountered.
- c. The monitor, with assistance if necessary, shall collect individual fossils and/or samples of fossil-bearing sediments. If specimens of small animal species are encountered, the most time and cost efficient method of recovery is to remove a selected volume of fossil bearing earth from the grading area and screen wash it off-site.
- d. Fossils recovered during earthmoving or as a result of screen-washing of sediment samples shall be cleaned and prepared sufficiently to allow identification. This allows the fossils to be described in a report of findings and reduces the volume of matrix around specimens prior to storage, thus reducing storage costs.
- e. A report of findings shall be prepared and submitted to the public agency responsible for overseeing developments and mitigation of environmental impacts upon completion of mitigation. This report would minimally include a statement of the type of paleontologic resources found, the methods and procedures used to recover them, an inventory of the specimens recovered, and a statement of their scientific significance.
- f. The paleontological or archaeological specimens recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Director of Community Services where they would be afforded long term preservation to allow future scientific study. **(MM 5.4)**

N/A 34. Prior to issuance of the first preliminary or precise grading permit for development in Planning Area 6, each prehistoric site identified in Table 4-26 and located within the project grading footprint must be tested and evaluated, following clearing and scraping activities, to determine if it is a "historical resource" in accordance with Section 15064.5 of the CEQA Guidelines, or an unique archaeological resource. Testing and evaluation may consist of surface collection and mapping, limited subsurface excavations, and the appropriate analyses and research necessary to characterize the artifacts and deposit from which they originated. The evaluation report should provide recommendations for further excavation and analyses where warranted and specify recommendations for the final disposition of the site, including, but not limited to preservation, partial or complete data recovery, and grading monitoring at and nearby the site during all phases of grading. These recommendations shall have been

reviewed and approved by the Director of Community Development prior to issuance of the grading permit and prior to any surface disturbance on the project site. **(MM 5.5)**

- N/A 35. Prior to issuance of the first preliminary or precise grading permit for development in Planning Area 6, each historic site identified in Table 4-27 must be evaluated to determine if the site is a "historical resource" in accordance with Section 15064.5 of the CEQA Guidelines. Evaluations may include but are not limited to archival research, mapping and surface collection as warranted, photo-documentation, and subsurface excavation. The report should provide recommendations for further excavation and analyses where warranted and specify recommendations for the final disposition of the site, including, but not limited to *preservation, partial or complete data recovery*, and grading monitoring at and nearby the site during all phases of grading. These recommendations shall have been reviewed and approved by the Director of Community Development prior to issuance of the grading permit and prior to any surface disturbance on the project site. **(MM 5.6)**

- B 36. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps shall be taken:
- a. There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the Orange County Coroner is contacted to determine if the remains are prehistoric and that no investigation of the cause of death is required. If the coroner determines the remains to be Native American, then the coroner shall contact the Native American Heritage Commission within 24 hours, and the Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or
 - b. Where the following conditions occur, the land owner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the property in a location not subject to further subsurface disturbance:

1. The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission.
2. The descendant identified fails to make a recommendation.
3. The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner. **(MM 5.7)**

N/A 37. Prior to issuance of grading permit for development within Planning Area 9, a Phase II evaluation of the Valencia Growers Packing House must be accomplished to determine if the site is a "historical resource" as defined by Section 15064.5 of the CEQA Guidelines. If the site is determined to be a "historical resource" as defined by Section 15064.5, the evaluation shall provide recommendations for further evaluation and analyses where warranted and specific recommendations for the final disposition of the resource, including, but not limited to preservation, relocation, or partial or complete mitigation. These recommendations shall have been reviewed and approved by the Director of Community Development prior to issuance of the grading permit that may cause a substantial adverse change in the significance of the resource. **(MM 5.8)**

S 38. Prior to the opening of the Implementation Districts "P", "Q", and "R" open space area for public use, a cultural resources reconnaissance shall be prepared for the City, by a qualified archaeologist, for the area within Implementation Districts "P", "Q", and "R". The archaeologist will identify and record all visible cultural resources, and will develop appropriate management measures for them. **(MM 5.9)**

N/A 39. If cultural remains are discovered within Caltrans right of way during excavation and/or construction activities, all earth moving activity within and around the site area must be diverted until a qualified Caltrans Archaeologist can assess the find. If human remains are discovered, State Health and Safety Code Section 7050.5 states that disturbances and activities shall cease. The County Coroner must be notified of the find immediately and the project proponent must comply with the requirements of Public Resources Code Section 5097.98. **(MM 5.10)**

GEOLOGY / SOILS

C 40. The City of Irvine has a number of existing codes and policies, which are implemented through the regular subdivision process that will

serve to mitigate the impacts of the proposed project. Current codes and polies relating to geology and soils are as follows:

- a. Revegetation of cut and fill slopes shall be required in accordance with the City of Irvine Grading and Excavation Code.
 - b. All grading operations and construction will be conducted in conformance with the applicable City of Irvine Grading Ordinance, the most recent version of the Uniform Building Code for Seismic Zone 4, and consistent with the recommendations included in the Northern Sphere's geologic reports entitled "Revised Preliminary Geotechnical Investigation for Planning Purposes, Planning Area I-5, City of Irvine County of Orange, California," "Preliminary Geotechnical Investigation and Planning Study for Conceptual Design, Planning Area I-6, City of Irvine Sphere of Influence, County of Orange, California" and "Report of Geotechnical Feasibility Study for Planning Areas I-08A and I-09A, City of Irvine, California." **(ERSC 6.1)**
- B 41. Detailed geotechnical investigations for each Tentative Tract Map ("B" Map) shall be submitted with engineered grading plans to further evaluate faults, subsidence, slope stability, settlement, foundations, grading constraints, potential for liquefaction and other soil engineering design conditions. **(MM 6.2)**
- C 42. All grading and earthwork shall be performed under the observation of a Registered Geotechnical Engineer in order to achieve proper sub-grade preparation, selection of satisfactory fill materials, and placement and compaction of all structural fill. **(MM 6.3)**
- C 43. Prior to the issuance of grading permits for individual Planning Areas, proposed cut and fill slopes shall be evaluated for stability. The hillside areas shall be evaluated on a site-by-site basis to assess the gross and surficial stability and the potential impacts to the development. If these hillsides have adverse bedding conditions, shear keys or buttresses will be constructed to stabilize the hillside. **(MM 6.4)**
- A 44. The oversize rock produced from the excavation of hard bedrock shall be placed in deeper fill areas in accordance with the grading and earthwork specifications presented in the geotechnical reports and the City of Irvine and County of Orange Grading Specifications. **(MM 6.5)**
- A 45. The abandonment of the septic tanks, leech field, and seepage pits, if encountered during grading, shall be performed in accordance with

the Orange County Health Care Agency requirements. These structures shall be removed from the upper 10 feet from finish grade and disposed of offsite. The structures shall be properly abandoned below this depth. **(MM 6.6)**

HAZARDS & HAZARDOUS MATERIALS

- N/A 46. Subdivision maps and site-specific development projects within Planning Area 6 shall be submitted by the landowner or subsequent project applicant to OCFA for review to ensure compliance with the Orange County Fire Authority's "General Guidelines for Development Within & Exclusion from Very High Fire Severity Zones," "Guidelines for Fire Authority Emergency Access (Gates and Barriers)," "Guidelines for Fuel Modification Plans and Maintenance," and "Guidelines for Fire Apparatus Access Roads and Fire Lane Requirements." **(ERSC 7.1)**
- N/A 47. Prior to approval of tentative subdivision maps and site-specific development projects within the Northern Sphere Area, the landowner or subsequent project applicant shall submit evidence demonstrating compliance with City of Irvine Ordinance No. 95-14, Exhibit "D." The City of Irvine Ordinance No. 95-14 includes the adoption of a High Fire Hazard Zone along with required conditions of approval. **(MM 7.2)**
- A 48. Prior to issuance of grading permits for each Planning Area, a Phase I Environmental Site Assessment and Phase II Site Assessment, if necessary, shall be completed for the Planning Area by the landowner or subsequent project applicant and submitted to the Community Development Director. **(MM 7.3)**
- A 49. Prior to issuance of a grading permit or a demolition permit for on-site buildings, an asbestos survey shall be conducted for irrigation pipes and/or buildings and submitted to the Community Development Department by the landowner or subsequent project applicant. If the materials are found to contain asbestos fibers, demolition shall be conducted in accordance with Federal, State and local laws. **(MM 7.4)**
- S 50. Prior to issuance of grading permits for each Planning Area, the landowner or subsequent project applicant shall submit evidence to the Community Development Department that all ASTs and USTs have been removed in accordance with existing standards and regulations. Soils samples shall be collected beneath the tanks to determine if any leaks occurred. Soil samples shall be analyzed for hydrocarbons including gasoline and diesel. **(MM 7.5)**

HYRDOLOGY AND WATER QUALITY

- B 51. Prior to the issuance of grading permits, the landowner or subsequent project applicant shall submit to the State Water Resources Control Board, a Notice of Intent to be covered under the Storm Water Permit. Additionally, the project proponent shall prepare a SWPPP which will:
- a. Require implementation of Best Management Practices (BMPs) so as to prevent a net increase in sediment load in storm water discharges relative to pre-construction levels;
 - b. Prohibit during the construction period discharges of storm water or non-storm water at levels which would cause or contribute to an exceedance of applicable water quality standards contained in the Basin Plan;
 - c. Discuss in detail the BMPs planned for the project related to control of sediment and erosion, non-sediment pollutants, and potential pollutants in non-storm water discharges;
 - d. Describe post-construction BMPs for the project;
 - e. Explain the maintenance program for the project's BMPs;
 - f. During construction, require reporting of violations to the Regional Board; and
 - g. List the parties responsible for SWPPP implementation and BMP maintenance during and after grading. The project proponent shall implement the SWPPP and will modify the SWPPP as directed by the Storm Water Permit. **(ERSC 8.1)**
- B 52. Prior to the issuance of precise grading permits, the landowner or subsequent project applicant shall develop a WQMP in accordance with the requirements of the MSW Permit and the DAMP and shall submit the WQMP for review to the City. The City shall approved the WQMP prior to granting of the precise grading permit for the proposed development. In accordance with the DAMP, the WQMP shall:
- a. Describe the routine and special post-construction BMPs to be used at the proposed development site (including both structural and non-structural measures);
 - b. Describe responsibility for the initial implementation and long-term maintenance of the BMPs;
 - c. Provide narrative with the graphic materials as necessary to specify the locations of the structural BMPs; and
 - d. Certify that the project proponent will seek to have the WQMP carried out by all future successors or assigns to the property. Detailed information about the process for identifying BMPs is

included in the Water Quality Assessment Technical Appendix.
(Standard Condition 2.13) **(ERSC 8.2)**

- N/A 53. If any construction activity falls within Caltrans right of way, an Encroachment Permit shall be required. The landowner or subsequent project applicant must submit a copy of the Storm Water Pollution Prevention Plan prior to construction. If a SWPPP is not required for the project, the landowner or subsequent project applicant shall prepare and submit a Water Pollution Management Program (WPMP) pursuant to Caltrans Standard Specifications and "Caltrans Storm Water Quality Handbook, Construction Contractors Guide and Specifications." All activities within Caltrans right of way must fully conform to the Caltrans Statewide NPDES Permit No. CAS000003 (Order No. 99-06-DWQ). **(ERSC 8.3)**
- A 54. This subdivision necessitates the construction of public and/or private infrastructure improvements. Prior to release of a final map by the City, the future applicant shall construct, or enter into an agreement and post security, in a form and amount acceptable to the City Engineer, guaranteeing the construction of the following public and/or private improvements in conformance with applicable City standards and the City's Capital Improvement Policy:
- a. Storm drain facilities, including water quality basins, in accordance with the approved Drainage Concept Plan. (City of Irvine Standard Condition 1.1) **(ERSC 8.4)**
- N/A 55. Prior to the approval of improvement plans for the Central Irvine Channel (Trabuco Channel) the applicant shall submit a study, for approval by the Director of Public Works, identifying the applicant's fair share responsibility in improving the channel. Additionally, the City shall use its best efforts to secure funding to pay for its fair share, the applicant will be responsible for the completion of all required channel improvements, including the City's fair share. In the event that the City is unable to fund its fair share, the City and the applicant shall enter into an agreement to establish a mechanism by which the applicant will receive equivalent credit towards other public works projects. **(ERSC 8.5)**
- B 56. Prior to the issuance of precise grading permits, the landowner or subsequent project applicant shall submit a groundwater survey of the affected portion of the site. The analysis shall be prepared by a geotechnical engineer versed in groundwater analysis and shall include the following information and analysis:

- a. Potential for perched groundwater intrusion into the shallow groundwater zone upon buildout.
- b. Analysis for relief of groundwater buildup and properties of soil materials onsite.
- c. Impact of groundwater potential on building and structural foundations.
- d. Proposed mitigation to avoid potential for groundwater intrusion within five feet of the bottom of footings. (Standard Condition 2.7) **(ERSC 8.6)**

N/A 57. Prior to the issuance of precise grading permit, the landowner or subsequent project applicant shall furnish to the City Engineer documentation required by the Federal Emergency Management Agency (FEMA) for revision to the FIRM and Flood Insurance Study (FIS), including additional data as required by FEMA. The landowner or subsequent project applicant shall pay all preliminary and subsequent fees as required by FEMA. (Standard Condition 2.10) **(ERSC 8.7)**

B 58. Prior to the issuance of preliminary or precise grading permits, the landowner or subsequent project applicant shall provide the City Engineer with evidence that a Notice of Intent (NOI) has been filed with the State Water Resources Control Board. Such evidence shall consist of a copy of the NOI stamped by the State Water Resources Control Board or Regional Water Quality Control Board, or a letter from either agency stating that the NOI has been filed. (Standard Condition 2.12) **(ERSC 8.8)**

B 59. Prior to the issuance of precise grading permits, the applicant [landowner] shall submit, and the Director of Community Development shall have approved, a Water Quality Management Plan (WQMP). The WQMP shall identify the Best Management Practices (BMPs) that will be used on the site to control predictable pollutant runoff. (Standard Condition 2.13) **(ERSC 8.9)**

N/A 60. This development includes land within a Special Flood Hazard Area (SFHA) subject to inundation according to the Flood Insurance Rate Map (FIRM). Prior to the issuance of building permits on any lot or parcel located wholly or partially within the SFHA, a National Flood Insurance Program (NFIP) Elevation Certificate shall be submitted in accordance with the requirements of the NFIP and shall have been reviewed and approved by the City Engineer. The elevation certificate shall be on a Federal Emergency Management Agency (FEMA) form. If a nonresidential building is being floodproofed, then a FEMA Floodproofing Certificate must be completed and submitted

in addition to the elevation certificate. (Standard Condition 3.4)
(ERSC 8.10)

- N/A 61. As part of the drainage improvements for Planning Area 9, the existing Trabuco Retarding Basin will be modified to treat over a 24-hour period the volume of runoff produced by a 24-hour, 85th percentile storm event (runoff from 0.75 inch, 24-hour storm) over the 1,226-acre Planning Area 9, which constitutes approximately 40 percent of the development area. **(PDF 8.11)**
- B 62. For the remaining 60 percent of the development area (those areas within Planning Areas 5B, 6 and 8A which are not tributary to the Trabuco Retarding Basin and which will be developed), BMPs (for example, BMPs that achieve a similar performance per National BMP Database ratings as catch basin inserts) will be designed to infiltrate, filter or treat the volume of runoff produced by either a) a 24-hour, 85th percentile storm event (runoff from 0.75 inch, 24-hour storm), or b) the maximum flow rate of runoff produced by rainfall intensity of 0.2 inch of rainfall per hour. These BMPs will be included in the WQMP and approved by the City in accordance with ERSC 8.2. **(PDF 8.12)**
- A 63. The project is expected to have a less-than-significant impact on surface water quality, as discussed above, and accordingly no water quality mitigation measures are required by CEQA. The project proponent nonetheless proposes to include as part of the project a PDF to improve the quality of storm water runoff from developed areas of the site. Accordingly, as a monitoring device to ensure that the PDF is implemented, the following identification of the PDF will be included in the Mitigation Monitoring Report for this project:
- a. Prior to approval of the first tentative tract map or approval of the first grading permit, the project proponent shall submit for City review a plan depicting the Project Design Feature for the specific tentative tract map area, that will address water quality. **(PDF 8.13)**
- A 64. The future project applicant shall participate on a fair-share basis in the construction of the improvements necessary, as determined by the City, to address area-wide deficiencies in the drainage system, in conjunction with the approval of the first final map for the project. **(MM 8.14)**
- A 65. The landowner or subsequent project applicant shall participate on a fair-share basis in the construction of the improvements necessary, as determined by the City, to address area-wide deficiencies in the

downstream drainage system, in conjunction with the approval of the first final map for the project. **(MM 8.15)**

- N/A 66. Any runoff draining into Caltrans right of way from construction operations or from the resulting project must fully conform to the current discharge requirements of the Regional Water Quality Control Board to avoid impacting water quality. Measures must be incorporated to contain all vehicle loads and avoid any tracking of materials, which may fall or blow onto Caltrans roadways or facilities. **(MM 8.16)**

LAND USE / PLANNING

- C 67. The proposed project shall be designed in accordance with all relevant development standards and regulations set forth by the adopted Zone Change. **(ERSC 9.1)**
- N/A 68. Each tentative tract map ("B" Map) shall incorporate appropriate buffers as determined by the adopted zoning between residential neighborhoods and Medical and Science uses within Planning Area 9, including walls, landscaping and/or berms. **(MM 9.2)**

NOISE

- C 69. Prior to the issuance of building permits for each structure or tenant improvement other than a parking structure, the landowner or subsequent project applicant shall submit a final acoustical report prepared to the satisfaction of the Director of Community Development. The report shall show that the development will be sound attenuated against present and projected noise levels, including roadway, aircraft, helicopter and railroad, to meet City interior and exterior noise standards. The final acoustical report shall include all information required by the City's "Acoustical Report Information Sheet" (Form 42-48). In order to demonstrate that all mitigation measures have been incorporated into the project, the report shall be accompanied by a list identifying the sheet(s) of the building plans which include the approved mitigation measures. **(Standard Condition 3.5) (ERSC 10.1)**
- C 70. Prior to the issuance of grading permits, the landowner or subsequent project applicant shall incorporate the requirements of the Noise Ordinance as a note on the grading plan cover sheet, for review and approval of the Director of Community Development. Section 6-8-205 limits construction related activities to the hours of 7:00 a.m. to 7:00 p.m. on Monday through Friday, and between 9:00 a.m. and 6:00 p.m. on Saturday, and prohibits work on Sundays and

holidays, unless prior approval is received from the City of Irvine. In addition, the Noise Ordinance requirements shall be discussed at the pre-grade meeting, and implemented during construction. **(MM 10.2)**

B 71. Prior to issuance of each grading permit, the landowner or subsequent project applicant shall incorporate the following measures as a note on the grading plan cover sheet to ensure that the greatest distance between noise sources and sensitive receptors during construction activities has been achieved. This language shall be approved by the Director of Community Development.

- a. Construction equipment, fixed or mobile, shall be maintained in proper operating condition with approved noise mufflers.
 - b. Construction staging areas shall be located away from off-site receptors and occupied buildings on site during the later phases of project development.
 - c. Stationary equipment shall be placed such that emitted noise is directed away from residential areas to the greatest extent feasible.
 - d. Construction access routes shall be selected to minimize truck traffic near existing residential uses where reasonably feasible.
- (MM 10.3)**

S 72. Prior to the issuance of the building permit for the 3,750th residence, a noise barrier shall be constructed on the west side of Jeffrey Road between Irvine Boulevard and Bryan Avenue that will reduce future worst-case with project noise levels to below 65 CNEL at existing residential areas. Prior to construction of the wall, a detailed study should be performed by a qualified acoustical consultant to determine the specific height and location of the noise barrier required to reduce future worst-case with project noise levels to below 65 CNEL. This study shall be submitted to and approved by the City prior to construction of the noise barrier. **(MM 10.4)**

N/A 73. Any specific uses that are capable of generating significant noise shall be located away from existing or future residential areas. Prior to the issuance of building permits for each Planning Area, detailed noise studies shall be required for any potentially noise generating uses as determined by City staff. These studies shall describe the noise levels generated by the use and show compliance with the City's Noise Ordinance standards. **(MM 10.5)**

N/A 74. If at the time of building permit issuance a commercial airport at MCAS El Toro is still a potential land use, the landowner or subsequent project applicant shall submit a single event noise analysis to the Director of Community Development for review and

approval. The noise analysis shall demonstrate that the City's single event noise standard can be met. **(MM 10.6)**

PUBLIC SERVICES

FIRE SERVICES

- C 75. The landowner or subsequent project applicant shall comply with all applicable OCFA codes, ordinances, and standard conditions regarding fire prevention and suppression measures, relating to water improvement plans, fire hydrants, automatic fire extinguishing systems, fire access, access gates, combustible construction, water availability, fire sprinkler system, etc. **(ERSC 12.1)**
- B 76. Prior to the release of a final map by the City, all fire protection access easements shall be approved by the Orange County Fire Authority and irrevocably dedicated in perpetuity to the City. **(ERSC 12.2)**
- A 77. Prior to the release of the first final map (except for financing and conveyance purposes) for each Planning Area by the City, the landowner or subsequent project applicant shall submit evidence of a secured fire protection agreement with the OCFA to mitigate adverse impacts of the project on the OCFA. Such an agreement may include participation on a pro-rata basis in funding capital improvements as necessary to establish adequate fire protection facilities, apparatus and equipment to serve the project. **(MM 12.3)**

POLICE SERVICES

- C 78. Tentative tract map and master plan applications shall be prepared in accordance with the Uniform Security Code, specifically the site planning guidelines referred to as Crime Prevention through Environmental Design (CPTED). These guidelines are intended to optimize the ability of the Police Department to respond quickly and effectively to calls for assistance and also to incorporate crime prevention measures into the design of future homes. Examples of such measures include minimizing vegetation or structural screening that could obstruct visibility into private homes or yards by passing patrol units, and installation of special locks and/or electronic security devices. **(ERSC 12.4)**

PUBLIC SCHOOLS

- N/A 79. Prior to issuance of building permits, mitigation of school impacts will be achieved by either payment of school fees established by SB 50,

or execution by IUSD or TIC of a Facility and Financing Supplement to the 1985 Mitigation Agreement. **(MM 12.5)**

