

AGENDA

SUBDIVISION COMMITTEE REGULAR MEETING

July 22, 2015

9:00 a.m.

Irvine Civic Center
One Civic Center Plaza
Conference Room L102
Irvine, California

CALL TO ORDER

ROLL CALL

COMMITTEE MEMBER (B&S):	JOSEPH KIRKPATRICK
COMMITTEE MEMBER (CS):	VACANT
COMMITTEE MEMBER (DE):	MARK CARROLL
COMMITTEE MEMBER (TRANS):	KERWIN LAU
CHAIR (CD):	WILLIAM JACOBS

ADDITIONS AND DELETIONS TO THE AGENDA

Additions to the agenda are limited by California Government Code Section 54954.2 of the Brown Act and for those items that arise after the posting of the Agenda and must be acted upon prior to the next Committee meeting.

PUBLIC COMMENTS

Any member of the public may address the Committee on items within the Committee's subject matter jurisdiction, but which are not listed on this Agenda during PUBLIC COMMENTS. However, no action may be taken on matters that are not part of the posted agenda. PUBLIC COMMENTS are scheduled for 30 minutes and are limited to three minutes per person.

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the City Council Agenda and staff reports.



COMMITTEE BUSINESS

1. APPROVAL OF COMMITTEE MINUTES

RECOMMENDED ACTION:

- (1) Approve the Minutes of a regular meeting of the Subdivision Committee held on July 8, 2015.

PUBLIC MEETING

Public Meetings are scheduled for a time certain of 9 a.m., unless noticed otherwise, or as soon thereafter as possible. Those wishing to address the Committee during the Public Meeting must complete a form and provide it to the Recording Secretary prior to the start of the Meeting.

Notice: If in the future, you wish to challenge in court any of the matters on this agenda for which a Public Hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the Public Meeting or in written correspondence received by the City at or before the meeting.

2. VESTING TENTATIVE TRACT MAPS 17831 (FILE NO. 00627310-PTT), 17832 (FILE NO. 00627249-PTT), 17833 (FILE NO. 00627267-PTT), 17834 (FILE NO. 00627240-PTT), 17835 (FILE NO. 00627266-PTT), 17836 (FILE NO. 00627274-PTT) AND 17837 (FILE NO. 00627261-PTT) FOR NEIGHBORHOOD 3 OF PORTOLA SPRINGS (PLANNING AREA 6)

RECOMMENDED ACTION:

1. Open public meeting; receive public input; Committee comments and questions.
2. Close public meeting.
3. Adopt **Resolution No. 15-949** – A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17831 (FILE NO. 00627310-PTT) TO SUBDIVIDE 12.60 GROSS ACRES INTO 19 NUMBERED LOTS AND 19 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 103 ATTACHED AND DETACHED CONDOMINIUM RESIDENTIAL UNITS; LOCATED IN PLANNING AREA 6 (PORTOLA SPRINGS); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY
4. Adopt **Resolution No. 15-950** – A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17832 (FILE NO. 00627249-PTT) TO SUBDIVIDE 23.06 GROSS ACRES INTO 96 NUMBERED LOTS AND 18 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 95 SINGLE FAMILY DETACHED RESIDENTIAL UNITS; LOCATED IN PLANNING

AREA 6 (PORTOLA SPRINGS); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY

5. Adopt **Resolution No. 15-952** - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17833 (FILE NO. 00627267-PTT) TO SUBDIVIDE 6.45 GROSS ACRES INTO 13 NUMBERED LOTS AND 10 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 70 DETACHED CONDOMINIUM RESIDENTIAL UNITS; LOCATED IN PLANNING AREA 6 (PORTOLA SPRINGS); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY

6. Adopt **Resolution No. 15-951** - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17834 (FILE NO. 00627240-PTT) TO SUBDIVIDE 9.30 GROSS ACRES INTO 7 NUMBERED LOTS AND 6 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 106 ATTACHED CONDOMINIUM RESIDENTIAL UNITS; LOCATED IN PLANNING AREA 6 (PORTOLA SPRINGS); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY

7. Adopt **Resolution No. 15-954** - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17835 (FILE NO. 00627266-PTT) TO SUBDIVIDE 7.93 GROSS ACRES INTO 10 NUMBERED LOTS AND 15 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 92 ATTACHED CONDOMINIUM RESIDENTIAL UNITS; LOCATED IN PLANNING AREA 6 (PORTOLA SPRINGS); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY

8. Adopt **Resolution No. 15-953** - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17836 (FILE NO. 00627274-PTT) TO SUBDIVIDE 9.94 GROSS ACRES INTO 12 NUMBERED LOTS AND 6 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 77 DETACHED CONDOMINIUM RESIDENTIAL UNITS; LOCATED IN PLANNING AREA 6 (PORTOLA SPRINGS); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY

9. Adopt **Resolution No. 15-955** - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17837 (FILE NO. 00627261-PTT) TO SUBDIVIDE 7.19 GROSS ACRES INTO 14 NUMBERED LOTS AND 15 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 79 ATTACHED CONDOMINIUM RESIDENTIAL UNITS; LOCATED IN PLANNING AREA

6 (PORTOLA SPRINGS); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY

3. VESTING TENTATIVE TRACT MAP 17769 (FILE NO. 00613061-PTT) FOR A FUTURE COMMUNITY PARK AND DAY CARE SITE IN NEIGHBORHOOD 4B OF PORTOLA SPRINGS (PLANNING AREA 6)

RECOMMENDED ACTION:

1. Open public meeting; receive public input; Committee comments and questions.
2. Close public meeting.
3. Adopt **Resolution No. 15-956** – A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17769 (FILE NO. 00631061-PTT) TO SUBDIVIDE 41.91 GROSS ACRES INTO FOUR NUMBERED LOTS AND THREE LETTERED LOTS FOR THE DEVELOPMENT OF AN 32.50 ACRE COMMUNITY PARK, A DAY CARE SITE, A TELECOMMUNICATIONS SITE AND ANCILLIARY USES; LOCATED IN PLANNING AREA 6 (PORTOLA SPRINGS); FILED BY STANTEC ON BEHALF OF IRVINE COMMUNITY DEVELOPMENT COMPANY

COMMITTEE MEMBER AND STAFF COMMENTS

ADJOURNMENT

Next Subdivision Committee meeting: August 12, 2015, 9 a.m. Conference Room L102, Irvine City Hall, One Civic Center Plaza, Irvine, California.

IRVINE SUBDIVISION COMMITTEE GENERAL INFORMATION

RESPONSIBILITY

The Subdivision Committee is responsible for determining whether a proposed tentative tract or parcel map complies with the requirements and intent of the Subdivision Ordinance. The Subdivision Committee has the authority to approve, approve with conditions or modifications, or deny parcel maps, all of which require a public hearing. In addition, the Subdivision Committee is a recommending body to the Planning Commission regarding tentative tract maps.

Staff reports are available in the Community Development Department for public review and copying. Please call the Subdivision Committee support staff at 949-724-7444 for assistance or any additional information.