RECREATION

- A 80. Concurrent with submittal of the first residential tract map for each Planning Area, the landowner or subsequent project applicant shall submit a park plan for private and public parks and trails to be provided throughout that Planning Area. This plan shall satisfy all standards of the City's Subdivision Ordinance relative to parks and trails locations, sizes and design criteria, and shall be based upon the actual individual project densities proposed for all housing projects. **(ERSC 13.1)**
- A 81. This development necessitates the construction of public and/or private infrastructure improvements. Prior to the release of a final map by the City, the landowner or subsequent project applicant shall construct, or enter into an agreement and post security, in a form and amount acceptable to the City Engineer, guaranteeing the construction of riding, hiking and bicycle trails adjacent to or through the project site, in conformance with applicable City standards and the City's Capital Improvement Policy. (City of Irvine Standard Condition 1.1) **(ERSC 13.2)**
- A 82. This development includes land that encompasses or lies within an Open Space Implementation Action Program District as shown on the City's General Plan and Zoning Ordinance. Prior to the release of a final map by the City, the landowner or subsequent project applicant shall submit an irrevocable offer of dedication for the preservation of open space lot and/or easement, as required by the City's Phased Dedication and Compensating Development Opportunities Program. A copy of the irrevocable offer shall be submitted to both the City Engineer and the Director of Community Development. The irrevocable offer of dedication for the preservation of open space lot and/or easement shall be prepared to the satisfaction of the Director of Community Development, the City Engineer, and the City Attorney. The offer shall be recorded with filing of the final map. (Standard Condition 1.11) **(ERSC 13.3)**
- N/A 83. This development includes public trails, which the City Engineer may permit to be recorded separately from the final map. Prior to the issuance of the first precise grading permit, the landowner or subsequent project applicant shall submit to the City Engineer and the Director of Community Services all documents ready for

recording of such easements. (Standard Condition 2.16) **(ERSC 13.4)**

- N/A 84. Prior to the approval of the Tentative Tract Map, the landowner or subsequent project applicant shall submit a conceptual design for the detention basins, drainage facilities, and water treatment facilities if they are located within the open space that includes a habitat/recreation/open space compatibility element. Final conceptual design of the habitat/recreation/open space compatibility element for the detention basins shall be subject to the approval of the Director of Community Services. All such facilities which are located on land that is ultimately to be owned by the City shall be required to obtain review and approval by the Director of Community Services during Public Facility Design Review. **(MM 13.5)**
- A 85. Prior to approval of the first residential Tentative Tract Map within each Planning Area, the landowner or subsequent project applicant shall submit a Master Trails Plan which addresses public and private trails and linkages, public view points, public access points to the open space, signage, and construction phasing of trails for that Planning Area. The Master Trails Plan shall specify trail locations and types, ownership and maintenance, and a phasing plan for construction of trails. The Master Trails Plan shall be submitted for review and comment by the County of Orange and Community Services Commission and approved by the Planning Commission. **(MM 13.6)**
- A 86. In conjunction with the submittal of a master tentative tract map(s) for areas adjacent to the Jeffrey Open Space Spine, the landowner or subsequent project applicant shall submit for review, to the satisfaction of the Director of Community Development, Director of Community Services and the City Attorney, in the form of an irrevocable offer of dedication to the City of Irvine for the Jeffrey Open Space Spine. The Jeffrey Open Space Spine shall be identified on said master tentative tract map as lettered lots. The irrevocable offer of dedication shall then be accepted by the City and recorded in conjunction with the recordation of the final tract map(s) containing open space lots. **(MM 13.7)**
- N/A 87. Prior to the release of a final map by the City for Planning Area 9, and consistent with approved zoning, the landowner or subsequent project applicant shall be required to submit for the review and approval of the Community Development Department and Community Services Department a conceptual plan for the Jeffrey Open Space Spine, including descriptions of types of trails, landscape elements and special design features. **(MM 13.8)**

- N/A 88. Post-construction signage, fencing, vegetation barriers, appropriate site planning or other effective measures shall be taken to discourage human entry associated with project development into preserve open space areas located adjacent to parks where active park use is planned. **(MM 13.9)**

TRANSPORTATION / TRAFFIC

- B 89. This project necessitates the construction of public and/or private infrastructure improvements. Prior to the issuance of preliminary or precise grading permits, the landowner or subsequent project applicant shall construct, or enter into an agreement and post security, in a form and amount acceptable to the City Engineer, guaranteeing the construction of the following public and/or private improvements, in conformance with applicable City standards and the City's Capital Improvement Policy.

Street improvements including, but not limited to: pavement, curb and gutter, medians, sidewalks, drive approaches, street lighting, signing, striping, as follows:

- a. Traffic signal systems, interconnect and other traffic control and management devices as required by applicable City standards.
- b. Storm drain facilities.
- c. Subdrain facilities.
- d. Landscaping and computerized irrigation control system (for all public streets, parks and public areas).
- e. Sewer, reclaimed and/or domestic water systems, as required by the appropriate sewer and water districts as well as the Orange County Fire Authority, when appropriate.
- f. Riding, hiking and bicycle trails adjacent to or through the project site.
- g. Undergrounding of existing overhead and proposed utility distribution lines.
- h. Transit-related improvements depicted on the approved tentative map. **(Standard Condition 1.1) (ERSC 14.1)**

- A 90. Prior to the issuance of building permits for the adjacent Planning Area, the landowner or subsequent project applicant shall dedicate the required right of way and construct or bond for roadway improvements to City of Irvine Master Plan of Arterial Highways (MPAH) standards for Jeffrey Road, Sand Canyon Avenue, Portola Parkway, Irvine Boulevard and Trabuco Road, as identified in the project traffic study (Austin-Foust, November 2001) and supplemental traffic study (Austin-Foust, March 2002). **(MM 14.2)**

- N/A 91. Prior to the release of the Final Map for Planning Area 9 and/or Planning Area 8A by the City, the applicant shall coordinate with the City of Tustin regarding participation in the ATMS program at the Jamboree Road / El Camino Real, Tustin Ranch Road / Irvine Boulevard, Red Hill Avenue / Irvine Boulevard, Jamboree Road / Irvine Boulevard and Jamboree Road / Edinger Avenue intersections. **(MM 14.3)**
- A 92. Prior to recordation of each final map for the project, the applicant shall apply for an annexation of any non-residential areas (except institutional areas within the project and except community commercial in PA 6) within such final map area to the Irvine Spectrum Transportation Management Association (Spectrumotion) in accordance with Article X of the recorded Declaration of Covenants, Conditions and Restrictions (CC&Rs) for Spectrumotion including any supplementary and amended CC&Rs. The purpose of this mitigation measure is to reduce traffic, air quality and noise impacts. Should annexation into Spectrumotion not be approved, the applicant shall develop a similar transportation management plan. **(MM 14.4)**
- S 93. Prior to approval of each master tentative map or equivalent, the landowner or subsequent project applicant shall prepare, subject to City approval, an updated traffic study inclusive of a phasing plan for traffic improvements associated with the subject master tentative map. The phasing plan will specify the timing, funding, construction and fair-share responsibilities for all traffic improvements based on the updated traffic study to maintain satisfactory levels of service. The updated traffic study will determine whether those traffic mitigation improvements listed in Table 4-89 and/or additional traffic improvements, if any, are necessary based upon updated traffic forecasts. The updated traffic study will evaluate the cumulative impact of the subject map and all previously approved or concurrently submitted maps, along with corresponding roadway mitigations within the Protocol Area. The methodology for study area, applicable land use and circulation modifications and standards for assessing and mitigating impacts employed in the updated traffic study shall be consistent with a City approved traffic study scope-of-work. The landowner or subsequent project applicant shall construct, bond for or enter into a funding agreement for necessary circulation system improvements. **(MM 14.5)**
- A 94. In conjunction with the preparation of any updated traffic study as required in MM 14.5 for each master tentative map or equivalent, and assuming that a regional transportation agency has not already

programmed and funded the warranted improvements to the impacted freeway mainline or freeway/tollway ramp locations, the landowner or subsequent project applicant and the City will take the following actions in cooperation with Caltrans:

- a. The traffic study will identify the project's proportionate impact on the specific freeway mainline and/or freeway/tollway ramp locations and its fair share percentage responsibility for mitigating those impacts (assuming tolled conditions on the Transportation Corridors) based on thresholds of significance, performance standards and methodologies utilized in this EIR and established in the Orange County Congestion Management Program and the City of Irvine Traffic Study Guidelines.
 - b. The City shall estimate the cost of the project's fair share responsibility in cooperation with Caltrans and the Transportation Corridor Agency.
 - c. The landowner or subsequent project applicant shall enter into an agreement with the City prior to recordation of the first final map for each master tentative map or equivalent to establish the method and timing of payment for this identified fair share responsibility.
 - d. The City shall allocate landowner or subsequent project applicant's fair share contribution of traffic mitigation programs that result in improved traffic flow on the impacted mainline and ramp locations, including but not limited to funding participation in a regional transportation improvement fee program, if adopted, construction of physical or operational improvements or contributions to mandated trip reduction or transit programs.
- (MM 14.6)**

- A 95. Following adoption of the General Plan / Zone Change for the Northern Sphere, the City of Irvine shall coordinate with the Orange County Transportation Authority to restructure transit service plans to provide effective service to the area. **(MM 14.7)**

UTILITIES / SERVICE SYSTEMS

ELECTRICAL SERVICES

- B 96. The project shall comply with City of Irvine and State of California Insulation Standards and utilize energy efficient appliances to aid in conservation of energy resources. **(ERSC 15.1)**
- C 97. The project shall comply with the State Energy Insulation Standards (Title 24) and City of Irvine codes in effect at the time of application for building permits. **(ERSC 15.2)**

- C 98. This development necessitates the construction of public and/or private infrastructure improvements. Prior to the release of a final map by the City, the landowner or subsequent project applicant shall construct, or enter into an agreement and post security, in a form and amount acceptable to the City Engineer, guaranteeing the undergrounding proposed utility distribution lines, in conformance with applicable City standards and the City's Capital Improvement Policy. (Standard Condition 1.1) **(ERSC 15.3)**
- A 99. Development maps shall be conditioned to require that all electrical service lines (excluding transmission lines) serving development within the Northern Sphere Area will be underground. **(MM 15.4)**

NATURAL GAS SERVICE

- C 100. The project shall comply with City of Irvine and State of California insulation standards. **(ERSC 15.5)**
- C 101. The project shall comply with all State Energy Insulation Standards (Title 24) and City of Irvine codes in effect at the time of application for building permits. **(ERSC 15.6)**
- B 102. The project landowner or subsequent project applicant shall consult with the Southern California Gas Company regarding feasible energy conservation measures. **(ERSC 15.7)**
- B 103. The landowner shall consult with the Southern California Gas Company regarding feasible energy conservation measures and utilize measures to the maximum extent feasible. **(MM 15.8)**

TELEPHONE SERVICE

- C 104. All telephone lines shall be located underground. **(ERSC 15.9)**

WATER SERVICE

- S 105. Prior to recordation of the first Final Tract Map ("A" Map), the landowner or subsequent project applicant shall coordinate with IRWD in the preparation of a "Sub Area Master Plan" (SAMP) which will identify sizing and general locations of IRWD Capital Facilities (wastewater) and developer facilities necessary to serve the proposed project with sewage collection and treatment systems with potable water and non-potable water supplies. Design of these facilities will be in accordance with all applicable IRWD criteria and will be sufficient to meet the projected service demands of the Northern Sphere Area development. **(ERSC 15.10)**

- B 106. All tentative tract maps and/or parcel maps shall show all easements on the property. Any grading and/or construction within any easement shall be in conformance with the contractual agreements in effect between the landowner or subsequent project applicant and the easement holder. **(MM 15.11)**
- N/A 107. Prior to the final approval of a location of potable and non-potable tanks proposed for Planning Area 6 (Implementation District "R") the landowner or subsequent project applicant shall submit to the Director of Community Development a landscape plan screening said tanks from public view through the use of landscape and berming consistent with the NCCP and subject to IRWD requirements. Alternatively, if feasible, said tanks may be placed underground. **(MM 15.12)**

SEWER SERVICE

- A 108. Prior to recordation of the Final Map ("A" Map), the landowner or subsequent project applicant shall coordinate with IRWD in the preparation of a "Sub Area Master Plan" (SAMP) which will identify sizing and general locations of backbone and developer facilities necessary to serve the proposed project. Design of these facilities will be in accordance with all applicable IRWD criteria and will be sufficient to meet the projected service demands of the Northern Sphere Area development. **(ERSC 15.13)**

SOLID WASTE SERVICES

- B 109. Prior to the issuance of precise grading permits for multi-family or single-family attached projects, the landowner or subsequent project applicant shall show on the site plans the location of receptacles to accumulate on-site generated solid waste for recycling purposes. **(ERSC 15.14)**
- B 110. Tentative subdivision map and master plan applications for attached residential projects shall satisfy the refuse collection and recyclable materials collection and loading standards set forth in Section 3-25-1 (Refuse Collection Standards, Recycling Collection Standards) of the Irvine Municipal Code. This section establishes standards for the capacity, location, design and maintenance of refuse and recycling collection bins. **(ERSC 15.15)**
- B 111. The project will result in new construction which will generate solid waste. Prior to the issuance of precise grading permits, the landowner or subsequent project applicant shall show on the site

plans the location of receptacle(s) to accumulate on-site generated solid waste for recycling purposes. At the discretion of the Director of Community Development, the developer of the nonresidential project may be permitted to contract with a waste recycler for off-site materials recovery. In this case the landowner or subsequent project applicant must provide a letter verifying that recycling will be conducted off site in an acceptable manner. (Standard Condition 3.7) **(ERSC 15.16)**

- B 112. In the event that the City of Irvine either 1) terminates its contract with current or future waste removal contractors and no longer provides this service to its citizens; or 2) changes the City's existing programs for recycling, then prior to final zoning and building inspections, the landowner or subsequent project applicant shall submit project plans to the Director of Community Development for review and approval to ensure that the plan is in compliance with AB 939, the Solid Waste Reduction Act of 1989, as implemented by the City of Irvine and the County of Orange Integrated Waste Management Plan. **(MM 15.17)**

Justin Equina

From: Donald Stewart <donaId_stewart@me.com>
Sent: Thursday, June 25, 2015 2:26 PM
To: Justin Equina
Subject: questions regards the Approval of the Tentative Tract Maps (VTTTMs] 17854 , 17855, 17859 m 17860 and 17861

Justin,

I have several questions regards the Approval of the Tentative Tract Maps (VTTTMs] 17854 , 17855, 17859 m 17860 and 17861,

1. Are the drainage plans for the Paseo between Eastwood and the adjoining Housing part of the approval. If so are they complete and available for review?
2. Is the walkway plan for the Paseo available for review? Has it been reviewed regards the potential velocity of bicycle traffic that may use the trail? Bicycle speeds on this trail may, because of its width, slope, and convenience, pose a danger to pedestrians who will also use this trail.

Thanks you.

Don Stewart
Northwood

Justin Equina

From: Gaylebag@aol.com
Sent: Monday, June 29, 2015 9:55 AM
To: Justin Equina
Subject: Public Notice of July 8th

Complaint: Justin Equina, Associate Planner at the City of Irvine, CA

Irvine Company Community Development in regards to:

Case #'s: 00631138-PIT and 4 others

Dear Justin,

It is with deep concern that I am writing in regards to the letter that was sent to the homeowners regarding greater expansion of homes in the Irvine, Jeffery, Irvine Blvd. areas.

We are so overcrowded now, traffic is a nightmare, and the Irvine Company continues to pack more housing in without regards to what it is like to live and attempt to travel in this area. I am very upset with the over expansion of our community and do not appreciate the corporate greed that is thrust upon us while we, the homeowners have to keep struggling to live in overly populated and compact housing status.

Why doesn't your committee get in your cars before or after work, attempt to drop a kid off at school, go out to dinner, and tell me how quickly you arrive. In addition, the cramming of housing whereby everyone looks in each others windows and there appears to be no end to how much money can be made from this type of over expansion of too many residences.

Not sure if anyone cares, but this is how I feel you have managed to make every major street in Irvine a nightmare, let alone over crowding of housing.

I sincerely hope your committee takes a long and hard look at the one's that are paying the taxes, yet receive very little benefit while the corporate world sufficates the one's that are living in these area's.

Regards,

Gayle Seoane
18 Eden
Irvine, CA 92620

Gayle Seoane, President
Specialty Film & Packaging Inc.
32032 Via Oso
Trabuco Canyon, CA 92679
Cell: 949-697-2973

SUBDIVISION COMMITTEE RESOLUTION NO. 15-941

A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17849 (00628543-PTT) TO CREATE 26 NUMBERED LOTS FOR ATTACHED CONDOMINIUM RESIDENTIAL DEVELOPMENT AND 34 LETTERED LOTS FOR LANDSCAPING AND VEHICULAR ACCESS ON 12.43 GROSS ACRES, LOCATED IN PLANNING AREA 5B; FILED BY IRVINE COMPANY COMMUNITY DEVELOPMENT

WHEREAS, an application for Vesting Tentative Tract Map 17849 (00628543-PTT) has been filed by Irvine Community Development Company to subdivide a 12.43 gross-acre site into 26 numbered lots and 34 lettered lots for the development of 156 single-family attached residential condominium units; and

WHEREAS, Vesting Tentative Tract Map 17849 has a General Plan land use designation of Medium Density Residential and a zoning designation of 2.3I Medium Density Residential; and

WHEREAS, Vesting Tentative Tract Map 17849 is for residential condominium purposes; and

WHEREAS, the neighborhood and community parkland dedication requirements have been addressed through compliance with Park Plan 00561705-PPP; and

WHEREAS, the subject Vesting Tentative Tract Map 17849 conforms with the City of Irvine Subdivision Ordinance, General Plan and Zoning Ordinance; and

WHEREAS, the creation of Vesting Tentative Tract Map 17849 is considered a "project" under regulations of the State of California Environmental Quality Act (CEQA); and

WHEREAS, a Program Environmental Impact Report (State Clearinghouse [SCH] No. 2001051010) was prepared for the Northern Sphere Area and certified by the City of Irvine City Council as adequate; and

WHEREAS, the Subdivision Committee of the City of Irvine reviewed the subject application at a public meeting on July 8, 2015.

NOW, THEREFORE, the Subdivision Committee of the City of Irvine DOES HEREBY RECOMMEND that the Planning Commission find as follows:

SECTION 1. Pursuant to Section 15168 of the State CEQA Guidelines, this

project is covered by a previously certified Program EIR for Northern Sphere Area, which serves as a Program EIR for the proposed project (SCH No. 2001051010). The effects of the project were examined in the Program EIR and all feasible mitigation measures and alternatives developed in the Program EIR are incorporated into this project. Based upon the independent judgment of the Subdivision Committee, it is determined that no new mitigation measures are recommended.

SECTION 2. Mitigation measures identified in the Program EIR have been incorporated into the project, or have been previously applied. These measures mitigate any potential significant environmental effects.

SECTION 3. Pursuant to Fish and Game Code Section 711.4(C), all required Fish and Game filing fees have been paid subsequent to certification of the Program EIR for the Northern Sphere Area.

SECTION 4. The findings required by state law regarding justification of Citywide, village-wide and project specific development fees for public facilities as a result of this project approval have been met as follows:

- A. Citywide fees for public facilities are collected in conjunction with the issuance of building permits for development projects and consist of the following:
 - 1. Foothill Transportation Corridor Area of Benefit Charges.
 - 2. Development surcharge fees to recover wear and tear costs from construction site traffic.
 - 3. A systems development charge will only be collected for development in Planning Area 5B per the Annexation and Development Agreement.
- B. Resolutions have been adopted by the Irvine City Council, which establish the connection between the development projects and the public improvements based on the following nexus:

The area of benefit charges for the Foothill Transportation Corridor are based on the assumption that future state and federal revenues are projected to be inadequate to construct said transportation corridors in a timely manner; and that future development should pay a share of the cost of implementing new transportation corridors to ensure that the transportation system will be adequate to serve said development and that this share of the corridor costs should be proportional to the traffic generated by the development.

- 1. The impact of construction vehicles using City streets causes wear and tear, which significantly reduces the life of the surface of City streets beyond normally expected use, and the cost of impacted wear and tear on City

streets should be borne by the development projects which create the impact. The wearing surface on City streets is reduced by 50 percent by commercial/industrial construction traffic which causes significant increases on City maintenance costs.

2. The implementation of a systems development charge for development in Planning Area 5B provides a predictable and equitable funding source for capital improvements by requiring development projects to "buy into" the pre-existing City infrastructure so that the impact of new growth on existing improvements will be borne equitably by new development.
- C. All of the Citywide fees identified in this section are based on this project's proportional share of the cost of the improvement as identified in the appropriate City Council resolution.
- D. The following nexus between the project specific public facilities and the development project have been identified:
1. The purposes of the fees have been identified.
 2. There is a reasonable relationship between the need for public facilities and the type of development for which the fee is imposed.
 3. There is a reasonable relationship between the amount of the fees and the costs of the public facilities attributable to the development on which the fee is based.
- E. The development of the proposed subdivision in Planning Area 5B creates the need for circulation system improvements to accommodate traffic generated by the project. The public and private facilities identified previously are needed to support this development, are justified since the development of this type impacts the amount distribution of traffic on surrounding streets, or are agreed to by the applicant. The circulation improvements described above have been identified in studies prepared to address the City's circulation system and approved by the City to facilitate the safe and efficient movement of traffic adjacent to the project.

SECTION 5. That, in accordance with Subarticle 3 of the City of Irvine Subdivision Manual, the following findings for approval of a Vesting Tentative Tract Map have been established:

- A. That the proposed plan is consistent with applicable general and specific plans.

The proposed VTTM 17849 is consistent with the policies set forth in the General

Plan's Medium Density Residential land use designation and complies with all of the development standards of the 2.3I Medium Density Residential zoning district in which it is located. Northwood Point (Planning Area 5B) was approved for 1,900 residential units; no units have been constructed to date. The proposed map is designed in accordance with the special development standards applicable to Planning Area 5B. The map is consistent with the master subdivision map (also known as the "A" Level Map) VTTM 17523 approved by the Irvine City Council on September 24, 2013.

- B. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

The design and improvements related to the proposed VTTM 17849 are consistent with the applicable previous plans and approvals, and the on-site improvements will be completed according to City standards and the specific requirements of Planning Area 5B and the master subdivision map VTTM 17523. The project design provides adequate pedestrian and vehicular circulation to surrounding land uses, as required in the approved Master Landscape and Trails Plan (00561700-PMP).

- C. That the site is physically suitable for the type of development.

The site is physically suitable for future development based on the fact that the geotechnical analysis prepared for the site in conjunction with the Program EIR demonstrated that residential development, and the assorted accessory land uses, can be physically accommodated on the subject site. In addition, standard City development standards and code requirements will ensure that soils and groundwater are analyzed prior to construction.