HEARING PROCEDURES

For each hearing item on the agenda, the Chair of the Subdivision Committee will open the public hearing and receive the staff report. After asking any questions of staff, the Chair of the Subdivision Committee will invite interested parties, including the project applicant, to present testimony. There is a five minute time limit to address the Subdivision Committee with your comments. Following his/her own comments, the Subdivision Committee will close the public hearing or continue the project to the next hearing if additional information is required. If the hearing is closed, the Subdivision Committee will adopt a resolution approving or denying the project. If, in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

APPEALS

Any person who owns property or resides within 500 feet of the exterior boundaries of the subject property, the applicant, or a member of the City Council may appeal the determination of the Subdivision Committee to the City Council. All appeals must be in writing, state the reasons for the appeal and be submitted within 15 days of the decision to the City Clerk. The appeal shall be accompanied by a \$245 deposit. The City Council will hold a public hearing on the appeal within 60 days of receipt of the appeal. Decisions of the City Council are final.

MEETING SCHEDULE

The Subdivision Committee meets at 9 a.m. on the second and fourth Wednesday of each month in conference room L102 at the Irvine City Hall located at One Civic Center Plaza. Agendas are available as follows:

- Public Safety, One Civic Center Plaza, Irvine, California
- City’s Web page at www.ci.irvine.ca.us
- Reader Board, Irvine City Hall, One Civic Center Plaza, Irvine, California

CITY SERVICES TO FACILITATE ACCESS TO PUBLIC MEETINGS

It is the intention of the City of Irvine to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, the City of Irvine will attempt to accommodate you in every reasonable manner. Please contact the Community Development Department at 949-724-7444.

Assisted listening devices are available at the meeting for individuals with hearing impairments. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35. 102-35. 104 ADA Title II).

STATE OF CALIFORNIA)
CITY OF IRVINE) SS
COUNTY OF ORANGE)

I declare under penalty of perjury that I, Eileen White, am employed by the City of Irvine in the Community Development Department and that I posted this agenda in the binder located in the lobby of the Public Safety Department, and the public reader board at One Civic Center Plaza, Irvine, California, as well as on the City's web site.

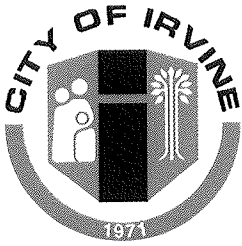
Dated:

July 15, 2015

Eileen White

Secretary

AGENDA ITEM NO. 1



**MINUTES
SUBDIVISION COMMITTEE
REGULAR MEETING**

July 8, 2015

**Irvine City Hall
Conference Room L102
One Civic Center Plaza
Irvine, California**

CALL TO ORDER

Chair Jacobs called the regular meeting of the Irvine Subdivision Committee to order at 9:00 a.m.

ROLL CALL

PRESENT:	MEMBER	BUILDING & SAFETY	KAMLESH CHITALIA
	MEMBER	TRANSPORTATION	KERWIN LAU
	MEMBER	DEVELOPMENT ENGINEERING	MARK CARROLL
	CHAIR	COMMUNITY DEVELOPMENT	WILLIAM JACOBS
ABSENT:	MEMBER	COMMUNITY SERVICES	VACANT

Also present: Joel Belding, Principal Planner; Eileen White, Recording Secretary

ADDITIONS AND DELETIONS TO THE AGENDA

None.

PUBLIC COMMENTS

None.

COMMITTEE BUSINESS

1. APPROVAL OF COMMITTEE MINUTES

RECOMMENDED ACTION:

Approve the Minutes of a regular meeting of the Subdivision Committee held on June 24, 2015.

ACTION: It was moved by Chair Jacobs, seconded by Member Carroll and approved by the following vote to adopt the Minutes of the regular meeting of the Subdivision Committee held on Jun 24, 2015, with the following revisions:

Throughout the document, replace “CEQA Section 15.162” with “CEQA Section 15162”

AYES:	4	MEMBERS:	Building & Safety, Engineering, Transportation, Planning & Development
NOES:	0	MEMBERS:	
ABSTAIN:	0	MEMBERS:	
ABSENT:	1	MEMBERS:	Community Services

PUBLIC MEETING

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

Justin Equina, Associate Planner, summarized the staff report.

Chair Jacobs opened the public hearing.

Gladys Reich, resident, questioned whether it is appropriate for the City to add homes and add to the number of City residents during drought conditions.

Robert Odell, resident, stated that he and other residents of neighborhoods adjacent to this project, namely Canyon Creek and Park Paseo, question whether this project meets the Irvine Zoning Ordinance directive of “compatible density” with villages neighboring the subject project when the subject development is at least 18% more dense; requested the density of the proposed project be reduced on those lots adjacent to Canyon Creek and Park Paseo villages.

William Van Blasingame, resident, opposed the proposed density along the edge where the subject development meets Canyon Creek. Because the edge only comprises 2.5% of the development, he does not believe it would be a burden on the applicant to reduce the density along the edge.

Jeff Davis, representing The Irvine Company, commented that the new development will be 50% more efficient than homes built in the 80's with regard to water usage; noted reclaimed water will be used during grading; advised the Irvine Ranch Water District (IRWD) has planned for this development as well as drought conditions; noted as a result of meeting with adjacent residents, homes along the edge feature loop streets, single story homes, and as much separation as possible; advised with the addition of open space to the calculations, the project density decreases.

Jan Sterns, resident, stated her general concerns with development overall are increased traffic and potential increased crime in low income housing areas; suggested student bussing to the proposed new school would help decrease intensity of traffic.

Chair Jacobs closed the public hearing.

Chair Jacobs commented that water coordination and planning for this development has been ongoing for many years, involving the City, The Irvine Company, and the IRWD, resulting in a finely tuned plan that will not increase drought conditions; advised the City is currently undertaking a Traffic Management Study to look at potential solutions for current traffic problems; commented that the densities of Canyon Creek, Park Paseo, and the subject project are in the same density category in the Zoning Ordinance; noted this Committee is charged with ensuring the subject property meets technical requirements regarding codes and standards. He advised residents to attend the Planning Commission meeting of July 16, 2015, if they continue to have outstanding concerns.

ACTION: It was moved by Chair Jacobs, seconded by Member Carroll, and approved by the following vote to adopt Subdivision Committee Resolution No. 15-941 entitled: 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

As amended to strike Condition no. 6.19

AYES:	4	MEMBERS: Building & Safety, Development Engineering, Community Development, Transportation
NOES:	0	MEMBERS:
ABSTAIN:	0	MEMBERS:
ABSENT:	1	MEMBERS: Community Services

ACTION: It was moved by Chair Jacobs, seconded by Member Carroll, and approved by the following vote to adopt Subdivision Committee Resolution No. 15-942 entitled: 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

As amended to strike Condition no. 6.19

AYES: 4 MEMBERS: Building & Safety, Development Engineering, Community Development, Transportation
NOES: 0 MEMBERS:
ABSTAIN: 0 MEMBERS:
ABSENT: 1 MEMBERS: Community Services

ACTION: It was moved by Chair Jacobs, seconded by Member Carroll, and approved by the following vote to adopt Subdivision Committee Resolution No. 15-943 entitled: 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

As amended to strike Condition no. 6.19

AYES: 4 MEMBERS: Building & Safety, Development Engineering, Community Development, Transportation
NOES: 0 MEMBERS:
ABSTAIN: 0 MEMBERS:
ABSENT: 1 MEMBERS: Community Services

ACTION: It was moved by Chair Jacobs, seconded by Member Carroll, and approved by the following vote to adopt Subdivision Committee Resolution No. 15-944 entitled: 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

As amended to strike Condition no. 6.19

AYES: 4 MEMBERS: Building & Safety, Development Engineering, Community Development, Transportation
NOES: 0 MEMBERS:

ABSTAIN: 0 MEMBERS:
ABSENT: 1 MEMBERS: Community Services

ACTION: It was moved by Chair Jacobs, seconded by Member Carroll, and approved by the following vote to adopt Subdivision Committee Resolution No. 15-945 entitled: 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

As amended to strike Condition no. 6.19

AYES: 4 MEMBERS: Building & Safety, Development Engineering, Community Development, Transportation
NOES: 0 MEMBERS:
ABSTAIN: 0 MEMBERS:
ABSENT: 1 MEMBERS: Community Services

ACTION: It was moved by Chair Jacobs, seconded by Member Carroll, and approved by the following vote to adopt Subdivision Committee Resolution No. 15-946 entitled: 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

As amended to strike Condition no. 6.19

AYES: 4 MEMBERS: Building & Safety, Development Engineering, Community Development, Transportation
NOES: 0 MEMBERS:
ABSTAIN: 0 MEMBERS:
ABSENT: 1 MEMBERS: Community Services

ACTION: It was moved by Chair Jacobs, seconded by Member Carroll, and approved by the following vote to adopt Subdivision Committee Resolution No. 15-947 entitled: 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

As amended to strike Condition no. 6.19

AYES:	4	MEMBERS:	Building & Safety, Development Engineering, Community Development, Transportation
NOES:	0	MEMBERS:	
ABSTAIN:	0	MEMBERS:	
ABSENT:	1	MEMBERS:	Community Services

ACTION: It was moved by Chair Jacobs, seconded by Member Carroll, and approved by the following vote to adopt Subdivision Committee Resolution No. 15-948 entitled: 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

As amended to strike Condition no. 6.19

AYES:	4	MEMBERS:	Building & Safety, Development Engineering, Community Development, Transportation
NOES:	0	MEMBERS:	
ABSTAIN:	0	MEMBERS:	
ABSENT:	1	MEMBERS:	Community Services

ADJOURNMENT

Chair Jacobs adjourned the Subdivision Committee at 9:42 a.m. to the Regular Meeting to be held on July 22, 2015, at 9:00 a.m. at the Irvine City Hall, One Civic Center Plaza, Conference Room L102, Irvine, California.

William Jacobs, Chair

Eileen White, Recording Secretary

Date

AGENDA ITEM NO. 2



REQUEST FOR SUBDIVISION COMMITTEE ACTION

MEETING DATE: JULY 22, 2015

TITLE: VESTING TENTATIVE TRACT MAPS 17831 (FILE NO. 00627310-PTT), 17832 (FILE NO. 00627249-PTT), 17833 (FILE NO. 00627267-PTT), 17834 (FILE NO. 00627240-PTT), 17835 (FILE NO. 00627266-PTT), 17836 (FILE NO. 00627274-PTT) AND 17837 (FILE NO. 00627261-PTT) FOR NEIGHBORHOOD 3 OF PORTOLA SPRINGS (PLANNING AREA 6)

A handwritten signature in black ink, appearing to be "B. J.", 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. 15-949 – A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17831 (FILE NO. 00627310-PTT) TO SUBDIVIDE 12.60 GROSS ACRES INTO 19 NUMBERED LOTS AND 19 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 103 ATTACHED AND DETACHED CONDOMINIUM RESIDENTIAL UNITS; LOCATED IN PLANNING AREA 6 (PORTOLA SPRINGS); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY
4. Adopt Resolution No. 15-950 – A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17832 (FILE NO. 00627249-PTT) TO SUBDIVIDE 23.06 GROSS ACRES INTO 96 NUMBERED LOTS AND 18 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 95 SINGLE FAMILY DETACHED RESIDENTIAL UNITS; LOCATED IN PLANNING AREA 6 (PORTOLA SPRINGS); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY
5. Adopt Resolution No. 15-952 - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17833 (FILE NO. 00627267-PTT) TO SUBDIVIDE 6.45 GROSS ACRES INTO 13 NUMBERED LOTS AND 10 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 70 DETACHED CONDOMINIUM RESIDENTIAL UNITS; LOCATED IN PLANNING AREA 6 (PORTOLA SPRINGS); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY
6. Adopt Resolution No. 15-951 – A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP

17834 (FILE NO. 00627240-PTT) TO SUBDIVIDE 9.30 GROSS ACRES INTO 7 NUMBERED LOTS AND 6 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 106 ATTACHED CONDOMINIUM RESIDENTIAL UNITS; LOCATED IN PLANNING AREA 6 (PORTOLA SPRINGS); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY

7. Adopt Resolution No. 15-954 - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17835 (FILE NO. 00627266-PTT) TO SUBDIVIDE 7.93 GROSS ACRES INTO 10 NUMBERED LOTS AND 15 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 92 ATTACHED CONDOMINIUM RESIDENTIAL UNITS; LOCATED IN PLANNING AREA 6 (PORTOLA SPRINGS); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY
8. Adopt Resolution No. 15-953 - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17836 (FILE NO. 00627274-PTT) TO SUBDIVIDE 9.94 GROSS ACRES INTO 12 NUMBERED LOTS AND 6 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 77 DETACHED CONDOMINIUM RESIDENTIAL UNITS; LOCATED IN PLANNING AREA 6 (PORTOLA SPRINGS); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY
9. Adopt Resolution No. 15-955 - A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17837 (FILE NO. 00627261-PTT) TO SUBDIVIDE 7.19 GROSS ACRES INTO 14 NUMBERED LOTS AND 15 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 79 ATTACHED CONDOMINIUM RESIDENTIAL UNITS; LOCATED IN PLANNING AREA 6 (PORTOLA SPRINGS); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY

EXECUTIVE SUMMARY

Irvine Community Development Company (ICDC) has submitted applications for Vesting Tentative Tract Maps (VTTM) 17831 through 17837 to subdivide approximately 77 acres to allow the development of 622 single family and condominium homes in Neighborhood 3 of Portola Springs (Planning Area 6). Neighborhood 3 is located at the southernmost portion of PA 6, specifically at the northeast corner of Modjeska and Irvine Boulevard (SC Attachment 1). Planning Area 6 (PA 6) is a 2,807-acre planning area generally bounded by Planning Area 3 (Limestone Canyon open space) to the north, Jeffrey Road and Eastern Transportation Corridor (SR-133) to the west, Planning Area 51 (Orange County Great Park) to the south and east. PA 6 is primarily comprised of residential developments, with other supporting land uses, including the recently completed Portola Springs Elementary School, adjacent fire station, future child care site,

future Portola Springs and Gateway Community Parks, and Tomato Springs open space area.