- D. That the site is physically suitable for the proposed density of the development.

The site is physically suitable for the proposed density of development in that the Program EIR evaluated the physical and environmental constraints of the subject property, and through that process, identified a maximum residential intensity for Planning Area 5B of 1,900 dwelling units. This map, covering approximately 12.43 gross acres within Planning Area 5B, allows for 156 dwelling units, and falls below the unit maximum.

- E. That the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

The design of the proposed VTTM 17849 is in accordance with the certified Program EIR for the Northern Sphere Area. Based upon adopted City standards,

applicable mitigation measures, and conditions imposed by this resolution, the design of this subdivision and types of improvements proposed for the project are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

- F. That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.

The design of the subdivision and the type of improvements are not likely to cause serious public health problems as the proposed on-site building and infrastructure improvements will be constructed in compliance with all City and Uniform Building and Fire Code standards applicable to this project at the time of development.

- G. That the design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

The design of the subdivision and type of improvements will not conflict with any easements acquired by the public at large for access through the property. Access to and within this project is provided through public and private sidewalks and roadways.

- H. That any discharge of waste from the proposed subdivision into an existing sewer system would not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board, Santa Ana Region, pursuant to Division 7 of the Water Code of the State of California

Any discharge of waste from the proposed subdivision into an existing sewer system would not result in a violation of existing requirements prescribed by the California Regional Water Quality Board, Santa Ana Region, pursuant to Division 7 of the Water Code of the State of California in that the project will include additions to the existing sewer system and the additions have been designed and sized to accommodate the projected waste output of the development. Any use of the existing sewer system and any new additions to the system shall be in conformance with all applicable regional and state wastewater requirements.

- I. That the requirements of the California Environmental Quality Act have been satisfied.

As stated in Section 1 of this Resolution, processing of the proposed map is considered to be subsequent activity under a previously certified Program EIR for the Northern Sphere Area. Applicable mitigation measures from the Program EIR have been incorporated into this resolution and the project is subject to all

applicable mitigation measures as identified in the Mitigation Monitoring and Reporting Program.

SECTION 6. Vesting Tentative Tract Map 17849 subdivides 12.43 gross acres into 26 numbered lots and 34 lettered lots for the development of 156 single-family attached residential condominium units.

SECTION 7. That the Secretary to the Subdivision Committee shall enter the Resolution into the book of original Resolutions.

NOW, THEREFORE, based on the above findings the Subdivision Committee of the City of Irvine DOES HEREBY RECOMMEND Planning Commission approval of Vesting Tentative Tract Map 17849 (00628543-PTT) subject to the following conditions:

PRIOR TO THE RELEASE OF A FINAL MAP BY THE CITY

Standard Condition 1.1

PUBLIC / PRIVATE IMPROVEMENTS

Prior to the release of a final map by the City, the applicant shall construct or enter into an agreement and post security, in a form and amount acceptable to the City Engineer, guaranteeing the construction of the following public and/or private improvements, marked with "x" and listed below, in conformance with applicable City standards and the City's Capital Improvement Policy. Items not required in conjunction with this project are marked "n/a".

- X a. Street improvements including, but not limited to: pavement, curb and gutter, medians, sidewalks, drive approaches, street lighting, signing, striping.
- n/a b. Traffic signal systems, interconnect and other traffic control and management devices:
- X c. Storm drain facilities.
- X d. Landscaping and computerized irrigation control system (for all public streets, parks and public areas).
- X e. Sewer, reclaimed and/or domestic water systems, as required by the appropriate sewer and water districts, as well as the Orange County Fire Authority when appropriate.
- X f. Monumentation.
- n/a g. Riding, hiking, and bicycle trails adjacent to or through the project site.

n/a h. Undergrounding of existing overhead and proposed utility distribution lines.

n/a i. Transit-related improvements as depicted on the approved tentative map.

Standard Condition 1.2

REAPPORTION EXISTING ASSESSMENT DISTRICT

Prior to release of a final map by the City that includes property within an existing assessment district, the applicant shall make application and pay the fee established by the City Council to the City Engineer, to reapportion the existing assessment(s) to the proposed lots or parcels.

Standard Condition 1.4

DIGITAL MAP SUBMISSION

Prior to the release of a final map by the City, the applicant shall submit one (1) set of computerized data of the final map that is compatible with the City ARC/INFO system or DXF (Autocad) system in a manner acceptable to the City Engineer. Maps should be tied to County of Orange control points (latest revision). Refer to Specifications for Digital Submission as maintained by the Surveyor's Office of the County of Orange for specific requirements of individual submittal.

Standard Condition 1.5

SHARED ACCESS AGREEMENT

Prior to the release of a final map by the City, the applicant shall submit to the City for review by the City Attorney the required shared access agreement. The City Engineer and the Director of Community Development shall have approved, appropriate documents (e.g., shared access agreement, CC&R's, etc.) which ensure that utilities, access, parking, landscape areas, and drainage (including private catch basins) will be commonly shared and maintained.

Standard Condition 1.7

EXISTING SURVEY MONUMENTS

Prior to release of the final map, all existing survey control monuments, as defined in the California Professional Land Surveyors Act (PLSA) Section 8771(b), which as determined by the City Engineer may be destroyed, shall be adequately referenced on the map for perpetuation. If said monuments are disturbed, they shall be replaced after construction pursuant to PLSA Section 8771(b).

Standard Condition 1.9

STREET LIGHTING ENERGY FEE

Prior to the release of a final map by the City for a subdivision that requires the construction of new street lighting facilities, the applicant shall post an advanced energy fee for street lighting with the City Engineer.

Condition 1.13

FIRE PROTECTION EASEMENTS

Prior to the release of a final map by the City, all fire protection access easements shall be approved by the Orange County Fire Authority and irrevocably dedicated in perpetuity to the City.

Condition 1.14

OCFA – APPROVALS REQUIRED

Prior to OCFA clearance of a final map, the applicant shall submit to the Orange County Fire Authority for review and approval the following documents:

- a. Fire Master Plan (Service Code PR145)
- b. Underground Piping for Private Hydrants and Fire Sprinkler Systems (Service Codes PR470-PR475)
- c. Underground Piping (Service Codes PR470-PR475), if private hydrants are installed/modified or a fire sprinkler system is required by code or installed voluntarily
- d. Fire Sprinkler System (Service Codes PR400-PR465)

PRIOR TO THE ISSUANCE OF PRELIMINARY OR PRECISE GRADING PERMITS

Standard Condition 2.4

EXISTING SURVEY MONUMENTS

Prior to issuance of the preliminary grading permit, the applicant shall file a Corner Record or Record of Survey with the County Surveyor to establish existing survey control points as defined in Section 8711(b) of the California Professional Land Surveyors Act, if the City Engineer determines an existing survey monument(s) may be disturbed by construction activities. The City Engineer shall review and approve the Corner Record or Record of Survey prior to filing the record with the County Surveyor.

Standard Condition 2.25

DIGITAL FILES - AUTOCAD

Prior to the issuance of a grading permit, the design engineer shall submit the drawings in DXF or AutoCAD .dwg file to the City.

Condition 2.26

GEOTECHNICAL INVESTIGATION

Prior to the issuance of a grading permit, Detailed geotechnical investigations for each Tentative Tract Map ("B" Map) shall be submitted with engineered grading plans to further evaluate faults, subsidence, slope stability, settlement, foundations, grading constraints, potential for liquefaction and other soil engineering design conditions.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS

Standard Condition 3.1

ASSESSMENT DISTRICT DISCLOSURE

Prior to the issuance of building permits for a project located within an assessment district, the applicant shall submit to the Director of Community Development for review and approval a completed Occupancy Disclosure form that informs the prospective buyer of the following:

This property is located within an assessment district. The Orange County Tax Assessor may include the amount of the related assessment in the computations to determine assessed value of the property for the purpose of determining property taxes.

Condition 3.28

SANTIAGO CANYON ROAD FEES

Prior to the issuance of building permits, the landowner or subsequent Project Applicant for development in Planning Area 5B shall pay applicable Santiago Canyon Road fees to provide its fair share funding of the Santiago Canyon Road improvements.

PRIOR TO FINAL APPROVAL OF COMPLETED WORK AUTHORIZED BY GRADING, LANDSCAPING OR IMPROVEMENT PERMIT

Standard Condition 3.27

RECORD DRAWINGS – PDF & AUTOCAD

Prior to final approval of a grading, landscaping, or improvement permit, and following final inspection, the applicant shall submit to the City individual PDF files of the drawing and AutoCAD files. The permit number and the words "RECORD DRAWING" shall appear on all of the sheets.

PRIOR TO THE EXONERATION OF SECURITY

Standard Condition 5.1

EXISTING SURVEY MONUMENTS

Prior to the exoneration of any security for a project that may include existing survey monuments disturbed through construction activities and deemed necessary for preservation by the City Engineer, as set forth in Standard Condition 1.7 or 2.4, the applicant shall have a licensed land surveyor or qualified registered civil engineer reestablish any such monumentation damaged or destroyed during construction of the project and file the corner records with the County Surveyor. Evidence of such filing shall be furnished to the City Engineer.

Standard Condition 5.2

DIGITAL RECORDS - PDF

Prior to the exoneration of any security for improvements required by either Standard Condition 1.1 or 2.1, the applicant shall submit one copy in PDF format of the recorded final map. The PDF can be on PC compatible CD or DVD.

Standard Condition 5.3

DIGITAL RECORDS - AUTOCAD

Prior to the exoneration of any security for any improvements required by either Standard Condition 1.1 or 2.1, the applicant shall provide proof that the permit for the subject improvement has been approved and finalized by the City. Submit one set of computerized data, which is compatible with the City DXF (AutoCAD) system, of the record drawings of grading, landscape, and improvement plans to, and in a manner approved by the City. Refer to Specifications for Digital Submission as maintained by the Surveyor's Office of the County of Orange for specific requirements of individual submittal.

MISCELLANEOUS

Standard Condition 6.1

DISCRETIONARY CASE CHARGES

The applicant is responsible for paying all charges related to the processing of this discretionary case application within 30 days of the issuance of the final invoice or prior to the issuance of building permits for this project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or may result in the revocation of the approval of this application.

Standard Condition 6.2

LEGAL ACTION – HOLD HARMLESS

In accordance with the provisions of Section 5-5-114 of the Irvine Municipal Code and Government Code Section 66474.9, the applicant shall defend, indemnify, and hold harmless the City of Irvine and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City, including, without limitation, an action by an advisory agency, appeal board, or legislative body concerning this discretionary approval. This defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action or proceeding challenging the approval. The City will promptly notify the applicant of any claim, action, or proceeding and will cooperate fully in the defense.

In the event a legal challenge to the discretionary approval is successful, and an award of attorney fees is made to the challenger, the applicant shall be responsible to pay the full amount of such an award.

Condition 6.19

WATER SERVICE

All tentative tract maps and/or parcel maps shall show all easements on the property. Any grading and/or construction within any easement shall be in conformance with the contractual agreements in effect between the landowner or subsequent project applicant and the easement holder.

Condition 6.20

SOLID WASTE SERVICES

Tentative subdivision map and master plan applications for attached residential projects shall satisfy the refuse collection and recyclable materials collection and loading standards set forth in Section 3-25-1 (Refuse Collection Standards, Recycling Collection Standards) of the Irvine Municipal Code. This section establishes standards for the capacity, location, design and maintenance of refuse and recycling collection bins.

Condition 6.21

APPLICABILITY OF EIR

This approval is subject to all applicable Plans, Programs, and Policies (PPP), Project Design Features (PDF) and Mitigation Measures (MM) as identified in the Mitigation Monitoring and Reporting Program (MMRP) for the Program EIR prepared for the Northern Sphere Area (SCH No. 2001051010).

PASSED AND ADOPTED by the Subdivision Committee of the City of Irvine at a regular meeting held on the 8th day of July, 2015, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIR OF THE SUBDIVISION COMMITTEE

SUBDIVISION COMMITTEE RESOLUTION NO. 15-942

A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17850 (00628534-PTT) TO CREATE 56 NUMBERED LOTS FOR ATTACHED CONDOMINIUM RESIDENTIAL DEVELOPMENT AND 67 LETTERED LOTS FOR LANDSCAPING AND VEHICULAR ACCESS ON 20.2 GROSS ACRES, LOCATED IN PLANNING AREA 5B; FILED BY IRVINE COMPANY COMMUNITY DEVELOPMENT

WHEREAS, an application for Vesting Tentative Tract Map 17850 (00628534-PTT) has been filed by Irvine Community Development Company to subdivide a 20.2 gross-acre site into 56 numbered lots and 67 lettered lots for the development of 157 single-family detached residential condominium units; and

WHEREAS, Vesting Tentative Tract Map 17850 has a General Plan land use designation of Medium Density Residential and a zoning designation of 2.3I Medium Density Residential; and

WHEREAS, Vesting Tentative Tract Map 17850 is for residential condominium purposes; and

WHEREAS, the neighborhood and community parkland dedication requirements have been addressed through compliance with Park Plan 00561705-PPP; and

WHEREAS, the subject Vesting Tentative Tract Map 17850 conforms with the City of Irvine Subdivision Ordinance, General Plan and Zoning Ordinance; and

WHEREAS, the creation of Vesting Tentative Tract Map 17850 is considered a "project" under regulations of the State of California Environmental Quality Act (CEQA); and

WHEREAS, a Program Environmental Impact Report (State Clearinghouse [SCH] No. 2001051010) was prepared for the Northern Sphere Area and certified by the City of Irvine City Council as adequate; and

WHEREAS, the Subdivision Committee of the City of Irvine reviewed the subject application at a public meeting on July 8, 2015.

NOW, THEREFORE, the Subdivision Committee of the City of Irvine DOES HEREBY RECOMMEND that the Planning Commission find as follows:

SECTION 1. Pursuant to Section 15168 of the State CEQA Guidelines, this project is covered by a previously certified Program EIR for Northern Sphere Area, which serves as a Program EIR for the proposed project (SCH No. 2001051010). The effects of the project were examined in the Program EIR and all feasible mitigation measures and alternatives developed in the Program EIR are incorporated into this project. Based upon the independent judgment of the Subdivision Committee, it is determined that no new mitigation measures are recommended.

SECTION 2. Mitigation measures identified in the Program EIR have been incorporated into the project, or have been previously applied. These measures mitigate any potential significant environmental effects.

SECTION 3. Pursuant to Fish and Game Code Section 711.4(C), all required Fish and Game filing fees have been paid subsequent to certification of the Program EIR for the Northern Sphere Area.

SECTION 4. The findings required by state law regarding justification of Citywide, village-wide and project specific development fees for public facilities as a result of this project approval have been met as follows:

- A. Citywide fees for public facilities are collected in conjunction with the issuance of building permits for development projects and consist of the following:
 - 1. Foothill Transportation Corridor Area of Benefit Charges.
 - 2. Development surcharge fees to recover wear and tear costs from construction site traffic.
 - 3. A systems development charge will only be collected for development in Planning Area 5B per the Annexation and Development Agreement.
- B. Resolutions have been adopted by the Irvine City Council, which establish the connection between the development projects and the public improvements based on the following nexus:

The area of benefit charges for the Foothill Transportation Corridor are based on the assumption that future state and federal revenues are projected to be inadequate to construct said transportation corridors in a timely manner; and that future development should pay a share of the cost of implementing new transportation corridors to ensure that the transportation system will be adequate to serve said development and that this share of the corridor costs should be proportional to the traffic generated by the development.

- 1. The impact of construction vehicles using City streets causes wear and tear, which significantly reduces the life of the surface of City streets beyond

normally expected use, and the cost of impacted wear and tear on City streets should be borne by the development projects which create the impact. The wearing surface on City streets is reduced by 50 percent by commercial/industrial construction traffic which causes significant increases on City maintenance costs.

2. The implementation of a systems development charge for development in Planning Area 5B provides a predictable and equitable funding source for capital improvements by requiring development projects to "buy into" the pre-existing City infrastructure so that the impact of new growth on existing improvements will be borne equitably by new development.
- C. All of the Citywide fees identified in this section are based on this project's proportional share of the cost of the improvement as identified in the appropriate City Council resolution.
- D. The following nexus between the project specific public facilities and the development project have been identified:
1. The purposes of the fees have been identified.
 2. There is a reasonable relationship between the need for public facilities and the type of development for which the fee is imposed.
 3. There is a reasonable relationship between the amount of the fees and the costs of the public facilities attributable to the development on which the fee is based.
- E. The development of the proposed subdivision in Planning Area 5B creates the need for circulation system improvements to accommodate traffic generated by the project. The public and private facilities identified previously are needed to support this development, are justified since the development of this type impacts the amount distribution of traffic on surrounding streets, or are agreed to by the applicant. The circulation improvements described above have been identified in studies prepared to address the City's circulation system and approved by the City to facilitate the safe and efficient movement of traffic adjacent to the project.

SECTION 5. That, in accordance with Subarticle 3 of the City of Irvine Subdivision Manual, the following findings for approval of a Vesting Tentative Tract Map have been established:

- A. That the proposed plan is consistent with applicable general and specific plans.

VTTM 17850 is consistent with the policies set forth in the General Plan's Medium Density Residential land use designation and complies with all of the development standards of the 2.3I Medium Density Residential zoning district in which it is located. Northwood Point (Planning Area 5B) was approved for 1,900 residential units; no units have been constructed to date. The proposed map is designed in accordance with the special development standards applicable to Planning Area 5B. The map is consistent with the master subdivision map (also known as the "A" Level Map) VTTM 17523 approved by the Irvine City Council on September 24, 2013.

- B. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

The design and improvements related to VTTM 17850 are consistent with the applicable previous plans and approvals, and the on-site improvements will be completed according to City standards and the specific requirements of Planning Area 5B and the master subdivision map VTTM 17523. The project design provides adequate pedestrian and vehicular circulation to surrounding land uses, as required in the approved Master Landscape and Trails Plan (00561700-PMP).

- C. That the site is physically suitable for the type of development.

The site is physically suitable for future development based on the fact that the geotechnical analysis prepared for the site in conjunction with the Program EIR demonstrated that residential development, and the assorted accessory land uses, can be physically accommodated on the subject site. In addition, standard City development standards and code requirements will ensure that soils and groundwater are analyzed prior to construction.

- D. That the site is physically suitable for the proposed density of the development.

The site is physically suitable for the proposed density of development in that the Program EIR evaluated the physical and environmental constraints of the subject property, and through that process, identified a maximum residential intensity for Planning Area 5B of 1,900 dwelling units. This map, covering approximately 20.2 gross acres within Planning Area 5B, allows for the development of 157 dwelling units, and falls below the unit maximum.

- E. That the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

The design of VTTM 17850 is in accordance with the certified Program EIR for the Northern Sphere Area. Based upon adopted City standards, applicable

mitigation measures, and conditions imposed by this resolution, the design of this subdivision and types of improvements proposed for the project are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

- F. That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.

The design of the subdivision and the type of improvements are not likely to cause serious public health problems as the proposed on-site building and infrastructure improvements will be constructed in compliance with all City and Uniform Building and Fire Code standards applicable to this project at the time of development.

- G. That the design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

The design of the subdivision and type of improvements will not conflict with any easements acquired by the public at large for access through the property. Access to and within this project is provided through public and private sidewalks and roadways.

- H. That any discharge of waste from the proposed subdivision into an existing sewer system would not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board, Santa Ana Region, pursuant to Division 7 of the Water Code of the State of California

Any discharge of waste from the proposed subdivision into an existing sewer system would not result in a violation of existing requirements prescribed by the California Regional Water Quality Board, Santa Ana Region, pursuant to Division 7 of the Water Code of the State of California in that the project will include additions to the existing sewer system and the additions have been designed and sized to accommodate the projected waste output of the development. Any use of the existing sewer system and any new additions to the system shall be in conformance with all applicable regional and state wastewater requirements.

- I. That the requirements of the California Environmental Quality Act have been satisfied.

As stated in Section 1 of this Resolution, processing of the proposed map is considered to be subsequent activity under a previously certified Program EIR for the Northern Sphere Area. Applicable mitigation measures from the Program EIR have been incorporated into this resolution and the project is subject to all

applicable mitigation measures as identified in the Mitigation Monitoring and Reporting Program.

SECTION 6. Vesting Tentative Tract Map 17850 subdivides 20.2 gross acres into 56 numbered lots and 67 lettered lots for the development of 157 single-family detached residential condominium units.

SECTION 7. That the Secretary to the Subdivision Committee shall enter the Resolution into the book of original Resolutions.

NOW, THEREFORE, based on the above findings the Subdivision Committee of the City of Irvine DOES HEREBY RECOMMEND Planning Commission approval of Vesting Tentative Tract Map 17850 (00628534-PTT) subject to the following conditions:

PRIOR TO THE RELEASE OF A FINAL MAP BY THE CITY

Standard Condition 1.1

PUBLIC / PRIVATE IMPROVEMENTS

Prior to the release of a final map by the City, the applicant shall construct or enter into an agreement and post security, in a form and amount acceptable to the City Engineer, guaranteeing the construction of the following public and/or private improvements, marked with "x" and listed below, in conformance with applicable City standards and the City's Capital Improvement Policy. Items not required in conjunction with this project are marked "n/a".

- X a. Street improvements including, but not limited to: pavement, curb and gutter, medians, sidewalks, drive approaches, street lighting, signing, striping.
- n/a b. Traffic signal systems, interconnect and other traffic control and management devices.
- X c. Storm drain facilities.
- X d. Landscaping and computerized irrigation control system (for all public streets, parks and public areas).
- X e. Sewer, reclaimed and/or domestic water systems, as required by the appropriate sewer and water districts, as well as the Orange County Fire Authority, when appropriate.
- X f. Monumentation.
- n/a g. Riding, hiking, and bicycle trails adjacent to or through the project site.

- n/a h. Undergrounding of existing overhead and proposed utility distribution lines.
n/a i. Transit-related improvements as depicted on the approved tentative map.

Standard Condition 1.2

REAPPORTION EXISTING ASSESSMENT DISTRICT

Prior to release of a final map by the City that includes property within an existing assessment district, the applicant shall make application and pay the fee established by the City Council to the City Engineer, to reapportion the existing assessment(s) to the proposed lots or parcels.

Standard Condition 1.4

DIGITAL MAP SUBMISSION

Prior to the release of a final map by the City, the applicant shall submit one (1) set of computerized data of the final map that is compatible with the City ARC/INFO system or DXF (Autocad) system in a manner acceptable to the City Engineer. Maps should be tied to County of Orange control points (latest revision). Refer to Specifications for Digital Submission as maintained by the Surveyor's Office of the County of Orange for specific requirements of individual submittal.

Standard Condition 1.5

SHARED ACCESS AGREEMENT

Prior to the release of a final map by the City, the applicant shall submit to the City for review by the City Attorney the required shared access agreement. The City Engineer and the Director of Community Development shall have approved, appropriate documents (e.g., shared access agreement, CC&R's, etc.) which ensure that utilities, access, parking, landscape areas, and drainage (including private catch basins) will be commonly shared and maintained.

Standard Condition 1.7

EXISTING SURVEY MONUMENTS

Prior to release of the final map, all existing survey control monuments, as defined in the California Professional Land Surveyors Act (PLSA) Section 8771(b), which as determined by the City Engineer may be destroyed, shall be adequately referenced on the map for perpetuation. If said monuments are disturbed, they shall be replaced after construction pursuant to PLSA Section 8771(b).

Standard Condition 1.9

STREET LIGHTING ENERGY FEE

Prior to the release of a final map by the City for a subdivision that requires the construction of new street lighting facilities; the applicant shall post an advanced energy fee for street lighting with the City Engineer.

Condition 1.13

FIRE PROTECTION EASEMENTS

Prior to the release of a final map by the City, all fire protection access easements shall be approved by the Orange County Fire Authority and irrevocably dedicated in perpetuity to the City.

Condition 1.14

OCFA – APPROVALS REQUIRED

Prior to OCFA clearance of a final map, the applicant shall submit to the Orange County Fire Authority for review and approval a Fire Master Plan (Service Code PR145) and an Underground Piping for Private Hydrants and Fire Sprinkler Systems (Service Codes PR470-PR475).

PRIOR TO THE ISSUANCE OF PRELIMINARY OR PRECISE GRADING PERMITS

Standard Condition 2.4

EXISTING SURVEY MONUMENTS

Prior to issuance of the preliminary grading permit, the applicant shall file a *Corner Record or Record of Survey* with the County Surveyor to establish existing survey control points as defined in Section 8711(b) of the California Professional Land Surveyors Act, if the City Engineer determines an existing survey monument(s) may be disturbed by construction activities. The City Engineer shall review and approve the Corner Record or Record of Survey prior to filing the record with the County Surveyor.

Standard Condition 2.25

DIGITAL FILES - AUTOCAD

Prior to the issuance of a grading permit, the design engineer shall submit the drawings in DXF or AutoCAD .dwg file to the City.

Condition 2.26

GEOTECHNICAL INVESTIGATION

Prior to the issuance of a grading permit, *Detailed geotechnical investigations for each Tentative Tract Map ("B" Map)* shall be submitted with engineered grading plans to further evaluate faults, subsidence, slope stability, settlement, foundations, grading constraints, potential for liquefaction and other soil engineering design conditions.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS

Standard Condition 3.1

ASSESSMENT DISTRICT DISCLOSURE

Prior to the issuance of building permits for a project located within an assessment district, the applicant shall submit to the Director of Community Development for review and approval a completed Occupancy Disclosure form that informs the prospective buyer of the following:

This property is located within an assessment district. The Orange County Tax Assessor may include the amount of the related assessment in the computations to determine assessed value of the property for the purpose of determining property taxes.

Condition 3.28

SANTIAGO CANYON ROAD FEES

Prior to the issuance of building permits, the landowner or subsequent Project Applicant for development in Planning Area 5B shall pay applicable Santiago Canyon Road fees to provide its fair share funding of the Santiago Canyon Road improvements.

PRIOR TO FINAL APPROVAL OF COMPLETED WORK AUTHORIZED BY GRADING, LANDSCAPING OR IMPROVEMENT PERMIT

Standard Condition 3.27

RECORD DRAWINGS – PDF & AUTOCAD

Prior to final approval of a grading, landscaping, or improvement permit, and following final inspection, the applicant shall submit to the City individual PDF files of the drawing and AutoCAD files. The permit number and the words "RECORD DRAWING" shall appear on all of the sheets.

PRIOR TO THE EXONERATION OF SECURITY

Standard Condition 5.1

EXISTING SURVEY MONUMENTS

Prior to the exoneration of any security for a project that may include existing survey monuments disturbed through construction activities and deemed necessary for preservation by the City Engineer, as set forth in Standard Condition 1.7 or 2.4, the applicant shall have a licensed land surveyor or qualified registered civil engineer reestablish any such monumentation damaged or destroyed during construction of the project and file the corner records with the County Surveyor. Evidence of such filing shall be furnished to the City Engineer.

Standard Condition 5.2

DIGITAL RECORDS - PDF

Prior to the exoneration of any security for improvements required by either Standard Condition 1.1 or 2.1, the applicant shall submit one copy in PDF format of the recorded final map. The PDF can be on PC compatible CD or DVD.

Standard Condition 5.3

DIGITAL RECORDS - AUTOCAD

Prior to the exoneration of any security for any improvements required by either Standard Condition 1.1 or 2.1, the applicant shall provide proof that the permit for the

subject improvement has been approved and finalized by the City. Submit one set of computerized data, which is compatible with the City DXF (AutoCAD) system, of the record drawings of grading, landscape, and improvement plans to, and in a manner approved by the City. Refer to Specifications for Digital Submission as maintained by the Surveyor's Office of the County of Orange for specific requirements of individual submittal.

MISCELLANEOUS

Standard Condition 6.1

DISCRETIONARY CASE CHARGES

The applicant is responsible for paying all charges related to the processing of this discretionary case application within 30 days of the issuance of the final invoice or prior to the issuance of building permits for this project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or may result in the revocation of the approval of this application.

Standard Condition 6.2

LEGAL ACTION – HOLD HARMLESS

In accordance with the provisions of Section 5-5-114 of the Irvine Municipal Code and Government Code Section 66474.9, the applicant shall defend, indemnify, and hold harmless the City of Irvine and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City, including, without limitation, an action by an advisory agency, appeal board, or legislative body concerning this discretionary approval. This defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action or proceeding challenging the approval. The City will promptly notify the applicant of any claim, action, or proceeding and will cooperate fully in the defense.

In the event a legal challenge to the discretionary approval is successful, and an award of attorney fees is made to the challenger, the applicant shall be responsible to pay the full amount of such an award.

Condition 6.19

WATER SERVICE

All tentative tract maps and/or parcel maps shall show all easements on the property. Any grading and/or construction within any easement shall be in conformance with the contractual agreements in effect between the landowner or subsequent project applicant and the easement holder.

Condition 6.20

SOLID WASTE SERVICES

Tentative subdivision map and master plan applications for attached residential

projects shall satisfy the refuse collection and recyclable materials collection and loading standards set forth in Section 3-25-1 (Refuse Collection Standards, Recycling Collection Standards) of the Irvine Municipal Code. This section establishes standards for the capacity, location, design and maintenance of refuse and recycling collection bins.

Condition 6.21

APPLICABILITY OF EIR

This approval is subject to all applicable Plans, Programs, and Policies (PPP), Project Design Features (PDF) and Mitigation Measures (MM) as identified in the Mitigation Monitoring and Reporting Program (MMRP) for the Program EIR prepared for the Northern Sphere Area (SCH No. 2001051010).

PASSED AND ADOPTED by the Subdivision Committee of the City of Irvine at a regular meeting held on the 8th day of July, 2015, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIR OF THE SUBDIVISION COMMITTEE

SUBDIVISION COMMITTEE RESOLUTION NO. 15-943

A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17851 (00628533-PTT) TO CREATE 24 NUMBERED LOTS FOR ATTACHED CONDOMINIUM RESIDENTIAL DEVELOPMENT AND 28 LETTERED LOTS FOR LANDSCAPING AND VEHICULAR ACCESS ON 11.6 GROSS ACRES, LOCATED IN PLANNING AREA 5B; FILED BY IRVINE COMPANY COMMUNITY DEVELOPMENT

WHEREAS, an application for Vesting Tentative Tract Map 17851 (00628533-PTT) has been filed by Irvine Community Development Company to subdivide a 11.6 gross-acre site into 24 numbered lots and 28 lettered lots for the development of 106 single-family detached residential condominium units; and

WHEREAS, Vesting Tentative Tract Map 17851 has a General Plan land use designation of Medium Density Residential and a zoning designation of 2.3I Medium Density Residential; and

WHEREAS, Vesting Tentative Tract Map 17851 is for residential condominium purposes; and

WHEREAS, the neighborhood and community parkland dedication requirements have been addressed through compliance with Park Plan 00561705-PPP; and

WHEREAS, the subject Vesting Tentative Tract Map 17851 conforms with the City of Irvine Subdivision Ordinance, General Plan and Zoning Ordinance; and

WHEREAS, the creation of Vesting Tentative Tract Map 17851 is considered a "project" under regulations of the State of California Environmental Quality Act (CEQA); and

WHEREAS, a Program Environmental Impact Report (State Clearinghouse [SCH] No. 2001051010) was prepared for the Northern Sphere Area and certified by the City of Irvine City Council as adequate; and

WHEREAS, the Subdivision Committee of the City of Irvine reviewed the subject application at a public meeting on July 8, 2015.

NOW, THEREFORE, the Subdivision Committee of the City of Irvine DOES HEREBY RECOMMEND that the Planning Commission find as follows:

SECTION 1. Pursuant to Section 15168 of the State CEQA Guidelines, this

project is covered by a previously certified Program EIR for Northern Sphere Area, which serves as a Program EIR for the proposed project (SCH No. 2001051010). The effects of the project were examined in the Program EIR and all feasible mitigation measures and alternatives developed in the Program EIR are incorporated into this project. Based upon the independent judgment of the Subdivision Committee, it is determined that no new mitigation measures are recommended.

SECTION 2. Mitigation measures identified in the Program EIR have been incorporated into the project, or have been previously applied. These measures mitigate any potential significant environmental effects.

SECTION 3. Pursuant to Fish and Game Code Section 711.4(C), all required Fish and Game filing fees have been paid subsequent to certification of the Program EIR for the Northern Sphere Area.

SECTION 4. The findings required by state law regarding justification of Citywide, village-wide and project specific development fees for public facilities as a result of this project approval have been met as follows:

- A. Citywide fees for public facilities are collected in conjunction with the issuance of building permits for development projects and consist of the following:
 - 1. Foothill Transportation Corridor Area of Benefit Charges.
 - 2. Development surcharge fees to recover wear and tear costs from construction site traffic.
 - 3. A systems development charge will only be collected for development in Planning Area 5B per the Annexation and Development Agreement.
- B. Resolutions have been adopted by the Irvine City Council, which establish the connection between the development projects and the public improvements based on the following nexus:

The area of benefit charges for the Foothill Transportation Corridor are based on the assumption that future state and federal revenues are projected to be inadequate to construct said transportation corridors in a timely manner; and that future development should pay a share of the cost of implementing new transportation corridors to ensure that the transportation system will be adequate to serve said development and that this share of the corridor costs should be proportional to the traffic generated by the development.

- 1. The impact of construction vehicles using City streets causes wear and tear, which significantly reduces the life of the surface of City streets beyond normally expected use, and the cost of impacted wear and tear on City

streets should be borne by the development projects which create the impact. The wearing surface on City streets is reduced by 50 percent by commercial/industrial construction traffic which causes significant increases on City maintenance costs.

2. The implementation of a systems development charge for development in Planning Area 5B provides a predictable and equitable funding source for capital improvements by requiring development projects to "buy into" the pre-existing City infrastructure so that the impact of new growth on existing improvements will be borne equitably by new development.
- C. All of the Citywide fees identified in this section are based on this project's proportional share of the cost of the improvement as identified in the appropriate City Council resolution.
- D. The following nexus between the project specific public facilities and the development project have been identified:
1. The purposes of the fees have been identified.
 2. There is a reasonable relationship between the need for public facilities and the type of development for which the fee is imposed.
 3. There is a reasonable relationship between the amount of the fees and the costs of the public facilities attributable to the development on which the fee is based.
- E. The development of the proposed subdivision in Planning Area 5B creates the need for circulation system improvements to accommodate traffic generated by the project. The public and private facilities identified previously are needed to support this development, are justified since the development of this type impacts the amount distribution of traffic on surrounding streets, or are agreed to by the applicant. The circulation improvements described above have been identified in studies prepared to address the City's circulation system and approved by the City to facilitate the safe and efficient movement of traffic adjacent to the project.

SECTION 5. That, in accordance with Subarticle 3 of the City of Irvine Subdivision Manual, the following findings for approval of a Vesting Tentative Tract Map have been established:

- A. That the proposed plan is consistent with applicable general and specific plans.

VTTM 17851 is consistent with the policies set forth in the General Plan's

Medium Density Residential land use designation and complies with all of the development standards of the 2.3I Medium Density Residential zoning district in which it is located. Northwood Point (Planning Area 5B) was approved for 1,900 residential units; no units have been constructed to date. The proposed map is designed in accordance with the special development standards applicable to Planning Area 5B. The map is consistent with the master subdivision map (also known as the "A" Level Map) VTTM 17523 approved by the Irvine City Council on September 24, 2013.

- B. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

The design and improvements related to VTTM 17851 are consistent with the applicable previous plans and approvals, and the on-site improvements will be completed according to City standards and the specific requirements of Planning Area 5B and the master subdivision map VTTM 17523. The project design provides adequate pedestrian and vehicular circulation to surrounding land uses, as required in the approved Master Landscape and Trails Plan (00561700-PMP).

- C. That the site is physically suitable for the type of development.

The site is physically suitable for future development based on the fact that the geotechnical analysis prepared for the site in conjunction with the Program EIR demonstrated that residential development, and the assorted accessory land uses, can be physically accommodated on the subject site. In addition, standard City development standards and code requirements will ensure that soils and groundwater are analyzed prior to construction.

- D. That the site is physically suitable for the proposed density of the development.

The site is physically suitable for the proposed density of development in that the Program EIR evaluated the physical and environmental constraints of the subject property, and through that process, identified a maximum residential intensity for Planning Area 5B of 1,900 dwelling units. This map, covering approximately 11.6 gross acres within Planning Area 5B, allows for the development of 106 dwelling units, and falls below the unit maximum.

- E. That the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

The design of VTTM 17851 is in accordance with the certified Program EIR for the Northern Sphere Area. Based upon adopted City standards, applicable mitigation measures, and conditions imposed by this resolution, the design of this

subdivision and types of improvements proposed for the project are not likely to *cause substantial environmental damage nor substantially and avoidably injure* fish or wildlife or their habitat.

- F. That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.

The design of the subdivision and the type of improvements are not likely to cause serious public health problems as the proposed on-site building and infrastructure improvements will be constructed in compliance with all City and Uniform Building and Fire Code standards applicable to this project at the time of development.

- G. That the design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

The design of the subdivision and type of improvements will not conflict with any easements acquired by the public at large for access through the property. Access to and within this project is provided through public and private sidewalks and roadways.

- H. That any discharge of waste from the proposed subdivision into an existing sewer system would not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board, Santa Ana Region, pursuant to Division 7 of the Water Code of the State of California

Any discharge of waste from the *proposed subdivision into an existing sewer* system would not result in a violation of existing requirements prescribed by the California Regional Water Quality Board, Santa Ana Region, pursuant to Division 7 of the Water Code of the State of California in that the project will include additions to the existing sewer system and the additions have been designed and sized to accommodate the projected waste output of the development. Any use of the existing sewer system and any new additions to the system shall be in conformance with all applicable regional and state wastewater requirements.

- I. That the requirements of the California Environmental Quality Act have been satisfied.

As stated in Section 1 of this Resolution, processing of the proposed map is considered to be subsequent activity under a previously certified Program EIR for the Northern Sphere Area. Applicable mitigation measures from the Program EIR have been incorporated into this resolution and the project is subject to all applicable mitigation measures as identified in the Mitigation Monitoring and

Reporting Program.

SECTION 6. Vesting Tentative Tract Map 17851 subdivides 11.6 gross acres into 24 numbered lots and 28 lettered lots for the development of 106 single-family detached residential condominium units.

SECTION 7. That the Secretary to the Subdivision Committee shall enter the Resolution into the book of original Resolutions.

NOW, THEREFORE, based on the above findings the Subdivision Committee of the City of Irvine DOES HEREBY RECOMMEND Planning Commission approval of Vesting Tentative Tract Map 17851 (00628533-PTT) subject to the following conditions:

PRIOR TO THE RELEASE OF A FINAL MAP BY THE CITY

Standard Condition 1.1

PUBLIC / PRIVATE IMPROVEMENTS

Prior to the release of a final map by the City, the applicant shall construct or enter into an agreement and post security, in a form and amount acceptable to the City Engineer, guaranteeing the construction of the following public and/or private improvements, marked with "x" and listed below, in conformance with applicable City standards and the City's Capital Improvement Policy. Items not required in conjunction with this project are marked "n/a".

- X a. Street improvements including, but not limited to: pavement, curb and gutter, medians, sidewalks, drive approaches, street lighting, signing, striping.
- n/a b. Traffic signal systems, interconnect and other traffic control and management devices:
- X c. Storm drain facilities.
- X d. Landscaping and computerized irrigation control system (for all public streets, parks and public areas).
- X e. Sewer, reclaimed and/or domestic water systems, as required by the appropriate sewer and water districts, as well as the Orange County Fire Authority when appropriate.
- X f. Monumentation.
- n/a g. Riding, hiking, and bicycle trails adjacent to or through the project site.
- n/a h. Undergrounding of existing overhead and proposed utility distribution lines.

n/a i. Transit-related improvements as depicted on the approved tentative map.

Standard Condition 1.2

REAPPORTION EXISTING ASSESSMENT DISTRICT

Prior to release of a final map by the City that includes property within an existing assessment district, the applicant shall make application and pay the fee established by the City Council to the City Engineer, to reapportion the existing assessment(s) to the proposed lots or parcels.

Standard Condition 1.4

DIGITAL MAP SUBMISSION

Prior to the release of a final map by the City, the applicant shall submit one (1) set of computerized data of the final map that is compatible with the City ARC/INFO system or DXF (Autocad) system in a manner acceptable to the City Engineer. Maps should be tied to County of Orange control points (latest revision). Refer to Specifications for Digital Submission as maintained by the Surveyor's Office of the County of Orange for specific requirements of individual submittal.

Standard Condition 1.7

EXISTING SURVEY MONUMENTS

Prior to release of the final map, all existing survey control monuments, as defined in the California Professional Land Surveyors Act (PLSA) Section 8771(b), which as determined by the City Engineer may be destroyed, shall be adequately referenced on the map for perpetuation. If said monuments are disturbed, they shall be replaced after construction pursuant to PLSA Section 8771(b).

Condition 1.13

FIRE PROTECTION EASEMENTS

Prior to the release of a final map by the City, all fire protection access easements shall be approved by the Orange County Fire Authority and irrevocably dedicated in perpetuity to the City.

Condition 1.14

OCFA – APPROVALS REQUIRED

Prior to OCFA clearance of a final map, the applicant shall submit to the Orange County Fire Authority for review and approval a Fire Master Plan (Service Code PR145) and an Underground Piping for Private Hydrants and Fire Sprinkler Systems (Service Codes PR470-PR475).

PRIOR TO THE ISSUANCE OF PRELIMINARY OR PRECISE GRADING PERMITS

Standard Condition 2.4

EXISTING SURVEY MONUMENTS

Prior to issuance of the preliminary grading permit, the applicant shall file a Corner

Record or Record of Survey with the County Surveyor to establish existing survey control points as defined in Section 8711(b) of the California Professional Land Surveyors Act, if the City Engineer determines an existing survey monument(s) may be disturbed by construction activities. The City Engineer shall review and approve the Corner Record or Record of Survey prior to filing the record with the County Surveyor.

Standard Condition 2.25

DIGITAL FILES - AUTOCAD

Prior to the issuance of a grading permit, the design engineer shall submit the drawings in DXF or AutoCAD .dwg file to the City.

Condition 2.26

GEOTECHNICAL INVESTIGATION

Prior to the issuance of a grading permit, Detailed geotechnical investigations for each Tentative Tract Map ("B" Map) shall be submitted with engineered grading plans to further evaluate faults, subsidence, slope stability, settlement, foundations, grading constraints, potential for liquefaction and other soil engineering design conditions.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS

Standard Condition 3.1

ASSESSMENT DISTRICT DISCLOSURE

Prior to the issuance of building permits for a project located within an assessment district, the applicant shall submit to the Director of Community Development for review and approval a completed Occupancy Disclosure form that informs the prospective buyer of the following:

This property is located within an assessment district. The Orange County Tax Assessor may include the amount of the related assessment in the computations to determine assessed value of the property for the purpose of determining property taxes.

Condition 3.28

SANTIAGO CANYON ROAD FEES

Prior to the issuance of building permits, the landowner or subsequent Project Applicant for development in Planning Area 5B shall pay applicable Santiago Canyon Road fees to provide its fair share funding of the Santiago Canyon Road improvements.

PRIOR TO FINAL APPROVAL OF COMPLETED WORK AUTHORIZED BY GRADING, LANDSCAPING OR IMPROVEMENT PERMIT

Standard Condition 3.27

RECORD DRAWINGS – PDF & AUTOCAD

Prior to final approval of a grading, landscaping, or improvement permit, and following final inspection, the applicant shall submit to the City individual PDF files of the drawing and AutoCAD files. The permit number and the words "RECORD DRAWING" shall appear on all of the sheets.

PRIOR TO THE EXONERATION OF SECURITY

Standard Condition 5.1

EXISTING SURVEY MONUMENTS

Prior to the exoneration of any security for a project that may include existing survey monuments disturbed through construction activities and deemed necessary for preservation by the City Engineer, as set forth in Standard Condition 1.7 or 2.4, the applicant shall have a licensed land surveyor or qualified registered civil engineer reestablish any such monumentation damaged or destroyed during construction of the project and file the corner records with the County Surveyor. Evidence of such filing shall be furnished to the City Engineer.

Standard Condition 5.2

DIGITAL RECORDS - PDF

Prior to the exoneration of any security for improvements required by either Standard Condition 1.1 or 2.1, the applicant shall submit one copy in PDF format of the recorded final map. The PDF can be on PC compatible CD or DVD.

Standard Condition 5.3

DIGITAL RECORDS - AUTOCAD

Prior to the exoneration of any security for any improvements required by either Standard Condition 1.1 or 2.1, the applicant shall provide proof that the permit for the subject improvement has been approved and finalized by the City. Submit one set of computerized data, which is compatible with the City DXF (AutoCAD) system, of the record drawings of grading, landscape, and improvement plans to, and in a manner approved by the City. Refer to Specifications for Digital Submission as maintained by the Surveyor's Office of the County of Orange for specific requirements of individual submittal.