Staff has reviewed the vesting tentative tract maps and has determined that the maps comply with the all applicable requirements of the Subdivision Ordinance, Subdivision Manual, the Zoning Ordinance and the Park Standards Manual. Therefore, staff recommends the Subdivision Committee recommend Planning Commission approval of the requested maps subject to the findings, conditions of approval, and mitigation measures in the attached Resolutions (SC Attachments 10-16).

COMMISSION/ADVISORY BOARD RECOMMENDATION

None.

ANALYSIS

Project Description

On August 19, 2004, the Planning Commission approved Vesting Tentative Tract Map 16562, a Park Plan and a Master Landscape and Trails Plan to establish the backbone infrastructure and overall development intensity for Neighborhoods 1, 2 and 3 of PA 6. To date, construction of Neighborhoods 1 and 2 are completed. On September 17, 2004, the Planning Commission approved Vesting Tentative Tract Map 17031 to further subdivide Neighborhood 3. Preliminary grading has occurred for the entire neighborhood and currently two apartment sites, one of which is an affordable housing development, are under construction at the southern portion of the neighborhood.

The proposed VTTMs further refine VTTM 17031 by establishing residential lots and private streets in Neighborhood 3. Neighborhood 3 is the southernmost portion of PA 6 bounded by Portola Springs to the north, Modjeska to the west, Irvine Boulevard to the south, and the Great Park (PA 51) to the east. A total of seven tract maps are submitted for review, encompassing 76.47 gross acres of land for the future development of 95 single-family detached homes and 527 attached and detached condominium residential units.

VTTM #	Acres	Units	Product Type
17831	12.60	103	SFA/SFD condos
17832	23.06	95	SFD homes
17833	6.45	70	SFD condos
17834	9.30	106	SFA condos
17835	7.93	92	SFA condos
17836	9.94	77	SFD condos
17837	7.19	79	SFA condos
Total	76.47	527	

*SFA = Single-family attached; SFD = Single-family detached

All tract maps are consistent with the General Plan, Zoning Ordinance and all applicable development standards, including the unit density cap for PA 6. The 1,388 total units proposed for Neighborhood 3 will remain under the 5,134 total dwelling allowed in PA 6.

Map Requests

VTTM 17831

VTTM 17831 is a roughly rectangular tract bounded by Portola Springs to the north, Modjeska to the west, Walking Stick to the south, and Big Oak to the east. The tract will create 18 numbered lots for 103 attached and detached residential condominium units and one numbered lot serving as a future entryway monument lot. Additionally, 19 lettered lots are provided for landscape/trail and private streets. VTTM 17831 encompasses 12.60 gross acres.

Vehicular access into the tract is provided via three private streets (Brambles, Hollow Tree, and Lost Hills) which all extend westward from Big Oak. Visitor parking is also provided along these three streets. Pedestrian access is provided by sidewalks that wrap around both sides of these streets as well, with an additional connector walkway joining Hollow Tree to Modjeska.

VTTM 17832

VTTM 17832 is bounded on three sides by Portola Springs to the north, Big Oak to the west, and Walking Stick to the south and the Great Park (PA 51) to the east. The tract includes 95 numbered lots for 95 single family homes and one numbered lot for a future 2.65-acre private park in the southwest corner of the tract. The remainder of the tract contains 18 lettered lots for landscaping and a private street lot. VTTM 17832 encompasses 23.06 gross acres.

Vehicular access into the tract is provided via Walking Stick to Big Oak, Narrowleaf, Whistle Flower, Briar Rose, Windswept, and Quiet Grove. With the exception of the eastern most segment of Walking Stick beyond Quiet Grove, all streets serving the tract are public. Visitor parking is provided along Walking Stick, Big Oak, Narrowleaf, Whistle Flower, Briar Rose, Windswept, and Quiet Grove. Pedestrian access is provided by sidewalks on both sides of all streets within the tract.

VTTM 17833

VTTM 17833 is a rectangular tract bounded by Walking Stick to the north, Modjeska to the west and Outwest to the south and VTTM 17834 to the east. The tract will create 12 numbered lots for 70 single family detached condominium units, one numbered lot for a neighborhood entryway monument, and 10 lettered lots for landscape/trail and private

street lots. A single private street (Excursion) bisects the tract and divides the tract in half, with six numbered lots on each side. VTTM 17833 encompasses 6.45 gross acres.

Vehicular access into the tract is provided via Outwest. Excursion connects with Outwest and facilitates internal circulation throughout the tract. All residential lots are connected to Excursion via private courts that provide direct access to future residences. Visitor parking areas are provided along Excursion and Outwest. Pedestrian access is provided by sidewalks on both sides of Excursion and Outwest. Additional connector walkways join Outwest to Modjeska and Excursion to Walking Stick, respectively.

VTTM 17834

VTTM 17834 is a rectangular tract bounded by Walking Stick to the north, Nature Walk to the east, Outwest to the south and VTTM 17833 to the west. Overall, the tract will create 7 numbered lots for 106 attached residential condominium units and 6 lettered lots for private streets and private ways. VTTM 17834 encompasses 9.30 gross acres.

Vehicle access into the tract is provided from Nature Walk via Trailblaze. Trailblaze feeds into private ways that connect to all future residential lots. Visitor parking for the tract is provided along Nature Walk, Walking Stick, and Outwest, as well as at areas of the private ways. Pedestrian access is provided by sidewalks along both sides of Trailblaze that extend north and south at the private ways, as well as sidewalks adjacent to the tract along Walking Stick, Nature Walk, and Outwest.

VTTM 17835

VTTM 17835 is a rectangular tract bounded by Walking Stick to the north, Nature Walk to the west, Outwest to the south and VTTM 17836 to the east. Overall, the tract will create 10 numbered lots for 92 attached residential condominium units, and 15 lettered lots for private streets, courts and ways. Two private streets, Briar Rose and Oak Forest extend down the middle of the tract and terminate before they connect to each other. The residential lots are laid out roughly in four quadrants, with two or three lots in each quadrant. VTTM 17835 encompasses 7.93 gross acres.

Vehicular access into the tract is provided via Walking Stick and Outwest. Briar Rose connects with Walking Stick and Oak Forest connects with Outwest and facilitates internal circulation throughout the tract. All residential lots are connected to Briar Rose and Oak Forest via the private courts/ways that provide direct access to future residences. Visitor parking areas are provided along Briar Rose and Oak Forest as well as Walking Stick, Nature Walk and Outwest. Pedestrian access is provided by sidewalks on both sides of Briar Rose and Oak Forest as well as sidewalks adjacent to the tract along Walking Stick, Nature Walk and Outwest.

VTTM 17836

VTTM 17836 is a rectangular tract bounded by Walking Stick to the north, Outwest to the south, VTTM 17835 to the west and the Great Park (PA 51) to the east. Overall, the tract will create 12 numbered lots for 77 residential detached condominium units, one lettered lot for a 4.07 acre landscape lot, and 5 lettered lots for a private street (Quite Grove). A single private street (Quiet Grove) bisects the lot and divides the tract in to two portions with six numbered lots each. VTTM 17836 encompasses 9.94 gross acres.

Vehicular access into the tract is provided via Walking Stick and Outwest. Quiet Grove connects with both Walking Stick and Outwest and facilitates internal circulation throughout the tract. All residential lots are connected to Quiet Grove via private courts that provide direct access to future residences. Visitor parking areas are provided along Quite Grove, Walking Stick and Outwest. Pedestrian access is provided by sidewalks on both sides of Quite Grove, Walking Stick and Outwest.

VTTM 17837

VTTM 17837 is a square-shaped tract bounded by Outwest to the north, Modjeska to the west, Still Night to the south and Northern Point to the east. Overall, the tract will create 13 numbered lots for 79 residential attached condominium units, one numbered lot for a neighborhood entryway monument, and 15 lettered lots for landscape/trail and private streets/courts/ways. Two private streets, Excursion and Desert Lotus extend southward from Outwest and divide the tract into thirds. VTTM 17837 encompasses 7.19 gross acres.

Vehicular access into the tract is provided via Outwest. Excursion and Desert Lotus connects with Outwest and facilitates internal circulation throughout the tract. All residential lots are connected to Excursion or Desert Lotus via private courts/ways that provide direct access to future residences. Visitor parking areas are provided along Excursion, Desert Lotus, Outwest and Northern Point. Pedestrian access is provided by sidewalks on both sides of Excursion and Desert Lotus as well as Modjeska, Outwest, Northern Point and Still Night.

Traffic Circulation

Traffic and circulation for Neighborhood 3 was previously analyzed as part of the Planning Area 6A Traffic Study Addendum in 2006. The 2006 traffic study analyzed traffic for the development of 943 dwelling units, a 10,000 square foot day care center and a 750 student school. The applications propose to increase the number of units and relocate the school and child care center.

A Trip Generation and Unit Comparison Memorandum for Neighborhood 3 analyzed the increase in the number of residential units from 943 to 1,388 and the relocation of the school to Neighborhood 5 and the child care center to Neighborhood 4. The proposed

roadway network is generally consistent with the 2006 Traffic Study Addendum with the exception of the added roadways for the proposed land use revisions. The Memorandum concluded that Neighborhood 3 will generate 161 fewer AM trips, 55 more PM trips and 1,171 more daily trips when compared to the original project, but will not have an adverse impact on project access drives or the adjacent intersections because the capacity of the existing and proposed roadways is greater than the projected build-out traffic volumes. However, the analysis recommends lengthening the existing 180 foot southbound left-turn lane on Modjeska at Walking Stick to 190 feet, as well as lengthening the existing 140 foot southbound left-turn lane on Modjeska at Still Night to 175 feet. The requirement for lengthening the existing left turn lanes is included as a condition of approval in each resolution for the subject residential tracts.

Parks and Trails

The original Park Plan for PA 6 was approved by the Planning Commission on August 19, 2004 and assumed 4,500 units to be constructed and a population of 11,341 residents. The Neighborhood 3 park dedication program provided for the overall number of units and population count. Park dedication requirements for the 170 units in Lambert Ranch and the 464 units in the Enclave were addressed under separate Park Plan approvals. Therefore, the Park dedication requirements for all 5,134 units in PA 6 have been satisfied.

On November 20, 2014, the Planning Commission approved Park Plan Modification (00607252-PPK), which refined the Neighborhood 3 Park Plan to address specific changes in the park development plans of PA 6.

In conjunction with the applications for VTTMs 17831 to 17837, the applicant has submitted another Park Plan modification (00627592-PPK) to address a slight decrease in the overall number of units proposed in Neighborhood 3. This Park Plan modification proposes to reallocate the proposed park land within Neighborhood 3 of PA 6 by shifting from the current approved plan of four neighborhood parks to a proposed two neighborhood park layout. The total number of neighborhood parks in Neighborhoods 4 and 5 has not changed. The Community Services Commission reviewed proposed Park Plan modification 00627592-PPK on July 15, 2015 and unanimously (with all members present) recommended Planning Commission approval of the proposed modifications.

In January and June 2015, the Community Services Commission also unanimously (with all members present) approved the park design applications for both private neighborhood parks within Neighborhood 3. Construction on the 4.30-acre private neighborhood park within Tract 17143 ("Village Square") began in June 2015. The 2.65-acre private neighborhood park within VTTM 17832 ("Greenfield Park") is anticipated to commence construction in September 2015.

Public Outreach

Public meeting notices were published in the *Irvine World News* on July 2, 2015, mailed to all property owners and apartment occupants within 500 feet of the project site, and posted at City-designated locations. To date, no comments have been received.

ENVIRONMENTAL DETERMINATION

Pursuant to Section 15168 of the California Environmental Quality Act (CEQA) Guidelines, this project is covered by a previously certified Environmental Impact Report (EIR) for the Northern Sphere Area (SCH# 2001051010) for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8, which serves as the EIR for the proposed project. 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 and no new mitigation measures are required. Therefore, the Program EIR is determined to be adequate to serve as the environmental document for this project and satisfies all requirements of CEQA. A copy of the Environmental Evaluation based on the EIR is included as Attachment 9.

ALTERNATIVES CONSIDERED

The proposed maps comply with the City of Irvine's Subdivision Ordinance, Zoning Code, and Irvine Subdivision Manual. Therefore, no alternatives to the proposed projects were considered.

FINANCIAL IMPACT

Not applicable.

REPORT PREPARED BY: Dat Tran, Assistant Planner
Calvin Mingione, Assistant Planner

ATTACHMENTS

1. Vicinity Map
2. Subdivision Information Sheet VTTM 17831
3. Subdivision Information Sheet VTTM 17832
4. Subdivision Information Sheet VTTM 17833
5. Subdivision Information Sheet VTTM 17834
6. Subdivision Information Sheet VTTM 17835
7. Subdivision Information Sheet VTTM 17836
8. Subdivision Information Sheet VTTM 17837
9. Environmental Evaluation
10. Subdivision Committee Resolution No. 15-949 recommending approval of VTTM 17831