MISCELLANEOUS

Standard Condition 6.1

DISCRETIONARY CASE CHARGES

The applicant is responsible for paying all charges related to the processing of this discretionary case application within 30 days of the issuance of the final invoice or prior

to the issuance of building permits for this project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or may result in the revocation of the approval of this application.

Standard Condition 6.2

LEGAL ACTION – HOLD HARMLESS

In accordance with the provisions of Section 5-5-114 of the Irvine Municipal Code and Government Code Section 66474.9, the applicant shall defend, indemnify, and hold harmless the City of Irvine and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City, including, without limitation, an action by an advisory agency, appeal board, or legislative body concerning this discretionary approval. This defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action or proceeding challenging the approval. The City will promptly notify the applicant of any claim, action, or proceeding and will cooperate fully in the defense.

In the event a legal challenge to the discretionary approval is successful, and an award of attorney fees is made to the challenger, the applicant shall be responsible to pay the full amount of such an award.

Condition 6.19

WATER SERVICE

All tentative tract maps and/or parcel maps shall show all easements on the property. Any grading and/or construction within any easement shall be in conformance with the contractual agreements in effect between the landowner or subsequent project applicant and the easement holder.

Condition 6.20

SOLID WASTE SERVICES

Tentative subdivision map and master plan applications for attached residential projects shall satisfy the refuse collection and recyclable materials collection and loading standards set forth in Section 3-25-1 (Refuse Collection Standards, Recycling Collection Standards) of the Irvine Municipal Code. This section establishes standards for the capacity, location, design and maintenance of refuse and recycling collection bins.

Condition 6.21

APPLICABILITY OF EIR

This approval is subject to all applicable Plans, Programs, and Policies (PPP), Project Design Features (PDF) and Mitigation Measures (MM) as identified in the Mitigation Monitoring and Reporting Program (MMRP) for the Program EIR prepared for the Northern Sphere Area (SCH No. 2001051010).

PASSED AND ADOPTED by the Subdivision Committee of the City of Irvine at a regular meeting held on the 8th day of July, 2015, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIR OF THE SUBDIVISION COMMITTEE

SUBDIVISION COMMITTEE RESOLUTION NO. 15-944

A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17854 (00631138-PTT) TO CREATE 134 NUMBERED LOTS FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AND 16 LETTERED LOTS FOR LANDSCAPING AND VEHICULAR ACCESS ON 18.55 GROSS ACRES, LOCATED IN PLANNING AREA 5B; FILED BY IRVINE COMPANY COMMUNITY DEVELOPMENT

WHEREAS, an application for Vesting Tentative Tract Map 17854 (00631138-PTT) has been filed by Irvine Community Development Company to subdivide a 18.55 gross-acre site into 134 numbered lots and 16 lettered lots for the development of 134 single-family residences; and

WHEREAS, Vesting Tentative Tract Map 17854 has a General Plan land use designation of Medium Density Residential and a zoning designation of 2.31 Medium Density Residential; and

WHEREAS, Vesting Tentative Tract Map 17854 is for single-family residential purposes; and

WHEREAS, the neighborhood and community parkland dedication requirements have been addressed through compliance with Park Plan 00561705-PPP; and

WHEREAS, the subject Vesting Tentative Tract Map 17854 conforms with the City of Irvine Subdivision Ordinance, General Plan and Zoning Ordinance; and

WHEREAS, the creation of Vesting Tentative Tract Map 17854 is considered a "project" under regulations of the State of California Environmental Quality Act (CEQA); and

WHEREAS, a Program Environmental Impact Report (State Clearinghouse [SCH] No. 2001051010) was prepared for the Northern Sphere Area and certified by the City of Irvine City Council as adequate; and

WHEREAS, the Subdivision Committee of the City of Irvine reviewed the subject application at a public meeting on July 8, 2015.

NOW, THEREFORE, the Subdivision Committee of the City of Irvine DOES HEREBY RECOMMEND that the Planning Commission find as follows:

SECTION 1. Pursuant to Section 15168 of the State CEQA Guidelines, this

project is covered by a previously certified Program EIR for Northern Sphere Area, which serves as a Program EIR for the proposed project (SCH No. 2001051010). The effects of the project were examined in the Program EIR and all feasible mitigation measures and alternatives developed in the Program EIR are incorporated into this project. Based upon the independent judgment of the Subdivision Committee, it is determined that no new mitigation measures are recommended.

SECTION 2. Mitigation measures identified in the Program EIR have been incorporated into the project, or have been previously applied. These measures mitigate any potential significant environmental effects.

SECTION 3. Pursuant to Fish and Game Code Section 711.4(C), all required Fish and Game filing fees have been paid subsequent to certification of the Program EIR for the Northern Sphere Area.

SECTION 4. The findings required by state law regarding justification of Citywide, village-wide and project specific development fees for public facilities as a result of this project approval have been met as follows:

- A. Citywide fees for public facilities are collected in conjunction with the issuance of building permits for development projects and consist of the following:
 - 1. Foothill Transportation Corridor Area of Benefit Charges.
 - 2. Development surcharge fees to recover wear and tear costs from construction site traffic.
 - 3. A systems development charge will only be collected for development in Planning Area 5B per the Annexation and Development Agreement.
- B. Resolutions have been adopted by the Irvine City Council, which establish the connection between the development projects and the public improvements based on the following nexus:

The area of benefit charges for the Foothill Transportation Corridor are based on the assumption that future state and federal revenues are projected to be inadequate to construct said transportation corridors in a timely manner; and that future development should pay a share of the cost of implementing new transportation corridors to ensure that the transportation system will be adequate to serve said development and that this share of the corridor costs should be proportional to the traffic generated by the development.

- 1. The impact of construction vehicles using City streets causes wear and tear, which significantly reduces the life of the surface of City streets beyond normally expected use, and the cost of impacted wear and tear on City

streets should be borne by the development projects which create the impact. The wearing surface on City streets is reduced by 50 percent by commercial/industrial construction traffic which causes significant increases on City maintenance costs.

2. The implementation of a systems development charge for development in Planning Area 5B provides a predictable and equitable funding source for capital improvements by requiring development projects to "buy into" the pre-existing City infrastructure so that the impact of new growth on existing improvements will be borne equitably by new development.
- C. All of the Citywide fees identified in this section are based on this project's proportional share of the cost of the improvement as identified in the appropriate City Council resolution.
- D. The following nexus between the project specific public facilities and the development project have been identified:
1. The purposes of the fees have been identified.
 2. There is a reasonable relationship between the need for public facilities and the type of development for which the fee is imposed.
 3. There is a reasonable relationship between the amount of the fees and the costs of the public facilities attributable to the development on which the fee is based.
- E. The development of the proposed subdivision in Planning Area 5B creates the need for circulation system improvements to accommodate traffic generated by the project. The public and private facilities identified previously are needed to support this development, are justified since the development of this type impacts the amount distribution of traffic on surrounding streets, or are agreed to by the applicant. The circulation improvements described above have been identified in studies prepared to address the City's circulation system and approved by the City to facilitate the safe and efficient movement of traffic adjacent to the project.

SECTION 5. That, in accordance with Subarticle 3 of the City of Irvine Subdivision Manual, the following findings for approval of a Vesting Tentative Tract Map have been established:

- A. That the proposed plan is consistent with applicable general and specific plans.

VTTM 17854 is consistent with the policies set forth in the General Plan's

Medium Density Residential land use designation and complies with all of the development standards of the 2.3I Medium Density Residential zoning district in which it is located. Northwood Point (Planning Area 5B) was approved for 1,900 residential units; no units have been constructed to date. The proposed map is designed in accordance with the special development standards applicable to Planning Area 5B. The map is consistent with the master subdivision map (also known as the "A" Level Map) VTTM 17523 approved by the Irvine City Council on September 24, 2013.

- B. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

The design and improvements related to VTTM 17854 are consistent with the applicable previous plans and approvals, and the on-site improvements will be completed according to City standards and the specific requirements of Planning Area 5B and the master subdivision map VTTM 17523. The project design provides adequate pedestrian and vehicular circulation to surrounding land uses, as required in the approved Master Landscape and Trails Plan (00561700-PMP).

- C. That the site is physically suitable for the type of development.

The site is physically suitable for future development based on the fact that the geotechnical analysis prepared for the site in conjunction with the Program EIR demonstrated that residential development, and the assorted accessory land uses, can be physically accommodated on the subject site. In addition, standard City development standards and code requirements will ensure that soils and groundwater are analyzed prior to construction.

- D. That the site is physically suitable for the proposed density of the development.

The site is physically suitable for the proposed density of development in that the Program EIR evaluated the physical and environmental constraints of the subject property, and through that process, identified a maximum residential intensity for Planning Area 5B of 1,900 dwelling units. This map, covering approximately 18.55 gross acres within Planning Area 5B, allows for the development of 134 dwelling units, and falls below the unit maximum.

- E. That the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

The design of VTTM 17854 is in accordance with the certified Program EIR for the Northern Sphere Area. Based upon adopted City standards, applicable mitigation measures, and conditions imposed by this resolution, the design of this

subdivision and types of improvements proposed for the project are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

- F. That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.

The design of the subdivision and the type of improvements are not likely to cause serious public health problems as the proposed on-site building and infrastructure improvements will be constructed in compliance with all City and Uniform Building and Fire Code standards applicable to this project at the time of development.

- G. That the design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

The design of the subdivision and type of improvements will not conflict with any easements acquired by the public at large for access through the property. Access to and within this project is provided through public and private sidewalks and roadways.

- H. That any discharge of waste from the proposed subdivision into an existing sewer system would not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board, Santa Ana Region, pursuant to Division 7 of the Water Code of the State of California

Any discharge of waste from the proposed subdivision into an existing sewer system would not result in a violation of existing requirements prescribed by the California Regional Water Quality Board, Santa Ana Region, pursuant to Division 7 of the Water Code of the State of California in that the project will include additions to the existing sewer system and the additions have been designed and sized to accommodate the projected waste output of the development. Any use of the existing sewer system and any new additions to the system shall be in conformance with all applicable regional and state wastewater requirements.

- I. That the requirements of the California Environmental Quality Act have been satisfied.

As stated in Section 1 of this Resolution, processing of the proposed map is considered to be subsequent activity under a previously certified Program EIR for the Northern Sphere Area. Applicable mitigation measures from the Program EIR have been incorporated into this resolution and the project is subject to all applicable mitigation measures as identified in the Mitigation Monitoring and

Reporting Program.

SECTION 6. Vesting Tentative Tract Map 17854 subdivides 18.55 gross acres into 134 numbered lots and 16 lettered lots for the development of 134 single-family residences.

SECTION 7. That the Secretary to the Subdivision Committee shall enter the Resolution into the book of original Resolutions.

NOW, THEREFORE, based on the above findings the Subdivision Committee of the City of Irvine DOES HEREBY RECOMMEND Planning Commission approval of Vesting Tentative Tract Map 17854 (00631138-PTT) subject to the following conditions:

PRIOR TO THE RELEASE OF A FINAL MAP BY THE CITY

Standard Condition 1.1

PUBLIC / PRIVATE IMPROVEMENTS

Prior to the release of a final map by the City, the applicant shall construct or enter into an agreement and post security, in a form and amount acceptable to the City Engineer, guaranteeing the construction of the following public and/or private improvements, marked with "x" and listed below, in conformance with applicable City standards and the City's Capital Improvement Policy. Items not required in conjunction with this project are marked "n/a".

- X a. Street improvements including, but not limited to: pavement, curb and gutter, medians, sidewalks, drive approaches, street lighting, signing, striping.
- n/a b. Traffic signal systems, interconnect and other traffic control and management devices.
- X c. Storm drain facilities.
- X d. Landscaping and computerized irrigation control system (for all public streets, parks and public areas).
- X e. Sewer, reclaimed and/or domestic water systems, as required by the appropriate sewer and water districts, as well as the Orange County Fire Authority, when appropriate.
- X f. Monumentation.
- n/a g. Riding, hiking, and bicycle trails adjacent to or through the project site.
- n/a h. Undergrounding of existing overhead and proposed utility distribution lines.

n/a i. Transit-related improvements as depicted on the approved tentative map.

Standard Condition 1.2

REAPPORTION EXISTING ASSESSMENT DISTRICT

Prior to release of a final map by the City that includes property within an existing assessment district, the applicant shall make application and pay the fee established by the City Council to the City Engineer, to reapportion the existing assessment(s) to the proposed lots or parcels.

Standard Condition 1.4

DIGITAL MAP SUBMISSION

Prior to the release of a final map by the City, the applicant shall submit one (1) set of computerized data of the final map that is compatible with the City ARC/INFO system or DXF (Autocad) system in a manner acceptable to the City Engineer. Maps should be tied to County of Orange control points (latest revision). Refer to Specifications for Digital Submission as maintained by the Surveyor's Office of the County of Orange for specific requirements of individual submittal.

Standard Condition 1.7

EXISTING SURVEY MONUMENTS

Prior to release of the final map, all existing survey control monuments, as defined in the California Professional Land Surveyors Act (PLSA) Section 8771(b), which as determined by the City Engineer may be destroyed, shall be adequately referenced on the map for perpetuation. If said monuments are disturbed, they shall be replaced after construction pursuant to PLSA Section 8771(b).

Standard Condition 1.9

STREET LIGHTING ENERGY FEE

Prior to the release of a final map by the City for a subdivision that requires the construction of new street lighting facilities; the applicant shall post an advanced energy fee for street lighting with the City Engineer.

Condition 1.13

FIRE PROTECTION EASEMENTS

Prior to the release of a final map by the City, all fire protection access easements shall be approved by the Orange County Fire Authority and irrevocably dedicated in perpetuity to the City.

Condition 1.14

OCFA – APPROVALS REQUIRED

Prior to OCFA clearance of a final map, the applicant shall submit to the Orange County Fire Authority for review and approval a Fire Master Plan (Service Code PR145).

PRIOR TO THE ISSUANCE OF PRELIMINARY OR PRECISE GRADING PERMITS

Standard Condition 2.4

EXISTING SURVEY MONUMENTS

Prior to issuance of the preliminary grading permit, the applicant shall file a Corner Record or Record of Survey with the County Surveyor to establish existing survey control points as defined in Section 8711(b) of the California Professional Land Surveyors Act, if the City Engineer determines an existing survey monument(s) may be disturbed by construction activities. The City Engineer shall review and approve the Corner Record or Record of Survey prior to filing the record with the County Surveyor.

Standard Condition 2.25

DIGITAL FILES - AUTOCAD

Prior to the issuance of a grading permit, the design engineer shall submit the drawings in DXF or AutoCAD .dwg file to the City.

Condition 2.26

GEOTECHNICAL INVESTIGATION

Prior to the issuance of a grading permit, Detailed geotechnical investigations for each Tentative Tract Map ("B" Map) shall be submitted with engineered grading plans to further evaluate faults, subsidence, slope stability, settlement, foundations, grading constraints, potential for liquefaction and other soil engineering design conditions.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS

Standard Condition 3.1

ASSESSMENT DISTRICT DISCLOSURE

Prior to the issuance of building permits for a project located within an assessment district, the applicant shall submit to the Director of Community Development for review and approval a completed Occupancy Disclosure form that informs the prospective buyer of the following:

This property is located within an assessment district. The Orange County Tax Assessor may include the amount of the related assessment in the computations to determine assessed value of the property for the purpose of determining property taxes.

Condition 3.28

OCFA – APPROVALS REQUIRED

Prior to the issuance of a building permit, the applicant shall submit a Fire Sprinkler System (Service Code PR400), if required by code or installed voluntarily, to the Orange County Fire Authority (OCFA) for review and approval.

Condition 3.29

SANTIAGO CANYON ROAD FEES

Prior to the issuance of building permits, the landowner or subsequent Project Applicant for development in Planning Area 5B shall pay applicable Santiago Canyon Road fees to provide its fair share funding of the Santiago Canyon Road improvements.

PRIOR TO FINAL APPROVAL OF COMPLETED WORK AUTHORIZED BY GRADING, LANDSCAPING OR IMPROVEMENT PERMIT

Standard Condition 3.27

RECORD DRAWINGS – PDF & AUTOCAD

Prior to final approval of a grading, landscaping, or improvement permit, and following final inspection, the applicant shall submit to the City individual PDF files of the drawing and AutoCAD files. The permit number and the words "RECORD DRAWING" shall appear on all of the sheets.

PRIOR TO THE EXONERATION OF SECURITY

Standard Condition 5.1

EXISTING SURVEY MONUMENTS

Prior to the exoneration of any security for a project that may include existing survey monuments disturbed through construction activities and deemed necessary for preservation by the City Engineer, as set forth in Standard Condition 1.7 or 2.4, the applicant shall have a licensed land surveyor or qualified registered civil engineer reestablish any such monumentation damaged or destroyed during construction of the project and file the corner records with the County Surveyor. Evidence of such filing shall be furnished to the City Engineer.

Standard Condition 5.2

DIGITAL RECORDS - PDF

Prior to the exoneration of any security for improvements required by either Standard Condition 1.1 or 2.1, the applicant shall submit one copy in PDF format of the recorded final map. The PDF can be on PC compatible CD or DVD.

Standard Condition 5.3

DIGITAL RECORDS - AUTOCAD

Prior to the exoneration of any security for any improvements required by either Standard Condition 1.1 or 2.1, the applicant shall provide proof that the permit for the subject improvement has been approved and finalized by the City. Submit one set of computerized data, which is compatible with the City DXF (AutoCAD) system, of the record drawings of grading, landscape, and improvement plans to, and in a manner approved by the City. Refer to Specifications for Digital Submission as maintained by the Surveyor's Office of the County of Orange for specific requirements of individual

submittal.

MISCELLANEOUS

Standard Condition 6.1

DISCRETIONARY CASE CHARGES

The applicant is responsible for paying all charges related to the processing of this discretionary case application within 30 days of the issuance of the final invoice or prior to the issuance of building permits for this project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or may result in the revocation of the approval of this application.

Standard Condition 6.2

LEGAL ACTION – HOLD HARMLESS

In accordance with the provisions of Section 5-5-114 of the Irvine Municipal Code and Government Code Section 66474.9, the applicant shall defend, indemnify, and hold harmless the City of Irvine and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City, including, without limitation, an action by an advisory agency, appeal board, or legislative body concerning this discretionary approval. This defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action or proceeding challenging the approval. The City will promptly notify the applicant of any claim, action, or proceeding and will cooperate fully in the defense.

In the event a legal challenge to the discretionary approval is successful, and an award of attorney fees is made to the challenger, the applicant shall be responsible to pay the full amount of such an award.

Condition 6.19

WATER SERVICE

All tentative tract maps and/or parcel maps shall show all easements on the property. Any grading and/or construction within any easement shall be in conformance with the contractual agreements in effect between the landowner or subsequent project applicant and the easement holder.

Condition 6.20

SOLID WASTE SERVICES

Tentative subdivision map and master plan applications for attached residential projects shall satisfy the refuse collection and recyclable materials collection and loading standards set forth in Section 3-25-1 (Refuse Collection Standards, Recycling Collection Standards) of the Irvine Municipal Code. This section establishes standards for the capacity, location, design and maintenance of refuse and recycling collection bins.

Condition 6.21

APPLICABILITY OF EIR

This approval is subject to all applicable Plans, Programs, and Policies (PPP), Project Design Features (PDF) and Mitigation Measures (MM) as identified in the Mitigation Monitoring and Reporting Program (MMRP) for the Program EIR prepared for the Northern Sphere Area (SCH No. 2001051010).

PASSED AND ADOPTED by the Subdivision Committee of the City of Irvine at a regular meeting held on the 8th day of July, 2015, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIR OF THE SUBDIVISION COMMITTEE

SUBDIVISION COMMITTEE RESOLUTION NO. 15-945

A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17855 (00631137-PTT) TO CREATE 169 NUMBERED LOTS FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AND 21 LETTERED LOTS FOR LANDSCAPING AND VEHICULAR ACCESS ON 24.32 GROSS ACRES, LOCATED IN PLANNING AREA 5B; FILED BY IRVINE COMPANY COMMUNITY DEVELOPMENT

WHEREAS, an application for Vesting Tentative Tract Map 17855 (00631137-PTT) has been filed by Irvine Community Development Company to subdivide a 24.32 gross-acre site into 169 numbered lots and 21 lettered lots for the development of 169 single-family residences; and

WHEREAS, Vesting Tentative Tract Map 17855 has a General Plan land use designation of Medium Density Residential and a zoning designation of 2.3I Medium Density Residential; and

WHEREAS, Vesting Tentative Tract Map 17855 is for single-family residential purposes; and

WHEREAS, the neighborhood and community parkland dedication requirements have been addressed through compliance with Park Plan 00561705-PPP; and

WHEREAS, the subject Vesting Tentative Tract Map 17855 conforms with the City of Irvine Subdivision Ordinance, General Plan and Zoning Ordinance; and

WHEREAS, the creation of Vesting Tentative Tract Map 17855 is considered a "project" under regulations of the State of California Environmental Quality Act (CEQA); and

WHEREAS, a Program Environmental Impact Report (State Clearinghouse [SCH] No. 2001051010) was prepared for the Northern Sphere Area and certified by the City of Irvine City Council as adequate; and

WHEREAS, the Subdivision Committee of the City of Irvine reviewed the subject application at a public meeting on July 8, 2015.

NOW, THEREFORE, the Subdivision Committee of the City of Irvine DOES HEREBY RECOMMEND that the Planning Commission find as follows:

SECTION 1. Pursuant to Section 15168 of the State CEQA Guidelines, this project is covered by a previously certified Program EIR for Northern Sphere Area, which serves as a Program EIR for the proposed project (SCH No. 2001051010). The effects of the project were examined in the Program EIR and all feasible mitigation measures and alternatives developed in the Program EIR are incorporated into this project. Based upon the independent judgment of the Subdivision Committee, it is determined that no new mitigation measures are recommended.

SECTION 2. Mitigation measures identified in the Program EIR have been incorporated into the project, or have been previously applied. These measures mitigate any potential significant environmental effects.

SECTION 3. Pursuant to Fish and Game Code Section 711.4(C), all required Fish and Game filing fees have been paid subsequent to certification of the Program EIR for the Northern Sphere Area.