Subdivision Committee Meeting

July 22, 2015

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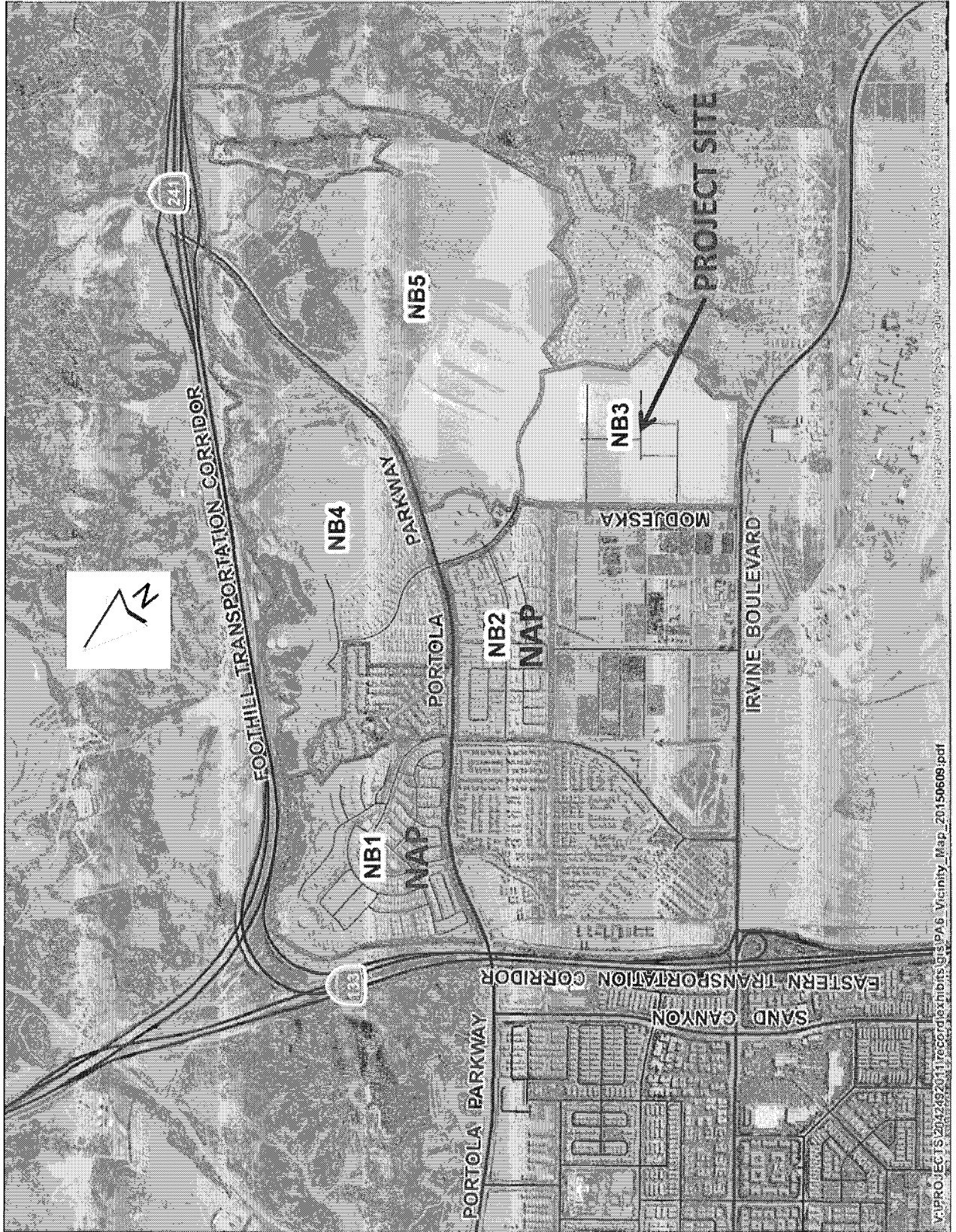
11. Subdivision Committee Resolution No. 15-950 recommending approval of VTTM 17832
12. Subdivision Committee Resolution No. 15-952 recommending approval of VTTM 17833
13. Subdivision Committee Resolution No. 15-951 recommending approval of VTTM 17834
14. Subdivision Committee Resolution No. 15-954 recommending approval of VTTM 17835
15. Subdivision Committee Resolution No. 15-953 recommending approval of VTTM 17836
16. Subdivision Committee Resolution No. 15-955 recommending approval of VTTM 17837

cc: Jamie Yoshida, ICDC (jyoshida@irvinecompany.com)
Jeff Davis, The Irvine Company (jsdavis@irvinecompany.com)
Doug Johnson, Stantec (doug.johnson@stantec.com)
Dale Watson, Stantec (dale.watson@stantec.com)
Peggy Schneble, Manager of Planning and Development Services
Joel Belding, Principal Planner
Trevor Lottes, Senior Planner
Melissa Chao, Senior Planner
Ann Wu, Associate Planner

Files: 17831: 00627310-PTT
17832: 00627249-PTT
17833: 00627267-PTT
17834: 00627240-PTT
17835: 00627266-PTT
17836: 00627274-PTT
17837: 00627261-PTT

ec:

VICINITY MAP



**SUBDIVISION COMMITTEE INFORMATION SHEET
 VESTING TENTATIVE TRACT MAP 17831
 (FILE NO. 00627310-PTT)
 PLANNING AREA 6, NEIGHBORHOOD 3**

Meeting Date: July 22, 2015

Applicant: Stantec, on behalf of Irvine Community Development Company

Staff Recommends: Approval of Vesting Tentative Tract Map 17831 to create 19 numbered lots and 19 lettered lots to allow for development of 103 attached and detached condominium residential units and accompanying landscape, monument, and private street lots.

Legal Description: Lots A and B and a portion of Walking Stick of Tract No. 17143, per map filed in Book 889, pages 46 through 50, inclusive of miscellaneous maps, together with a portion of Parcel 3 of Lot Line Adjustment LL 2003-007 recorded April 15, 2003 as Instrument No. 2003000416458, of Official Records, Records of Orange County, California.

Site Size: 12.60 gross acres (12.12 net acres)

Location: The project is bounded by Portola Springs to the north, Modjeska to the west, Walking Stick to the south, and VTTM 17832 to the east.

Topography: Generally flat in hillside setting

General Plan: Medium Density Residential

Existing Zoning: 2.3K Medium Density Residential

Existing Land Use: Vacant

ADJACENT ZONING/ LAND USES

	<u>Zoning Designation</u>	<u>Land Use</u>
North:	2.3K Medium Density Residential	Vacant/Proposed Residential
West:	1.3 Conservation & Open Space	University of California Regents Property
East:	2.3K Medium Density Residential	Vacant/Proposed Residential
South:	2.3K Medium Density Residential	Vacant/Proposed Residential

DEVELOPMENT STANDARDS

	<u>Required</u>	<u>Provided</u>
Density:	0-12.5 du/net acre (up to 31.0 du/net acre)	8.50 du/net acre

Max. dwelling units: 5,134 units

103 units (proposed) for Tract 17831
1,388 Units (approved/proposed) for
Neighborhood 3 (including 103 units above)
3,281 units (built/approved) for Lambert
Ranch, the Enclave and Neighborhoods 1,
2, 4, & 5.

**SUBDIVISION COMMITTEE INFORMATION SHEET
 VESTING TENTATIVE TRACT MAP 17832
 (FILE NO. 00627249-PTT)
 PLANNING AREA 6, NEIGHBORHOOD 3**

Meeting Date: July 22, 2015

Applicant: Stantec, on behalf of Irvine Community Development Company

Staff Recommends: Approval of Vesting Tentative Tract Map 17832 to create 96 numbered lots and 18 lettered lots to allow for development of 95 single-family detached residential units, and accompanying private park, landscape, and private street lots.

Legal Description: A portion of Walking Stick and Lot "I" of Tract No. 17143, per map filed in Book 889, pages 46 through 50, inclusive of miscellaneous maps, together with a portion of Parcel 3 of Lot Line Adjustment LL 2003-007 recorded April 15, 2003 as Instrument No. 2003000416458, of Official Records, Records of Orange County, California.

Site Size: 23.06 gross acres (14.35 net acres)

Location: The project is bounded by Portola Springs to the north, VTTM 17831 west, Walking Stick to the south, and the Great Park Neighborhoods (PA 51) to the east.

Topography: Generally flat in hillside setting

General Plan: Medium Density Residential

Existing Zoning: 2.3K Medium Density Residential

Existing Land Use: Vacant

ADJACENT ZONING/ LAND USES

	<u>Zoning Designation</u>	<u>Land Use</u>
North:	2.3K Medium Density Residential	Vacant/Proposed Residential
West:	2.3K Medium Density Residential	Vacant/Proposed Residential
East:	8.1 Trails & Transit Oriented Development	Vacant/Proposed Residential (PA 51; D7)
South:	2.3K Medium Density Residential	Vacant/Proposed Residential

DEVELOPMENT STANDARDS

	<u>Required</u>	<u>Provided</u>
Density:	0-12.5 du/net acre	6.62 du/net acre

(up to 31.0 du/net acre)

Max. dwelling units:

5,134 units

95 units (proposed) for Tract 17832
1,388 Units (approved/proposed) for
Neighborhood 3 (including 95 units above)
3,281 units (built/approved) for Lambert
Ranch, the Enclave and Neighborhoods 1,
2, 4, & 5.

**SUBDIVISION COMMITTEE INFORMATION SHEET
 VESTING TENTATIVE TRACT MAP 17833
 (FILE NO. 00627267-PTT)
 PLANNING AREA 6, NEIGHBORHOOD 3**

Meeting Date: July 22, 2015

Applicant: Stantec, on behalf of Irvine Community Development Company

Staff Recommends: Approval of Vesting Tentative Tract Map 17833 to create 13 numbered lots and 10 lettered lots to allow for development of 70 detached condominium residential units and accompanying landscape/trail, monument and private street lots.

Legal Description: A subdivision of portions of Lot "C" and Walking Stick of Tract no. 17143, per map filed in book 889, pages 46 through 50, inclusive, of miscellaneous maps, together with a portion of Lot G of Tract no. 16780, per map filed in book 867, pages 18 through 30, inclusive, of miscellaneous maps, and together with a portion of parcel 3 of lot line adjustment LL 2003-007 recorded April 15, 2003 as instrument no. 2003000416458, of official records, records of Orange County, California.

Site Size: 6.45 gross acres (6.17 net acres)

Location: The project is bounded by Walking Stick to the north, Modjeska to the west, Outwest to the south, and VTTM 17834 to the east.

Topography: Generally flat in hillside setting

General Plan: Medium Density Residential

Existing Zoning: 2.3K Medium Density Residential

Existing Land Use: Vacant

ADJACENT ZONING/ LAND USES

	<u>Zoning Designation</u>	<u>Land Use</u>
North:	2.3K Medium Density Residential	Vacant/Proposed Residential
West:	1.3 Conservation & Open Space	University of California Regents Property
East:	2.3K Medium Density Residential	Vacant/Proposed Residential
South:	2.3K Medium Density Residential	Vacant/Proposed Residential

DEVELOPMENT STANDARDS

Required Provided

Density:	0-12.5 du/net acre (up to 31.0 du/net acre)	11.34 du/net acre
Max. dwelling units:	5,134 units	70 units (proposed) for Tract 17833 1,388 Units (approved/proposed) for Neighborhood 3 (including 70 units above) 3,281 units (built/proposed) for Lambert Ranch, the Enclave and Neighborhoods 1, 2, 4, & 5.

**SUBDIVISION COMMITTEE INFORMATION SHEET
 VESTING TENTATIVE TRACT MAP 17834
 (FILE NO. 00627240-PTT)
 PLANNING AREA 6, NEIGHBORHOOD 3**

Meeting Date: July 22, 2015

Applicant: Stantec, on behalf of Irvine Community Development Company

Staff Recommends: Approval of Vesting Tentative Tract Map 17834 to create 7 numbered lots and 6 lettered lots to allow for development of 106 attached condominium residential units and accompanying private street lots.

Legal Description: Portions of Walking Stick, Nature Walk, Outwest and Northern Point of Tract No. 17143, per map filed in Book 889, pages 46 through 50, inclusive, of miscellaneous maps, together with a portion of Parcel 3 of Lot Line Adjustment LL 2003-007 recorded April 15, 2003 as Instrument No. 2003000416458, of Official Records, Records of Orange County, California.

Site Size: 9.30 gross acres (8.06 net acres)

Location: The project is bounded by Walking Stick to the north, VTTM 17833 west, VTTM 17837 to the south, and Nature Walk to the east.

Topography: Generally flat in hillside setting

General Plan: Medium Density Residential

Existing Zoning: 2.3K Medium Density Residential

Existing Land Use: Vacant

ADJACENT ZONING/ LAND USES

	<u>Zoning Designation</u>	<u>Land Use</u>
North:	2.3K Medium Density Residential	Vacant/Proposed Residential
West:	2.3K Medium Density Residential	Vacant/Proposed Residential
East:	2.3K Medium Density Residential	Vacant/Proposed Residential
South:	2.3K Medium Density Residential	Vacant/Proposed Residential & Private Park

DEVELOPMENT STANDARDS

	<u>Required</u>	<u>Provided</u>
Density:	0-12.5 du/net acre (up to 31.0 du/net acre)	13.15 du/net acre

Max. dwelling units: 5,134 units

106 units (proposed) for Tract 17834
1,388 Units (approved/proposed) for
Neighborhood 3 (including 106 units above)
3,281 units (built/approved) for Lambert
Ranch, the Enclave and Neighborhoods 1,
2, 4, & 5.

**SUBDIVISION COMMITTEE INFORMATION SHEET
 VESTING TENTATIVE TRACT MAP 17835
 (FILE NO. 00627266-PTT)
 PLANNING AREA 6, NEIGHBORHOOD 3**

Meeting Date: July 22, 2015

Applicant: Stantec, on behalf of Irvine Community Development Company

Staff Recommends: Approval of Vesting Tentative Tract Map 17835 to create 10 numbered lots and 15 lettered lots to allow for development of 92 attached condominium residential units and accompanying private street/way/court lots.

Legal Description: A subdivision of portions of Walking Stick, Nature Walk, Outwest and Northern Point of Tract no. 17143, per map filed in book 889, pages 46 through 50, inclusive, of miscellaneous maps, together with a portion of parcel 3 of lot line adjustment LL 2003-007 recorded April 15, 2003 as instrument no. 2003000416458, of official records, records of Orange County, California.

Site Size: 7.93 gross acres (7.13 net acres)

Location: The project is bounded by Walking Stick to the north, Nature Walk to the west, Outwest to the south, and VTTM 17836 to the east.