SECTION 4. The findings required by state law regarding justification of Citywide, village-wide and project specific development fees for public facilities as a result of this project approval have been met as follows:

- A. Citywide fees for public facilities are collected in conjunction with the issuance of building permits for development projects and consist of the following:
 - 1. Foothill Transportation Corridor Area of Benefit Charges.
 - 2. Development surcharge fees to recover wear and tear costs from construction site traffic.
 - 3. A systems development charge will only be collected for development in Planning Area 5B per the Annexation and Development Agreement.
- B. Resolutions have been adopted by the Irvine City Council, which establish the connection between the development projects and the public improvements based on the following nexus:

The area of benefit charges for the Foothill Transportation Corridor are based on the assumption that future state and federal revenues are projected to be inadequate to construct said transportation corridors in a timely manner; and that future development should pay a share of the cost of implementing new transportation corridors to ensure that the transportation system will be adequate to serve said development and that this share of the corridor costs should be proportional to the traffic generated by the development.

- 1. The impact of construction vehicles using City streets causes wear and tear, which significantly reduces the life of the surface of City streets beyond

normally expected use, and the cost of impacted wear and tear on City streets should be borne by the development projects which create the impact. The wearing surface on City streets is reduced by 50 percent by commercial/industrial construction traffic which causes significant increases on City maintenance costs.

2. The implementation of a systems development charge for development in Planning Area 5B provides a predictable and equitable funding source for capital improvements by requiring development projects to "buy into" the pre-existing City infrastructure so that the impact of new growth on existing improvements will be borne equitably by new development.
- C. All of the Citywide fees identified in this section are based on this project's proportional share of the cost of the improvement as identified in the appropriate City Council resolution.
- D. The following nexus between the project specific public facilities and the development project have been identified:
1. The purposes of the fees have been identified.
 2. There is a reasonable relationship between the need for public facilities and the type of development for which the fee is imposed.
 3. There is a reasonable relationship between the amount of the fees and the costs of the public facilities attributable to the development on which the fee is based.
- E. The development of the proposed subdivision in Planning Area 5B creates the need for circulation system improvements to accommodate traffic generated by the project. The public and private facilities identified previously are needed to support this development, are justified since the development of this type impacts the amount distribution of traffic on surrounding streets, or are agreed to by the applicant. The circulation improvements described above have been identified in studies prepared to address the City's circulation system and approved by the City to facilitate the safe and efficient movement of traffic adjacent to the project.

SECTION 5. That, in accordance with Subarticle 3 of the City of Irvine Subdivision Manual, the following findings for approval of a Vesting Tentative Tract Map have been established:

- A. That the proposed plan is consistent with applicable general and specific plans.

VTTM 17855 is consistent with the policies set forth in the General Plan's Medium Density Residential land use designation and complies with all of the development standards of the 2.3I Medium Density Residential zoning district in which it is located. Northwood Point (Planning Area 5B) was approved for 1,900 residential units; no units have been constructed to date. The proposed map is designed in accordance with the special development standards applicable to Planning Area 5B. The map is consistent with the master subdivision map (also known as the "A" Level Map) VTTM 17523 approved by the Irvine City Council on September 24, 2013.

- B. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

The design and improvements related to VTTM 17855 are consistent with the applicable previous plans and approvals, and the on-site improvements will be completed according to City standards and the specific requirements of Planning Area 5B and the master subdivision map VTTM 17523. The project design provides adequate pedestrian and vehicular circulation to surrounding land uses, as required in the approved Master Landscape and Trails Plan (00561700-PMP).

- C. That the site is physically suitable for the type of development.

The site is physically suitable for future development based on the fact that the geotechnical analysis prepared for the site in conjunction with the Program EIR demonstrated that residential development, and the assorted accessory land uses, can be physically accommodated on the subject site. In addition, standard City development standards and code requirements will ensure that soils and groundwater are analyzed prior to construction.

- D. That the site is physically suitable for the proposed density of the development.

The site is physically suitable for the proposed density of development in that the Program EIR evaluated the physical and environmental constraints of the subject property, and through that process, identified a maximum residential intensity for Planning Area 5B of 1,900 dwelling units. This map, covering approximately 24.32 gross acres within Planning Area 5B, allows for the development of 169 dwelling units, and falls below the unit maximum.

- E. That the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

The design of VTTM 17855 is in accordance with the certified Program EIR for the Northern Sphere Area. Based upon adopted City standards, applicable mitigation measures, and conditions imposed by this resolution, the design of this subdivision and types of improvements proposed for the project are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

- F. That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.

The design of the subdivision and the type of improvements are not likely to cause serious public health problems as the proposed on-site building and infrastructure improvements will be constructed in compliance with all City and Uniform Building and Fire Code standards applicable to this project at the time of development.

- G. That the design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

The design of the subdivision and type of improvements will not conflict with any easements acquired by the public at large for access through the property. Access to and within this project is provided through public and private sidewalks and roadways.

- H. That any discharge of waste from the proposed subdivision into an existing sewer system would not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board, Santa Ana Region, pursuant to Division 7 of the Water Code of the State of California

Any discharge of waste from the proposed subdivision into an existing sewer system would not result in a violation of existing requirements prescribed by the California Regional Water Quality Board, Santa Ana Region, pursuant to Division 7 of the Water Code of the State of California in that the project will include additions to the existing sewer system and the additions have been designed and sized to accommodate the projected waste output of the development. Any use of the existing sewer system and any new additions to the system shall be in conformance with all applicable regional and state wastewater requirements.

- I. That the requirements of the California Environmental Quality Act have been satisfied.

As stated in Section 1 of this Resolution, processing of the proposed map is considered to be subsequent activity under a previously certified Program EIR for

the Northern Sphere Area. Applicable mitigation measures from the Program EIR have been incorporated into this resolution and the project is subject to all applicable mitigation measures as identified in the Mitigation Monitoring and Reporting Program.

SECTION 6. Vesting Tentative Tract Map 17855 subdivides 24.32 gross acres into 169 numbered lots and 21 lettered lots for the development of 134 single-family residences.

SECTION 7. That the Secretary to the Subdivision Committee shall enter the Resolution into the book of original Resolutions.

NOW, THEREFORE, based on the above findings the Subdivision Committee of the City of Irvine DOES HEREBY RECOMMEND Planning Commission approval of Vesting Tentative Tract Map 17855 (00631137-PTT) subject to the following conditions:

PRIOR TO THE RELEASE OF A FINAL MAP BY THE CITY

Standard Condition 1.1

PUBLIC / PRIVATE IMPROVEMENTS

Prior to the release of a final map by the City, the applicant shall construct or enter into an agreement and post security, in a form and amount acceptable to the City Engineer, guaranteeing the construction of the following public and/or private improvements, marked with "x" and listed below, in conformance with applicable City standards and the City's Capital Improvement Policy. Items not required in conjunction with this project are marked "n/a".

- X a. Street improvements including, but not limited to: pavement, curb and gutter, medians, sidewalks, drive approaches, street lighting, signing, striping.
- n/a b. Traffic signal systems, interconnect and other traffic control and management devices.
- X c. Storm drain facilities.
- X d. Landscaping and computerized irrigation control system (for all public streets, parks and public areas).
- X e. Sewer, reclaimed and/or domestic water systems, as required by the appropriate sewer and water districts, as well as the Orange County Fire Authority, when appropriate.
- X f. Monumentation.

n/a g. Riding, hiking, and bicycle trails adjacent to or through the project site.

n/a h. Undergrounding of existing overhead and proposed utility distribution lines.

n/a i. Transit-related improvements as depicted on the approved tentative map.

Standard Condition 1.2

REAPPORTION EXISTING ASSESSMENT DISTRICT

Prior to release of a final map by the City that includes property within an existing assessment district, the applicant shall make application and pay the fee established by the City Council to the City Engineer, to reapportion the existing assessment(s) to the proposed lots or parcels.

Standard Condition 1.4

DIGITAL MAP SUBMISSION

Prior to the release of a final map by the City, the applicant shall submit one (1) set of computerized data of the final map that is compatible with the City ARC/INFO system or DXF (Autocad) system in a manner acceptable to the City Engineer. Maps should be tied to County of Orange control points (latest revision). Refer to Specifications for Digital Submission as maintained by the Surveyor's Office of the County of Orange for specific requirements of individual submittal.

Standard Condition 1.7

EXISTING SURVEY MONUMENTS

Prior to release of the final map, all existing survey control monuments, as defined in the California Professional Land Surveyors Act (PLSA) Section 8771(b), which as determined by the City Engineer may be destroyed, shall be adequately referenced on the map for perpetuation. If said monuments are disturbed, they shall be replaced after construction pursuant to PLSA Section 8771(b).

Standard Condition 1.9

STREET LIGHTING ENERGY FEE

Prior to the release of a final map by the City for a subdivision that requires the construction of new street lighting facilities; the applicant shall post an advanced energy fee for street lighting with the City Engineer.

Condition 1.13

FIRE PROTECTION EASEMENTS

Prior to the release of a final map by the City, all fire protection access easements shall be approved by the Orange County Fire Authority and irrevocably dedicated in perpetuity to the City.

Condition 1.14

OCFA – APPROVALS REQUIRED

Prior to OCFA clearance of a final map, the applicant shall submit to the Orange County Fire Authority for review and approval a Fire Master Plan (Service Code PR145).

PRIOR TO THE ISSUANCE OF PRELIMINARY OR PRECISE GRADING PERMITS

Standard Condition 2.4

EXISTING SURVEY MONUMENTS

Prior to issuance of the preliminary grading permit, the applicant shall file a Corner Record or Record of Survey with the County Surveyor to establish existing survey control points as defined in Section 8711(b) of the California Professional Land Surveyors Act, if the City Engineer determines an existing survey monument(s) may be disturbed by construction activities. The City Engineer shall review and approve the Corner Record or Record of Survey prior to filing the record with the County Surveyor.

Standard Condition 2.25

DIGITAL FILES - AUTOCAD

Prior to the issuance of a grading permit, the design engineer shall submit the drawings in DXF or AutoCAD .dwg file to the City.

Condition 2.26

GEOTECHNICAL INVESTIGATION

Prior to the issuance of a grading permit, Detailed geotechnical investigations for each Tentative Tract Map ("B" Map) shall be submitted with engineered grading plans to further evaluate faults, subsidence, slope stability, settlement, foundations, grading constraints, potential for liquefaction and other soil engineering design conditions.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS

Standard Condition 3.1

ASSESSMENT DISTRICT DISCLOSURE

Prior to the issuance of building permits for a project located within an assessment district, the applicant shall submit to the Director of Community Development for review and approval a completed Occupancy Disclosure form that informs the prospective buyer of the following:

This property is located within an assessment district. The Orange County Tax Assessor may include the amount of the related assessment in the computations to determine assessed value of the property for the purpose of determining property taxes.

Condition 3.28

OCFA – APPROVALS REQUIRED

Prior to the issuance of a building permit, the applicant shall submit a Fire Sprinkler System (Service Code PR400), if required by code or installed voluntarily, to the Orange County Fire Authority (OCFA) for review and approval.

Condition 3.29

SANTIAGO CANYON ROAD FEES

Prior to the issuance of building permits, the landowner or subsequent Project Applicant for development in Planning Area 5B shall pay applicable Santiago Canyon Road fees to provide its fair share funding of the Santiago Canyon Road improvements.

PRIOR TO FINAL APPROVAL OF COMPLETED WORK AUTHORIZED BY GRADING, LANDSCAPING OR IMPROVEMENT PERMIT

Standard Condition 3.27

RECORD DRAWINGS – PDF & AUTOCAD

Prior to final approval of a grading, landscaping, or improvement permit, and following final inspection, the applicant shall submit to the City individual PDF files of the drawing and AutoCAD files. The permit number and the words "RECORD DRAWING" shall appear on all of the sheets.

PRIOR TO THE EXONERATION OF SECURITY

Standard Condition 5.1

EXISTING SURVEY MONUMENTS

Prior to the exoneration of any security for a project that may include existing survey monuments disturbed through construction activities and deemed necessary for preservation by the City Engineer, as set forth in Standard Condition 1.7 or 2.4, the applicant shall have a licensed land surveyor or qualified registered civil engineer reestablish any such monumentation damaged or destroyed during construction of the project and file the corner records with the County Surveyor. Evidence of such filing shall be furnished to the City Engineer.

Standard Condition 5.2

DIGITAL RECORDS - PDF

Prior to the exoneration of any security for improvements required by either Standard Condition 1.1 or 2.1, the applicant shall submit one copy in PDF format of the recorded final map. The PDF can be on PC compatible CD or DVD.

Standard Condition 5.3

DIGITAL RECORDS - AUTOCAD

Prior to the exoneration of any security for any improvements required by either Standard Condition 1.1 or 2.1, the applicant shall provide proof that the permit for the subject improvement has been approved and finalized by the City. Submit one set of computerized data, which is compatible with the City DXF (AutoCAD) system, of the record drawings of grading, landscape, and improvement plans to, and in a manner approved by the City. Refer to Specifications for Digital Submission as maintained by the Surveyor's Office of the County of Orange for specific requirements of individual submittal.

MISCELLANEOUS

Standard Condition 6.1

DISCRETIONARY CASE CHARGES

The applicant is responsible for paying all charges related to the processing of this discretionary case application within 30 days of the issuance of the final invoice or prior to the issuance of building permits for this project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or may result in the revocation of the approval of this application.

Standard Condition 6.2

LEGAL ACTION – HOLD HARMLESS

In accordance with the provisions of Section 5-5-114 of the Irvine Municipal Code and Government Code Section 66474.9, the applicant shall defend, indemnify, and hold harmless the City of Irvine and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City, including, without limitation, an action by an advisory agency, appeal board, or legislative body concerning this discretionary approval. This defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action or proceeding challenging the approval. The City will promptly notify the applicant of any claim, action, or proceeding and will cooperate fully in the defense.

In the event a legal challenge to the discretionary approval is successful, and an award of attorney fees is made to the challenger, the applicant shall be responsible to pay the full amount of such an award.

Condition 6.19

WATER SERVICE

All tentative tract maps and/or parcel maps shall show all easements on the property. Any grading and/or construction within any easement shall be in conformance with the contractual agreements in effect between the landowner or subsequent project applicant and the easement holder.

Condition 6.20

SOLID WASTE SERVICES

Tentative subdivision map and master plan applications for attached residential projects shall satisfy the refuse collection and recyclable materials collection and loading standards set forth in Section 3-25-1 (*Refuse Collection Standards, Recycling Collection Standards*) of the Irvine Municipal Code. This section establishes standards for the capacity, location, design and maintenance of refuse and recycling collection bins.

Condition 6.21

APPLICABILITY OF EIR

This approval is subject to all applicable Plans, Programs, and Policies (PPP), Project Design Features (PDF) and Mitigation Measures (MM) as identified in the Mitigation Monitoring and Reporting Program (MMRP) for the Program EIR prepared for the Northern Sphere Area (SCH No. 2001051010).

PASSED AND ADOPTED by the Subdivision Committee of the City of Irvine at a regular meeting held on the 8th day of July, 2015, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIR OF THE SUBDIVISION COMMITTEE

SUBDIVISION COMMITTEE RESOLUTION NO. 15-946

A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17859 (00631024-PTT) TO CREATE 88 NUMBERED LOTS FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AND 43 LETTERED LOTS FOR LANDSCAPING AND VEHICULAR ACCESS ON 11.09 GROSS ACRES, LOCATED IN PLANNING AREA 5B; FILED BY IRVINE COMPANY COMMUNITY DEVELOPMENT

WHEREAS, an application for Vesting Tentative Tract Map 17859 (00631024-PTT) has been filed by Irvine Community Development Company to subdivide a 11.09 gross-acre site into 88 numbered lots and 43 lettered lots for the development of 88 single-family residences; and

WHEREAS, Vesting Tentative Tract Map 17859 has a General Plan land use designation of Medium Density Residential and a zoning designation of 2.3I Medium Density Residential; and

WHEREAS, Vesting Tentative Tract Map 17859 is for single-family residential purposes; and

WHEREAS, the neighborhood and community parkland dedication requirements have been addressed through compliance with Park Plan 00561705-PPP; and

WHEREAS, the subject Vesting Tentative Tract Map 17859 conforms with the City of Irvine Subdivision Ordinance, General Plan and Zoning Ordinance; and

WHEREAS, the creation of Vesting Tentative Tract Map 17859 is considered a "project" under regulations of the State of California Environmental Quality Act (CEQA); and

WHEREAS, a Program Environmental Impact Report (State Clearinghouse [SCH] No. 2001051010) was prepared for the Northern Sphere Area and certified by the City of Irvine City Council as adequate; and

WHEREAS, the Subdivision Committee of the City of Irvine reviewed the subject application at a public meeting on July 8, 2015.

NOW, THEREFORE, the Subdivision Committee of the City of Irvine DOES HEREBY RECOMMEND that the Planning Commission find as follows:

SECTION 1. Pursuant to Section 15168 of the State CEQA Guidelines, this project is covered by a previously certified Program EIR for Northern Sphere Area, which serves as a Program EIR for the proposed project (SCH No. 2001051010). The effects of the project were examined in the Program EIR and all feasible mitigation measures and alternatives developed in the Program EIR are incorporated into this project. Based upon the independent judgment of the Subdivision Committee, it is determined that no new mitigation measures are recommended.

SECTION 2. Mitigation measures identified in the Program EIR have been incorporated into the project, or have been previously applied. These measures mitigate any potential significant environmental effects.

SECTION 3. Pursuant to Fish and Game Code Section 711.4(C), all required Fish and Game filing fees have been paid subsequent to certification of the Program EIR for the Northern Sphere Area.

SECTION 4. The findings required by state law regarding justification of Citywide, village-wide and project specific development fees for public facilities as a result of this project approval have been met as follows:

- A. Citywide fees for public facilities are collected in conjunction with the issuance of building permits for development projects and consist of the following:
 - 1. Foothill Transportation Corridor Area of Benefit Charges.
 - 2. Development surcharge fees to recover wear and tear costs from construction site traffic.
 - 3. A systems development charge will only be collected for development in Planning Area 5B per the Annexation and Development Agreement.
- B. Resolutions have been adopted by the Irvine City Council, which establish the connection between the development projects and the public improvements based on the following nexus:

The area of benefit charges for the Foothill Transportation Corridor are based on the assumption that future state and federal revenues are projected to be inadequate to construct said transportation corridors in a timely manner; and that future development should pay a share of the cost of implementing new transportation corridors to ensure that the transportation system will be adequate to serve said development and that this share of the corridor costs should be proportional to the traffic generated by the development.

1. The impact of construction vehicles using City streets causes wear and tear, which significantly reduces the life of the surface of City streets beyond normally expected use, and the cost of impacted wear and tear on City streets should be borne by the development projects which create the impact. The wearing surface on City streets is reduced by 50 percent by commercial/industrial construction traffic which causes significant increases on City maintenance costs.
 2. The implementation of a systems development charge for development in Planning Area 5B provides a predictable and equitable funding source for capital improvements by requiring development projects to "buy into" the pre-existing City infrastructure so that the impact of new growth on existing improvements will be borne equitably by new development.
- C. All of the Citywide fees identified in this section are based on this project's proportional share of the cost of the improvement as identified in the appropriate City Council resolution.
- D. The following nexus between the project specific public facilities and the development project have been identified:
1. The purposes of the fees have been identified.
 2. There is a reasonable relationship between the need for public facilities and the type of development for which the fee is imposed.
 3. There is a reasonable relationship between the amount of the fees and the costs of the public facilities attributable to the development on which the fee is based.
- E. The development of the proposed subdivision in Planning Area 5B creates the need for circulation system improvements to accommodate traffic generated by the project. The public and private facilities identified previously are needed to support this development, are justified since the development of this type impacts the amount distribution of traffic on surrounding streets, or are agreed to by the applicant. The circulation improvements described above have been identified in studies prepared to address the City's circulation system and approved by the City to facilitate the safe and efficient movement of traffic adjacent to the project.

SECTION 5. That, in accordance with Subarticle 3 of the City of Irvine Subdivision Manual, the following findings for approval of a Vesting Tentative Tract Map have been established:

- A. That the proposed plan is consistent with applicable general and specific plans.

VTTM 17859 is consistent with the policies set forth in the General Plan's Medium Density Residential land use designation and complies with all of the development standards of the 2.3I Medium Density Residential zoning district in which it is located. Northwood Point (Planning Area 5B) was approved for 1,900 residential units; no units have been constructed to date. The proposed map is designed in accordance with the special development standards applicable to Planning Area 5B. The map is consistent with the master subdivision map (also known as the "A" Level Map) VTTM 17523 approved by the Irvine City Council on September 24, 2013.

- B. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

The design and improvements related to VTTM 17859 are consistent with the applicable previous plans and approvals, and the on-site improvements will be completed according to City standards and the specific requirements of Planning Area 5B and the master subdivision map VTTM 17523. The project design provides adequate pedestrian and vehicular circulation to surrounding land uses, as required in the approved Master Landscape and Trails Plan (00561700-PMP).

- C. That the site is physically suitable for the type of development.

The site is physically suitable for future development based on the fact that the geotechnical analysis prepared for the site in conjunction with the Program EIR demonstrated that residential development, and the assorted accessory land uses, can be physically accommodated on the subject site. In addition, standard City development standards and code requirements will ensure that soils and groundwater are analyzed prior to construction.

- D. That the site is physically suitable for the proposed density of the development.

The site is physically suitable for the proposed density of development in that the Program EIR evaluated the physical and environmental constraints of the subject property, and through that process, identified a maximum residential intensity for Planning Area 5B of 1,900 dwelling units. This map, covering approximately 11.09 gross acres within Planning Area 5B, allows for the development of 88 dwelling units, and falls below the unit maximum.

- E. That the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

The design of VTTM 17859 is in accordance with the certified Program EIR for the Northern Sphere Area. Based upon adopted City standards, applicable mitigation measures, and conditions imposed by this resolution, the design of this subdivision and types of improvements proposed for the project are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

- F. That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.

The design of the subdivision and the type of improvements are not likely to cause serious public health problems as the proposed on-site building and infrastructure improvements will be constructed in compliance with all City and Uniform Building and Fire Code standards applicable to this project at the time of development.

- G. That the design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

The design of the subdivision and type of improvements will not conflict with any easements acquired by the public at large for access through the property. Access to and within this project is provided through public and private sidewalks and roadways.

- H. That any discharge of waste from the proposed subdivision into an existing sewer system would not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board, Santa Ana Region, pursuant to Division 7 of the Water Code of the State of California

Any discharge of waste from the proposed subdivision into an existing sewer system would not result in a violation of existing requirements prescribed by the California Regional Water Quality Board, Santa Ana Region, pursuant to Division 7 of the Water Code of the State of California in that the project will include additions to the existing sewer system and the additions have been designed and sized to accommodate the projected waste output of the development. Any use of the existing sewer system and any new additions to the system shall be in conformance with all applicable regional and state wastewater requirements.

- I. That the requirements of the California Environmental Quality Act have been satisfied.

As stated in Section 1 of this Resolution, processing of the proposed map is considered to be subsequent activity under a previously certified Program EIR for the Northern Sphere Area. Applicable mitigation measures from the Program EIR have been incorporated into this resolution and the project is subject to all applicable mitigation measures as identified in the Mitigation Monitoring and Reporting Program.

SECTION 6. Vesting Tentative Tract Map 17859 subdivides 11.09 gross acres into 88 numbered lots and 43 lettered lots for the development of 88 single-family residences.

SECTION 7. That the Secretary to the Subdivision Committee shall enter the Resolution into the book of original Resolutions.

NOW, THEREFORE, based on the above findings the Subdivision Committee of the City of Irvine DOES HEREBY RECOMMEND Planning Commission approval of Vesting Tentative Tract Map 17859 (00631024-PTT) subject to the following conditions:

PRIOR TO THE RELEASE OF A FINAL MAP BY THE CITY

Standard Condition 1.1

PUBLIC / PRIVATE IMPROVEMENTS

Prior to the release of a final map by the City, the applicant shall construct or enter into an agreement and post security, in a form and amount acceptable to the City Engineer, guaranteeing the construction of the following public and/or private improvements, marked with "x" and listed below, in conformance with applicable City standards and the City's Capital Improvement Policy. Items not required in conjunction with this project are marked "n/a".

- n/a a. Street improvements including, but not limited to: pavement, curb and gutter, medians, sidewalks, drive approaches, street lighting, signing, striping.
- n/a b. Traffic signal systems, interconnect and other traffic control and management devices.
- n/a c. Storm drain facilities.
- n/a d. Landscaping and computerized irrigation control system (for all public streets, parks and public areas).
- n/a e. Sewer, reclaimed and/or domestic water systems, as required by the appropriate sewer and water districts, as well as the Orange County Fire Authority, when appropriate.

X f. Monumentation.

n/a g. Riding, hiking, and bicycle trails adjacent to or through the project site.

n/a h. Undergrounding of existing overhead and proposed utility distribution lines.

n/a i. Transit-related improvements as depicted on the approved tentative map.

Standard Condition 1.2

REAPPORTION EXISTING ASSESSMENT DISTRICT

Prior to release of a final map by the City that includes property within an existing assessment district, the applicant shall make application and pay the fee established by the City Council to the City Engineer, to reapportion the existing assessment(s) to the proposed lots or parcels.

Standard Condition 1.4

DIGITAL MAP SUBMISSION

Prior to the release of a final map by the City, the applicant shall submit one (1) set of computerized data of the final map that is compatible with the City ARC/INFO system or DXF (Autocad) system in a manner acceptable to the City Engineer. Maps should be tied to County of Orange control points (latest revision). Refer to Specifications for Digital Submission as maintained by the Surveyor's Office of the County of Orange for specific requirements of individual submittal.

Standard Condition 1.7

EXISTING SURVEY MONUMENTS

Prior to release of the final map, all existing survey control monuments, as defined in the California Professional Land Surveyors Act (PLSA) Section 8771(b), which as determined by the City Engineer may be destroyed, shall be adequately referenced on the map for perpetuation. If said monuments are disturbed, they shall be replaced after construction pursuant to PLSA Section 8771(b).

Standard Condition 1.9

STREET LIGHTING ENERGY FEE

Prior to the release of a final map by the City for a subdivision that requires the construction of new street lighting facilities; the applicant shall post an advanced energy fee for street lighting with the City Engineer.

Condition 1.13

FIRE PROTECTION EASEMENTS

Prior to the release of a final map by the City, all fire protection access easements shall be approved by the Orange County Fire Authority and irrevocably dedicated in perpetuity to the City.

Condition 1.14

OCFA – APPROVALS REQUIRED

Prior to OCFA clearance of a final map, the applicant shall submit to the Orange County Fire Authority for review and approval a Fire Master Plan (Service Code PR145).

PRIOR TO THE ISSUANCE OF PRELIMINARY OR PRECISE GRADING PERMITS

Standard Condition 2.4

EXISTING SURVEY MONUMENTS

Prior to issuance of the preliminary grading permit, the applicant shall file a Corner Record or Record of Survey with the County Surveyor to establish existing survey control points as defined in Section 8711(b) of the California Professional Land Surveyors Act, if the City Engineer determines an existing survey monument(s) may be disturbed by construction activities. The City Engineer shall review and approve the Corner Record or Record of Survey prior to filing the record with the County Surveyor.

Standard Condition 2.25

DIGITAL FILES - AUTOCAD

Prior to the issuance of a grading permit, the design engineer shall submit the drawings in DXF or AutoCAD .dwg file to the City.

Condition 2.26

GEOTECHNICAL INVESTIGATION

Prior to the issuance of a grading permit, Detailed geotechnical investigations for each Tentative Tract Map ("B" Map) shall be submitted with engineered grading plans to further evaluate faults, subsidence, slope stability, settlement, foundations, grading constraints, potential for liquefaction and other soil engineering design conditions.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS

Standard Condition 3.1

ASSESSMENT DISTRICT DISCLOSURE

Prior to the issuance of building permits for a project located within an assessment district, the applicant shall submit to the Director of Community Development for review and approval a completed Occupancy Disclosure form that informs the prospective buyer of the following:

This property is located within an assessment district. The Orange County Tax Assessor may include the amount of the related assessment in the computations to determine assessed value of the property for the purpose of determining property taxes.

Condition 3.28

OCFA – APPROVALS REQUIRED

Prior to the issuance of a building permit, the applicant shall submit a Fire Sprinkler System (Service Code PR400), if required by code or installed voluntarily, to the Orange County Fire Authority (OCFA) for review and approval.

Condition 3.29

SANTIAGO CANYON ROAD FEES

Prior to the issuance of building permits, the landowner or subsequent Project Applicant for development in Planning Area 5B shall pay applicable Santiago Canyon Road fees to provide its fair share funding of the Santiago Canyon Road improvements.

PRIOR TO FINAL APPROVAL OF COMPLETED WORK AUTHORIZED BY GRADING, LANDSCAPING OR IMPROVEMENT PERMIT

Standard Condition 3.27

RECORD DRAWINGS – PDF & AUTOCAD

Prior to final approval of a grading, landscaping, or improvement permit, and following final inspection, the applicant shall submit to the City individual PDF files of the drawing and AutoCAD files. The permit number and the words "RECORD DRAWING" shall appear on all of the sheets.

PRIOR TO THE EXONERATION OF SECURITY

Standard Condition 5.1

EXISTING SURVEY MONUMENTS

Prior to the exoneration of any security for a project that may include existing survey monuments disturbed through construction activities and deemed necessary for preservation by the City Engineer, as set forth in Standard Condition 1.7 or 2.4, the applicant shall have a licensed land surveyor or qualified registered civil engineer reestablish any such monumentation damaged or destroyed during construction of the project and file the corner records with the County Surveyor. Evidence of such filing shall be furnished to the City Engineer.

Standard Condition 5.2

DIGITAL RECORDS - PDF

Prior to the exoneration of any security for improvements required by either Standard Condition 1.1 or 2.1, the applicant shall submit one copy in PDF format of the recorded final map. The PDF can be on PC compatible CD or DVD.

Standard Condition 5.3

DIGITAL RECORDS - AUTOCAD

Prior to the exoneration of any security for any improvements required by either Standard Condition 1.1 or 2.1, the applicant shall provide proof that the permit for the subject improvement has been approved and finalized by the City. Submit one set of computerized data, which is compatible with the City DXF (AutoCAD) system, of the record drawings of grading, landscape, and improvement plans to, and in a manner approved by the City. Refer to Specifications for Digital Submission as maintained by the Surveyor's Office of the County of Orange for specific requirements of individual submittal.

MISCELLANEOUS

Standard Condition 6.1

DISCRETIONARY CASE CHARGES

The applicant is responsible for paying all charges related to the processing of this discretionary case application within 30 days of the issuance of the final invoice or prior to the issuance of building permits for this project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or may result in the revocation of the approval of this application.

Standard Condition 6.2

LEGAL ACTION – HOLD HARMLESS

In accordance with the provisions of Section 5-5-114 of the Irvine Municipal Code and Government Code Section 66474.9, the applicant shall defend, indemnify, and hold harmless the City of Irvine and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City, including, without limitation, an action by an advisory agency, appeal board, or legislative body concerning this discretionary approval. This defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action or proceeding *challenging the approval*. The City will promptly notify the applicant of any claim, action, or proceeding and will cooperate fully in the defense.

In the event a legal challenge to the discretionary approval is successful, and an award of attorney fees is made to the challenger, the applicant shall be responsible to pay the full amount of such an award.

Condition 6.19

WATER SERVICE

All tentative tract maps and/or parcel maps shall show all easements on the property. Any grading and/or construction within any easement shall be in conformance with the contractual agreements in effect between the landowner or subsequent project applicant and the easement holder.

Condition 6.20

SOLID WASTE SERVICES

Tentative subdivision map and master plan applications for attached residential projects shall satisfy the refuse collection and recyclable materials collection and loading standards set forth in Section 3-25-1 (Refuse Collection Standards, Recycling Collection Standards) of the Irvine Municipal Code. This section establishes standards for the capacity, location, design and maintenance of refuse and recycling collection bins.

Condition 6.21

APPLICABILITY OF EIR

This approval is subject to all applicable Plans, Programs, and Policies (PPP), Project Design Features (PDF) and Mitigation Measures (MM) as identified in the Mitigation Monitoring and Reporting Program (MMRP) for the Program EIR prepared for the Northern Sphere Area (SCH No. 2001051010).

PASSED AND ADOPTED by the Subdivision Committee of the City of Irvine at a regular meeting held on the 8th day of July, 2015, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIR OF THE SUBDIVISION COMMITTEE

SUBDIVISION COMMITTEE RESOLUTION NO. 15- 947

A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17860 (00631666-PTT) TO CREATE 71 NUMBERED LOTS FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AND 43 LETTERED LOTS FOR LANDSCAPING AND VEHICULAR ACCESS ON 9.9 GROSS ACRES, LOCATED IN PLANNING AREA 5B; FILED BY IRVINE COMPANY COMMUNITY DEVELOPMENT

WHEREAS, an application for Vesting Tentative Tract Map 17860 (00631666-PTT) has been filed by Irvine Community Development Company to subdivide a 9.9 gross-acre site into 71 numbered lots and 43 lettered lots for the development of 71 single-family residences; and

WHEREAS, Vesting Tentative Tract Map 17860 has a General Plan land use designation of Medium Density Residential and a zoning designation of 2.3I Medium Density Residential; and

WHEREAS, Vesting Tentative Tract Map 17860 is for single-family residential purposes; and

WHEREAS, the neighborhood and community parkland dedication requirements have been addressed through compliance with Park Plan 00561705-PPP; and

WHEREAS, the subject Vesting Tentative Tract Map 17860 conforms with the City of Irvine Subdivision Ordinance, General Plan and Zoning Ordinance; and

WHEREAS, the creation of Vesting Tentative Tract Map 17860 is considered a "project" under regulations of the State of California Environmental Quality Act (CEQA); and

WHEREAS, a Program Environmental Impact Report (State Clearinghouse [SCH] No. 2001051010) was prepared for the Northern Sphere Area and certified by the City of Irvine City Council as adequate; and

WHEREAS, the Subdivision Committee of the City of Irvine reviewed the subject application at a public meeting on July 8, 2015.

NOW, THEREFORE, the Subdivision Committee of the City of Irvine DOES HEREBY RECOMMEND that the Planning Commission find as follows:

SECTION 1. Pursuant to Section 15168 of the State CEQA Guidelines, this project is covered by a previously certified Program EIR for Northern Sphere Area, which serves as a Program EIR for the proposed project (SCH No. 2001051010). The effects of the project were examined in the Program EIR and all feasible mitigation measures and alternatives developed in the Program EIR are incorporated into this project. Based upon the independent judgment of the Subdivision Committee, it is determined that no new mitigation measures are recommended.

SECTION 2. Mitigation measures identified in the Program EIR have been incorporated into the project, or have been previously applied. These measures mitigate any potential significant environmental effects.

SECTION 3. Pursuant to Fish and Game Code Section 711.4(C), all required Fish and Game filing fees have been paid subsequent to certification of the Program EIR for the Northern Sphere Area.

SECTION 4. The findings required by state law regarding justification of Citywide, village-wide and project specific development fees for public facilities as a result of this project approval have been met as follows:

- A. Citywide fees for public facilities are collected in conjunction with the issuance of building permits for development projects and consist of the following:
 - 1. Foothill Transportation Corridor Area of Benefit Charges.
 - 2. Development surcharge fees to recover wear and tear costs from construction site traffic.
 - 3. A systems development charge will only be collected for development in Planning Area 5B per the Annexation and Development Agreement.
- B. Resolutions have been adopted by the Irvine City Council, which establish the connection between the development projects and the public improvements based on the following nexus:

The area of benefit charges for the Foothill Transportation Corridor are based on the assumption that future state and federal revenues are projected to be inadequate to construct said transportation corridors in a timely manner; and that future development should pay a share of the cost of implementing new transportation corridors to ensure that the transportation system will be adequate to serve said development and that this share of the corridor costs should be proportional to the traffic generated by the development.

1. The impact of construction vehicles using City streets causes wear and tear, which significantly reduces the life of the surface of City streets beyond normally expected use, and the cost of impacted wear and tear on City streets should be borne by the development projects which create the impact. The wearing surface on City streets is reduced by 50 percent by commercial/industrial construction traffic which causes significant increases on City maintenance costs.
 2. The implementation of a systems development charge for development in Planning Area 5B provides a predictable and equitable funding source for capital improvements by requiring development projects to "buy into" the pre-existing City infrastructure so that the impact of new growth on existing improvements will be borne equitably by new development.
- C. All of the Citywide fees identified in this section are based on this project's proportional share of the cost of the improvement as identified in the appropriate City Council resolution.
- D. The following nexus between the project specific public facilities and the development project have been identified:
1. The purposes of the fees have been identified.
 2. There is a reasonable relationship between the need for public facilities and the type of development for which the fee is imposed.
 3. There is a reasonable relationship between the amount of the fees and the costs of the public facilities attributable to the development on which the fee is based.
- E. The development of the proposed subdivision in Planning Area 5B creates the need for circulation system improvements to accommodate traffic generated by the project. The public and private facilities identified previously are needed to support this development, are justified since the development of this type impacts the amount distribution of traffic on surrounding streets, or are agreed to by the applicant. The circulation improvements described above have been identified in studies prepared to address the City's circulation system and approved by the City to facilitate the safe and efficient movement of traffic adjacent to the project.

SECTION 5. That, in accordance with Subarticle 3 of the City of Irvine Subdivision Manual, the following findings for approval of a Vesting Tentative Tract Map have been established:

- A. That the proposed plan is consistent with applicable general and specific plans.

VTTM 17860 is consistent with the policies set forth in the General Plan's Medium Density Residential land use designation and complies with all of the development standards of the 2.3I Medium Density Residential zoning district in which it is located. Northwood Point (Planning Area 5B) was approved for 1,900 residential units; no units have been constructed to date. The proposed map is designed in accordance with the special development standards applicable to Planning Area 5B. The map is consistent with the master subdivision map (also known as the "A" Level Map) VTTM 17523 approved by the Irvine City Council on September 24, 2013.

- B. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

The design and improvements related to VTTM 17860 are consistent with the applicable previous plans and approvals, and the on-site improvements will be completed according to City standards and the specific requirements of Planning Area 5B and the master subdivision map VTTM 17523. The project design provides adequate pedestrian and vehicular circulation to surrounding land uses, as required in the approved Master Landscape and Trails Plan (00561700-PMP).

- C. That the site is physically suitable for the type of development.

The site is physically suitable for future development based on the fact that the geotechnical analysis prepared for the site in conjunction with the Program EIR demonstrated that residential development, and the assorted accessory land uses, can be physically accommodated on the subject site. In addition, standard City development standards and code requirements will ensure that soils and groundwater are analyzed prior to construction.

- D. That the site is physically suitable for the proposed density of the development.

The site is physically suitable for the proposed density of development in that the Program EIR evaluated the physical and environmental constraints of the subject property, and through that process, identified a maximum residential intensity for Planning Area 5B of 1,900 dwelling units. This map, covering approximately 9.9 gross acres within Planning Area 5B, allows for the development of 71 dwelling units, and falls below the unit maximum.

- E. That the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

The design of VTTM 17860 is in accordance with the certified Program EIR for the Northern Sphere Area. Based upon adopted City standards, applicable mitigation measures, and conditions imposed by this resolution, the design of this subdivision and types of improvements proposed for the project are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

- F. That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.

The design of the subdivision and the type of improvements are not likely to cause serious public health problems as the proposed on-site building and infrastructure improvements will be constructed in compliance with all City and Uniform Building and Fire Code standards applicable to this project at the time of development.

- G. That the design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

The design of the subdivision and type of improvements will not conflict with any easements acquired by the public at large for access through the property. Access to and within this project is provided through public and private sidewalks and roadways.

- H. That any discharge of waste from the proposed subdivision into an existing sewer system would not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board, Santa Ana Region, pursuant to Division 7 of the Water Code of the State of California

Any discharge of waste from the proposed subdivision into an existing sewer system would not result in a violation of existing requirements prescribed by the California Regional Water Quality Board, Santa Ana Region, pursuant to Division 7 of the Water Code of the State of California in that the project will include additions to the existing sewer system and the additions have been designed and sized to accommodate the projected waste output of the development. Any use of the existing sewer system and any new additions to the system shall be in conformance with all applicable regional and state wastewater requirements.

- I. That the requirements of the California Environmental Quality Act have been satisfied.

As stated in Section 1 of this Resolution, processing of the proposed map is considered to be subsequent activity under a previously certified Program EIR for the Northern Sphere Area. Applicable mitigation measures from the Program EIR have been incorporated into this resolution and the project is subject to all applicable mitigation measures as identified in the Mitigation Monitoring and Reporting Program.

SECTION 6. Vesting Tentative Tract Map 17860 subdivides 9.9 gross acres into 71 numbered lots and 43 lettered lots for the development of 71 single-family residences.

SECTION 7. That the Secretary to the Subdivision Committee shall enter the Resolution into the book of original Resolutions.

NOW, THEREFORE, based on the above findings the Subdivision Committee of the City of Irvine DOES HEREBY RECOMMEND Planning Commission approval of Vesting Tentative Tract Map 17860 (00631666-PTT) subject to the following conditions:

PRIOR TO THE RELEASE OF A FINAL MAP BY THE CITY

Standard Condition 1.1

PUBLIC / PRIVATE IMPROVEMENTS

Prior to the release of a final map by the City, the applicant shall construct or enter into an agreement and post security, in a form and amount acceptable to the City Engineer, guaranteeing the construction of the following public and/or private improvements, marked with "x" and listed below, in conformance with applicable City standards and the City's Capital Improvement Policy. Items not required in conjunction with this project are marked "n/a".

- n/a a. Street improvements including, but not limited to: pavement, curb and gutter, medians, sidewalks, drive approaches, street lighting, signing, striping.
- n/a b. Traffic signal systems, interconnect and other traffic control and management devices.
- n/a c. Storm drain facilities.
- n/a d. Landscaping and computerized irrigation control system (for all public streets, parks and public areas).
- n/a e. Sewer, reclaimed and/or domestic water systems, as required by the appropriate sewer and water districts, as well as the Orange County Fire Authority, when appropriate.

X f. Monumentation.

n/a g. Riding, hiking, and bicycle trails adjacent to or through the project site.

n/a h. Undergrounding of existing overhead and proposed utility distribution lines.

n/a i. Transit-related improvements as depicted on the approved tentative map.

Standard Condition 1.2

REAPPORTION EXISTING ASSESSMENT DISTRICT

Prior to release of a final map by the City that includes property within an existing assessment district, the applicant shall make application and pay the fee established by the City Council to the City Engineer, to reapportion the existing assessment(s) to the proposed lots or parcels.

Standard Condition 1.4

DIGITAL MAP SUBMISSION

Prior to the release of a final map by the City, the applicant shall submit one (1) set of computerized data of the final map that is compatible with the City ARC/INFO system or DXF (Autocad) system in a manner acceptable to the City Engineer. Maps should be tied to County of Orange control points (latest revision). Refer to Specifications for Digital Submission as maintained by the Surveyor's Office of the County of Orange for specific requirements of individual submittal.

Standard Condition 1.7

EXISTING SURVEY MONUMENTS

Prior to release of the final map, all existing survey control monuments, as defined in the California Professional Land Surveyors Act (PLSA) Section 8771(b), which as determined by the City Engineer may be destroyed, shall be adequately referenced on the map for perpetuation. If said monuments are disturbed, they shall be replaced after construction pursuant to PLSA Section 8771(b).

Standard Condition 1.9

STREET LIGHTING ENERGY FEE

Prior to the release of a final map by the City for a subdivision that requires the construction of new street lighting facilities; the applicant shall post an advanced energy fee for street lighting with the City Engineer.

Condition 1.13

FIRE PROTECTION EASEMENTS

Prior to the release of a final map by the City, all fire protection access easements shall be approved by the Orange County Fire Authority and irrevocably dedicated in perpetuity to the City.

Condition 1.14

OCFA – APPROVALS REQUIRED

Prior to OCFA clearance of a final map, the applicant shall submit to the Orange County Fire Authority for review and approval a Fire Master Plan (Service Code PR145).

PRIOR TO THE ISSUANCE OF PRELIMINARY OR PRECISE GRADING PERMITS

Standard Condition 2.4

EXISTING SURVEY MONUMENTS

Prior to issuance of the preliminary grading permit, the applicant shall file a Corner Record or Record of Survey with the County Surveyor to establish existing survey control points as defined in Section 8711(b) of the California Professional Land Surveyors Act, if the City Engineer determines an existing survey monument(s) may be disturbed by construction activities. The City Engineer shall review and approve the Corner Record or Record of Survey prior to filing the record with the County Surveyor.

Standard Condition 2.25

DIGITAL FILES - AUTOCAD

Prior to the issuance of a grading permit, the design engineer shall submit the drawings in DXF or AutoCAD .dwg file to the City.

Condition 2.26

GEOTECHNICAL INVESTIGATION

Prior to the issuance of a grading permit, Detailed geotechnical investigations for each Tentative Tract Map ("B" Map) shall be submitted with engineered grading plans to further evaluate faults, subsidence, slope stability, settlement, foundations, grading constraints, potential for liquefaction and other soil engineering design conditions.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS

Standard Condition 3.1

ASSESSMENT DISTRICT DISCLOSURE

Prior to the issuance of building permits for a project located within an assessment district, the applicant shall submit to the Director of Community Development for review and approval a completed Occupancy Disclosure form that informs the prospective buyer of the following:

This property is located within an assessment district. The Orange County Tax Assessor may include the amount of the related assessment in the computations to determine assessed value of the property for the purpose of determining property taxes.

Condition 3.28

OCFA – APPROVALS REQUIRED

Prior to the issuance of a building permit, the applicant shall submit a Fire Sprinkler System (Service Code PR400), if required by code or installed voluntarily, to the Orange County Fire Authority (OCFA) for review and approval.

Condition 3.29

SANTIAGO CANYON ROAD FEES

Prior to the issuance of building permits, the landowner or subsequent Project Applicant for development in Planning Area 5B shall pay applicable Santiago Canyon Road fees to provide its fair share funding of the Santiago Canyon Road improvements.

PRIOR TO FINAL APPROVAL OF COMPLETED WORK AUTHORIZED BY GRADING, LANDSCAPING OR IMPROVEMENT PERMIT

Standard Condition 3.27

RECORD DRAWINGS – PDF & AUTOCAD

Prior to final approval of a grading, landscaping, or improvement permit, and following final inspection, the applicant shall submit to the City individual PDF files of the drawing and AutoCAD files. The permit number and the words "RECORD DRAWING" shall appear on all of the sheets.

PRIOR TO THE EXONERATION OF SECURITY

Standard Condition 5.1

EXISTING SURVEY MONUMENTS

Prior to the exoneration of any security for a project that may include existing survey monuments disturbed through construction activities and deemed necessary for preservation by the City Engineer, as set forth in Standard Condition 1.7 or 2.4, the applicant shall have a licensed land surveyor or qualified registered civil engineer reestablish any such monumentation damaged or destroyed during construction of the project and file the corner records with the County Surveyor. Evidence of such filing shall be furnished to the City Engineer.

Standard Condition 5.2

DIGITAL RECORDS - PDF

Prior to the exoneration of any security for improvements required by either Standard Condition 1.1 or 2.1, the applicant shall submit one copy in PDF format of the recorded final map. The PDF can be on PC compatible CD or DVD.

Standard Condition 5.3

DIGITAL RECORDS - AUTOCAD

Prior to the exoneration of any security for any improvements required by either Standard Condition 1.1 or 2.1, the applicant shall provide proof that the permit for the subject improvement has been approved and finalized by the City. Submit one set of computerized data, which is compatible with the City DXF (AutoCAD) system, of the record drawings of grading, landscape, and improvement plans to, and in a manner approved by the City. Refer to Specifications for Digital Submission as maintained by the Surveyor's Office of the County of Orange for specific requirements of individual submittal.

MISCELLANEOUS

Standard Condition 6.1

DISCRETIONARY CASE CHARGES

The applicant is responsible for paying all charges related to the processing of this discretionary case application within 30 days of the issuance of the final invoice or prior to the issuance of building permits for this project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or may result in the revocation of the approval of this application.

Standard Condition 6.2

LEGAL ACTION – HOLD HARMLESS

In accordance with the provisions of Section 5-5-114 of the Irvine Municipal Code and Government Code Section 66474.9, the applicant shall defend, indemnify, and hold harmless the City of Irvine and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City, including, without limitation, an action by an advisory agency, appeal board, or legislative body concerning this discretionary approval. This defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action or proceeding challenging the approval. The City will promptly notify the applicant of any claim, action, or proceeding and will cooperate fully in the defense.

In the event a legal challenge to the discretionary approval is successful, and an award of attorney fees is made to the challenger, the applicant shall be responsible to pay the full amount of such an award.

Condition 6.19

WATER SERVICE

All tentative tract maps and/or parcel maps shall show all easements on the property. Any grading and/or construction within any easement shall be in conformance with the contractual agreements in effect between the landowner or subsequent project applicant and the easement holder.

Condition 6.20

SOLID WASTE SERVICES

Tentative subdivision map and master plan applications for attached residential projects shall satisfy the refuse collection and recyclable materials collection and loading standards set forth in Section 3-25-1 (Refuse Collection Standards, Recycling Collection Standards) of the Irvine Municipal Code. This section establishes standards for the capacity, location, design and maintenance of refuse and recycling collection bins.

Condition 6.21

APPLICABILITY OF EIR

This approval is subject to all applicable Plans, Programs, and Policies (PPP), Project Design Features (PDF) and Mitigation Measures (MM) as identified in the Mitigation Monitoring and Reporting Program (MMRP) for the Program EIR prepared for the Northern Sphere Area (SCH No. 2001051010).

PASSED AND ADOPTED by the Subdivision Committee of the City of Irvine at a regular meeting held on the 8th day of July, 2015, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIR OF THE SUBDIVISION COMMITTEE

SUBDIVISION COMMITTEE RESOLUTION NO. 15-948

A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17861 (00631658-PTT) TO CREATE 45 NUMBERED LOTS FOR ATTACHED CONDOMINIUM RESIDENTIAL DEVELOPMENT AND 32 LETTERED LOTS FOR LANDSCAPING AND VEHICULAR ACCESS ON 12.68 GROSS ACRES, LOCATED IN PLANNING AREA 5B; FILED BY IRVINE COMPANY COMMUNITY DEVELOPMENT

WHEREAS, an application for Vesting Tentative Tract Map 17861 (00631658-PTT) has been filed by Irvine Community Development Company to subdivide a 12.68 gross-acre site into 45 numbered lots and 32 lettered lots for the development of 142 attached residential condominium units; and

WHEREAS, Vesting Tentative Tract Map 17861 has a General Plan land use designation of Medium Density Residential and a zoning designation of 2.31 Medium Density Residential; and

WHEREAS, Vesting Tentative Tract Map 17861 is for residential condominium purposes; and

WHEREAS, the neighborhood and community parkland dedication requirements have been addressed through compliance with Park Plan 00561705-PPP; and

WHEREAS, the subject Vesting Tentative Tract Map 17861 conforms with the City of Irvine Subdivision Ordinance, General Plan and Zoning Ordinance; and

WHEREAS, the creation of Vesting Tentative Tract Map 17861 is considered a "project" under regulations of the State of California Environmental Quality Act (CEQA); and

WHEREAS, a Program Environmental Impact Report (State Clearinghouse [SCH] No. 2001051010) was prepared for the Northern Sphere Area and certified by the City of Irvine City Council as adequate; and

WHEREAS, the Subdivision Committee of the City of Irvine reviewed the subject application at a public meeting on July 8, 2015.

NOW, THEREFORE, the Subdivision Committee of the City of Irvine DOES HEREBY RECOMMEND that the Planning Commission find as follows:

SECTION 1. Pursuant to Section 15168 of the State CEQA Guidelines, this project is covered by a previously certified Program EIR for Northern Sphere Area, which serves as a Program EIR for the proposed project (SCH No. 2001051010). The effects of the project were examined in the Program EIR and all feasible mitigation measures and alternatives developed in the Program EIR are incorporated into this project. Based upon the independent judgment of the Subdivision Committee, it is determined that no new mitigation measures are recommended.

SECTION 2. Mitigation measures identified in the Program EIR have been incorporated into the project, or have been previously applied. These measures mitigate any potential significant environmental effects.

SECTION 3. Pursuant to Fish and Game Code Section 711.4(C), all required Fish and Game filing fees have been paid subsequent to certification of the Program EIR for the Northern Sphere Area.

SECTION 4. The findings required by state law regarding justification of Citywide, village-wide and project specific development fees for public facilities as a result of this project approval have been met as follows:

- A. Citywide fees for public facilities are collected in conjunction with the issuance of building permits for development projects and consist of the following:
 - 1. Foothill Transportation Corridor Area of Benefit Charges.
 - 2. Development surcharge fees to recover wear and tear costs from construction site traffic.
 - 3. A systems development charge will only be collected for development in Planning Area 5B per the Annexation and Development Agreement.
- B. Resolutions have been adopted by the Irvine City Council, which establish the connection between the development projects and the public improvements based on the following nexus:

The area of benefit charges for the Foothill Transportation Corridor are based on the assumption that future state and federal revenues are projected to be inadequate to construct said transportation corridors in a timely manner; and that future development should pay a share of the cost of implementing new transportation corridors to ensure that the transportation system will be adequate to serve said development and that this share of the corridor costs should be proportional to the traffic generated by the development.

1. The impact of construction vehicles using City streets causes wear and tear, which significantly reduces the life of the surface of City streets beyond normally expected use, and the cost of impacted wear and tear on City streets should be borne by the development projects which create the impact. The wearing surface on City streets is reduced by 50 percent by commercial/industrial construction traffic which causes significant increases on City maintenance costs.
 2. The implementation of a systems development charge for development in Planning Area 5B provides a predictable and equitable funding source for capital improvements by requiring development projects to "buy into" the pre-existing City infrastructure so that the impact of new growth on existing improvements will be borne equitably by new development.
- C. All of the Citywide fees identified in this section are based on this project's proportional share of the cost of the improvement as identified in the appropriate City Council resolution.
- D. The following nexus between the project specific public facilities and the development project have been identified:
1. The purposes of the fees have been identified.
 2. There is a reasonable relationship between the need for public facilities and the type of development for which the fee is imposed.
 3. There is a reasonable relationship between the amount of the fees and the costs of the public facilities attributable to the development on which the fee is based.
- E. The development of the proposed subdivision in Planning Area 5B creates the need for circulation system improvements to accommodate traffic generated by the project. The public and private facilities identified previously are needed to support this development, are justified since the development of this type impacts the amount distribution of traffic on surrounding streets, or are agreed to by the applicant. The circulation improvements described above have been identified in studies prepared to address the City's circulation system and approved by the City to facilitate the safe and efficient movement of traffic adjacent to the project.

SECTION 5. That, in accordance with Subarticle 3 of the City of Irvine Subdivision Manual, the following findings for approval of a Vesting Tentative Tract Map have been established:

- A. That the proposed plan is consistent with applicable general and specific plans.

VTTM 17861 is consistent with the policies set forth in the General Plan's Medium Density Residential land use designation and complies with all of the development standards of the 2.3I Medium Density Residential zoning district in which it is located. Northwood Point (Planning Area 5B) was approved for 1,900 residential units; no units have been constructed to date. The proposed map is designed in accordance with the special development standards applicable to Planning Area 5B. The map is consistent with the master subdivision map (also known as the "A" Level Map) VTTM 17523 approved by the Irvine City Council on September 24, 2013.

- B. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

The design and improvements related to VTTM 17861 are consistent with the applicable previous plans and approvals, and the on-site improvements will be completed according to City standards and the specific requirements of Planning Area 5B and the master subdivision map VTTM 17523. The project design provides adequate pedestrian and vehicular circulation to surrounding land uses, as required in the approved Master Landscape and Trails Plan (00561700-PMP).

- C. That the site is physically suitable for the type of development.

The site is physically suitable for future development based on the fact that the geotechnical analysis prepared for the site in conjunction with the Program EIR demonstrated that residential development, and the assorted accessory land uses, can be physically accommodated on the subject site. In addition, standard City development standards and code requirements will ensure that soils and groundwater are analyzed prior to construction.

- D. That the site is physically suitable for the proposed density of the development.

The site is physically suitable for the proposed density of development in that the Program EIR evaluated the physical and environmental constraints of the subject property, and through that process, identified a maximum residential intensity for Planning Area 5B of 1,900 dwelling units. This map, covering approximately 12.68 gross acres within Planning Area 5B, allows for the development of 142 dwelling units, and falls below the unit maximum.

- E. That the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

The design of VTTM 17861 is in accordance with the certified Program EIR for the Northern Sphere Area. Based upon adopted City standards, applicable mitigation measures, and conditions imposed by this resolution, the design of this subdivision and types of improvements proposed for the project are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

- F. That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.

The design of the subdivision and the type of improvements are not likely to cause serious public health problems as the proposed on-site building and infrastructure improvements will be constructed in compliance with all City and Uniform Building and Fire Code standards applicable to this project at the time of development.

- G. That the design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

The design of the subdivision and type of improvements will not conflict with any easements acquired by the public at large for access through the property. Access to and within this project is provided through public and private sidewalks and roadways.

- H. That any discharge of waste from the proposed subdivision into an existing sewer system would not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board, Santa Ana Region, pursuant to Division 7 of the Water Code of the State of California

Any discharge of waste from the proposed subdivision into an existing sewer system would not result in a violation of existing requirements prescribed by the California Regional Water Quality Board, Santa Ana Region, pursuant to Division 7 of the Water Code of the State of California in that the project will include additions to the existing sewer system and the additions have been designed and sized to accommodate the projected waste output of the development. Any use of the existing sewer system and any new additions to the system shall be in conformance with all applicable regional and state wastewater requirements.

- I. That the requirements of the California Environmental Quality Act have been satisfied.

As stated in Section 1 of this Resolution, processing of the proposed map is considered to be subsequent activity under a previously certified Program EIR for

the Northern Sphere Area. Applicable mitigation measures from the Program EIR have been incorporated into this resolution and the project is subject to all applicable mitigation measures as identified in the Mitigation Monitoring and Reporting Program.

SECTION 6. Vesting Tentative Tract Map 17861 subdivides 12.68 gross acres into 45 numbered lots and 32 lettered lots for the development of 142 attached condominium units.

SECTION 7. That the Secretary to the Subdivision Committee shall enter the Resolution into the book of original Resolutions.

NOW, THEREFORE, based on the above findings the Subdivision Committee of the City of Irvine DOES HEREBY RECOMMEND Planning Commission approval of Vesting Tentative Tract Map 17861 (00631658-PTT) subject to the following conditions:

PRIOR TO THE RELEASE OF A FINAL MAP BY THE CITY

Standard Condition 1.1

PUBLIC / PRIVATE IMPROVEMENTS

Prior to the release of a final map by the City, the applicant shall construct or enter into an agreement and post security, in a form and amount acceptable to the City Engineer, guaranteeing the construction of the following public and/or private improvements, marked with "x" and listed below, in conformance with applicable City standards and the City's Capital Improvement Policy. Items not required in conjunction with this project are marked "n/a".

- X a. Street improvements including, but not limited to: pavement, curb and gutter, medians, sidewalks, drive approaches, street lighting, signing, striping.
- n/a b. Traffic signal systems, interconnect and other traffic control and management devices.
- X c. Storm drain facilities.
- X d. Landscaping and computerized irrigation control system (for all public streets, parks and public areas).
- X e. Sewer, reclaimed and/or domestic water systems, as required by the appropriate sewer and water districts, as well as the Orange County Fire Authority, when appropriate.
- X f. Monumentation.

n/a g. Riding, hiking, and bicycle trails adjacent to or through the project site.

n/a h. Undergrounding of existing overhead and proposed utility distribution lines.

n/a i. Transit-related improvements as depicted on the approved tentative map.

Standard Condition 1.2

REAPPORTION EXISTING ASSESSMENT DISTRICT

Prior to release of a final map by the City that includes property within an existing assessment district, the applicant shall make application and pay the fee established by the City Council to the City Engineer, to reapportion the existing assessment(s) to the proposed lots or parcels.

Standard Condition 1.4

DIGITAL MAP SUBMISSION

Prior to the release of a final map by the City, the applicant shall submit one (1) set of computerized data of the final map that is compatible with the City ARC/INFO system or DXF (Autocad) system in a manner acceptable to the City Engineer. Maps should be tied to County of Orange control points (latest revision). Refer to Specifications for Digital Submission as maintained by the Surveyor's Office of the County of Orange for specific requirements of individual submittal.

Standard Condition 1.5

SHARED ACCESS AGREEMENT

Prior to the release of a final map by the City, the applicant shall submit to the City for review by the City Attorney the required shared access agreement. The City Engineer and the Director of Community Development shall have approved, appropriate documents (e.g., shared access agreement, CC&R's, etc.) which ensure that utilities, access, parking, landscape areas, and drainage (including private catch basins) will be commonly shared and maintained.

Standard Condition 1.7

EXISTING SURVEY MONUMENTS

Prior to release of the final map, all existing survey control monuments, as defined in the California Professional Land Surveyors Act (PLSA) Section 8771(b), which as determined by the City Engineer may be destroyed, shall be adequately referenced on the map for perpetuation. If said monuments are disturbed, they shall be replaced after construction pursuant to PLSA Section 8771(b).

Standard Condition 1.9

STREET LIGHTING ENERGY FEE

Prior to the release of a final map by the City for a subdivision that requires the construction of new street lighting facilities; the applicant shall post an advanced energy fee for street lighting with the City Engineer.

Condition 1.13

FIRE PROTECTION EASEMENTS

Prior to the release of a final map by the City, all fire protection access easements shall be approved by the Orange County Fire Authority and irrevocably dedicated in perpetuity to the City.

Condition 1.14

OCFA – APPROVALS REQUIRED

Prior to OCFA clearance of a final map, the applicant shall submit to the Orange County Fire Authority for review and approval a Fire Master Plan (Service Code PR145).

PRIOR TO THE ISSUANCE OF PRELIMINARY OR PRECISE GRADING PERMITS

Standard Condition 2.4

EXISTING SURVEY MONUMENTS

Prior to issuance of the preliminary grading permit, the applicant shall file a Corner Record or Record of Survey with the County Surveyor to establish existing survey control points as defined in Section 8711(b) of the California Professional Land Surveyors Act, if the City Engineer determines an existing survey monument(s) may be disturbed by construction activities. The City Engineer shall review and approve the Corner Record or Record of Survey prior to filing the record with the County Surveyor.

Standard Condition 2.25

DIGITAL FILES - AUTOCAD

Prior to the issuance of a grading permit, the design engineer shall submit the drawings in DXF or AutoCAD .dwg file to the City.

Condition 2.26

GEOTECHNICAL INVESTIGATION

Prior to the issuance of a grading permit, Detailed geotechnical investigations for each Tentative Tract Map ("B" Map) shall be submitted with engineered grading plans to further evaluate faults, subsidence, slope stability, settlement, foundations, grading constraints, potential for liquefaction and other soil engineering design conditions.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS

Standard Condition 3.1

ASSESSMENT DISTRICT DISCLOSURE

Prior to the issuance of building permits for a project located within an assessment district, the applicant shall submit to the Director of Community Development for review and approval a completed Occupancy Disclosure form that informs the prospective buyer of the following:

This property is located within an assessment district. The Orange County Tax Assessor may include the amount of the related assessment in the computations to determine assessed value of the property for the purpose of determining property taxes.

Condition 3.28

OCFA – APPROVALS REQUIRED

Prior to the issuance of a building permit, the applicant shall submit a Fire Sprinkler System (Service Code PR400), if required by code or installed voluntarily, to the Orange County Fire Authority (OCFA) for review and approval.

Condition 3.29

SANTIAGO CANYON ROAD FEES

Prior to the issuance of building permits, the landowner or subsequent Project Applicant for development in Planning Area 5B shall pay applicable Santiago Canyon Road fees to provide its fair share funding of the Santiago Canyon Road improvements.

PRIOR TO FINAL APPROVAL OF COMPLETED WORK AUTHORIZED BY GRADING, LANDSCAPING OR IMPROVEMENT PERMIT

Standard Condition 3.27

RECORD DRAWINGS – PDF & AUTOCAD

Prior to final approval of a grading, landscaping, or improvement permit, and following final inspection, the applicant shall submit to the City individual PDF files of the drawing and AutoCAD files. The permit number and the words "RECORD DRAWING" shall appear on all of the sheets.

PRIOR TO THE EXONERATION OF SECURITY

Standard Condition 5.1

EXISTING SURVEY MONUMENTS

Prior to the exoneration of any security for a project that may include existing survey monuments disturbed through construction activities and deemed necessary for preservation by the City Engineer, as set forth in Standard Condition 1.7 or 2.4, the applicant shall have a licensed land surveyor or qualified registered civil engineer reestablish any such monumentation damaged or destroyed during construction of the project and file the corner records with the County Surveyor. Evidence of such filing shall be furnished to the City Engineer.

Standard Condition 5.2

DIGITAL RECORDS - PDF

Prior to the exoneration of any security for improvements required by either Standard Condition 1.1 or 2.1, the applicant shall submit one copy in PDF format of the recorded final map. The PDF can be on PC compatible CD or DVD.

Standard Condition 5.3

DIGITAL RECORDS - AUTOCAD

Prior to the exoneration of any security for any improvements required by either Standard Condition 1.1 or 2.1, the applicant shall provide proof that the permit for the subject improvement has been approved and finalized by the City. Submit one set of computerized data, which is compatible with the City DXF (AutoCAD) system, of the record drawings of grading, landscape, and improvement plans to, and in a manner approved by the City. Refer to Specifications for Digital Submission as maintained by the Surveyor's Office of the County of Orange for specific requirements of individual submittal.

MISCELLANEOUS

Standard Condition 6.1

DISCRETIONARY CASE CHARGES

The applicant is responsible for paying all charges related to the processing of this discretionary case application within 30 days of the issuance of the final invoice or prior to the issuance of building permits for this project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or may result in the revocation of the approval of this application.

Standard Condition 6.2

LEGAL ACTION – HOLD HARMLESS

In accordance with the provisions of Section 5-5-114 of the Irvine Municipal Code and Government Code Section 66474.9, the applicant shall defend, indemnify, and hold harmless the City of Irvine and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City, including, without limitation, an action by an advisory agency, appeal board, or legislative body concerning this discretionary approval. This defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action or proceeding challenging the approval. The City will promptly notify the applicant of any claim, action, or proceeding and will cooperate fully in the defense.

In the event a legal challenge to the discretionary approval is successful, and an award of attorney fees is made to the challenger, the applicant shall be responsible to pay the full amount of such an award.

Condition 6.19

WATER SERVICE

All tentative tract maps and/or parcel maps shall show all easements on the property. Any grading and/or construction within any easement shall be in conformance with the

contractual agreements in effect between the landowner or subsequent project applicant and the easement holder.

Condition 6.20

SOLID WASTE SERVICES

Tentative subdivision map and master plan applications for attached residential projects shall satisfy the refuse collection and recyclable materials collection and loading standards set forth in Section 3-25-1 (Refuse Collection Standards, Recycling Collection Standards) of the Irvine Municipal Code. This section establishes standards for the capacity, location, design and maintenance of refuse and recycling collection bins.

Condition 6.21

APPLICABILITY OF EIR

This approval is subject to all applicable Plans, Programs, and Policies (PPP), Project Design Features (PDF) and Mitigation Measures (MM) as identified in the Mitigation Monitoring and Reporting Program (MMRP) for the Program EIR prepared for the Northern Sphere Area (SCH No. 2001051010).

PASSED AND ADOPTED by the Subdivision Committee of the City of Irvine at a regular meeting held on the 8th day of July, 2015, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIR OF THE SUBDIVISION COMMITTEE