Topography: Generally flat in hillside setting

General Plan: Medium Density Residential

Existing Zoning: 2.3K Medium Density Residential

Existing Land Use: Vacant

ADJACENT ZONING/ LAND USES

	<u>Zoning Designation</u>	<u>Land Use</u>
North:	2.3K Medium Density Residential	Vacant/Proposed Residential
West:	2.3K Medium Density Residential	Vacant/Proposed Residential
East:	2.3K Medium Density Residential	Vacant/Proposed Residential
South:	2.3K Medium Density Residential	Vacant/Future Proposed Residential & Private Park

DEVELOPMENT STANDARDS

Required Provided

SC ATTACHMENT 6

Density:	0-12.5 du/net acre (up to 31.0 du/net acre)	12.90 du/net acre
Max. dwelling units:	5,134 units	92 units (proposed) for Tract 17835 1,388 Units (approved/proposed) for Neighborhood 3 (including 92 units above) 3,281 units (built/approved) for Lambert Ranch, the Enclave and Neighborhoods 1, 2, 4, & 5.

**SUBDIVISION COMMITTEE INFORMATION SHEET
 VESTING TENTATIVE TRACT MAP 17836
 (FILE NO. 00627274-PTT)
 PLANNING AREA 6, NEIGHBORHOOD 3**

Meeting Date: July 22, 2015

Applicant: Stantec, on behalf of Irvine Community Development Company

Staff Recommends: Approval of Vesting Tentative Tract Map 17836 to create 12 numbered lots and 6 lettered lots to allow for development of 77 detached condominium residential units and accompanying landscape and private street lots.

Legal Description: A subdivision of portions of Outwest, Walking Stick, Lot 1 and Lot "I" of Tract no. 17143, per map filed in book 889, pages 46 through 50, inclusive, of miscellaneous maps, together with a portion of parcel 3 of lot line adjustment LL 2003-007 recorded April 15, 2003 as instrument no. 2003000416458, of official records, records of Orange County, California.

Site Size: 9.94 net/gross acres

Location: The project is bounded by Walking Stick to the north, VTTM 17835 to the west, Outwest to the south, and the Great Park Neighborhoods (PA 51) to the east.

Topography: Generally flat in hillside setting

General Plan: Medium Density Residential

Existing Zoning: 2.3K Medium Density Residential

Existing Land Use: Vacant

ADJACENT ZONING/ LAND USES

	<u>Zoning Designation</u>	<u>Land Use</u>
North:	2.3K Medium Density Residential	Vacant/Proposed Residential
West:	2.3K Medium Density Residential	Vacant/Proposed Residential
East:	8.1 Trails & Transit Oriented Development	Vacant/Proposed Residential (PA 51)
South:	2.3K Medium Density Residential	Vacant/Future Proposed Residential

DEVELOPMENT STANDARDS

Required Provided

Density:	0-12.5 du/net acre (up to 31.0 du/net acre)	7.75 du/net acre
Max. dwelling units:	5,134 units	77 units (proposed) for Tract 17836 1,388 Units (approved/proposed) for Neighborhood 3 (including 77 units above) 3,281 units (built/approved) for Lambert Ranch, the Enclave and Neighborhoods 1, 2, 4, & 5.

**SUBDIVISION COMMITTEE INFORMATION SHEET
 VESTING TENTATIVE TRACT MAP 17837
 (FILE NO. 00627261-PTT)
 PLANNING AREA 6, NEIGHBORHOOD 3**

Meeting Date: July 22, 2015

Applicant: Stantec, on behalf of Irvine Community Development Company

Staff Recommends: Approval of Vesting Tentative Tract Map 17837 to create 14 numbered lots and 15 lettered lots to allow for development of 79 attached condominium residential units and accompanying landscape/trail, monument and private street lots.

Legal Description: A subdivision of Lot D and portions of Lot C, Northern Point and Still Night of Tract no. 17143, per map filed in book 889, pages 46 through 50, inclusive, of miscellaneous maps, together with a portion of parcel 3 of lot line adjustment LL 2003-007 recorded April 15, 2003 as instrument no. 2003000416458, of official records, records of Orange County, California.

Site Size: 7.19 gross acres (6.33 net acres)

Location: The project is bounded by Outwest to the north, Modjeska to the west, Still Night to the south, and Northern Point to the east.

Topography: Generally flat in hillside setting

General Plan: Medium Density Residential

Existing Zoning: 2.3K Medium Density Residential

Existing Land Use: Vacant

ADJACENT ZONING/ LAND USES

	<u>Zoning Designation</u>	<u>Land Use</u>
North:	2.3K Medium Density Residential	Vacant/Proposed Residential
West:	1.3 Conservation & Open Space	University of California Regents Property
East:	2.3K Medium Density Residential	Private Park
South:	2.3K Medium Density Residential	Multi-family/Apartments

DEVELOPMENT STANDARDS

	<u>Required</u>	<u>Provided</u>
Density:	0-12.5 du/net acre	12.48 du/net acre

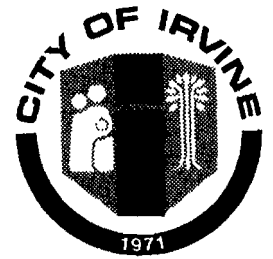
(up to 31.0 du/net acre)

Max. dwelling units:

5,134 units

79 units (proposed) for Tract 17837
1,388 Units (approved/proposed) for
Neighborhood 3 (including 79 units above)
3,281 units (built/approved) for Lambert
Ranch, the Enclave and Neighborhoods 1,
2, 4, & 5.

City of Irvine
Community Development Department
P.O. Box 19575
Irvine, CA 92623-9575



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

NORTHERN SPHERE - PA 6

SECTION I. PROJECT INFORMATION

PROJECT TITLE AND NUMBER: Neighborhood 3 of Planning Area 6
VTTM 17831: 00627310-PTT, 00627303-PMP
VTTM 17832: 00627249-PTT, 00627248-PMP
VTTM 17833 & 17836: 00627267-PTT, 00627274-PTT, 00627263-PMP
VTTM 17834: 00627240-PTT, 00627242-PMP
VTTM 17835 & 17837: 00627266-PTT, 00627261-PTT, 00627255-PMP

PROGRAM EIR NAME:
Northern Sphere Area Draft Environmental Impact Report

EIR NUMBER:
SCH# 2001051010

PROJECT APPLICANT: Irvine Company Community Development

PROJECT LOCATION (SPECIFIED): The project site is bounded by Portola Springs to the north, Modjeska to the west, Irvine Boulevard to the south and the Great Park Neighborhoods (Planning Area 51) to the east.

PROJECT LOCATION (CITY): Irvine

PROJECT LOCATION (COUNTY): Orange

PROJECT DESCRIPTION: Seven (7) tract maps and five (5) master plans for the development of 95 single-family detached homes and 527 attached and detached condominium residential units in Neighborhood 3 of Planning Area 6 (Portola Springs).

GENERAL PLAN LAND USE DESIGNATIONS: Medium Density Residential

ZONING DESIGNATIONS: 2.3K Medium Density Residential

PREPARED BY: Dat Tran
Assistant Planner
City of Irvine

DATE: July 1, 2015

APPROVED BY: Joel Belding, AICP
Principal Planner
City of Irvine

DATE: July 1, 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 / No	X	1
	B. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	Yes / No	X	1
	C. Substantially degrade the existing visual character or quality of the site and its surroundings?	Yes / No		X
	D. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area	Yes / No		X
2.	<u>AGRICULTURE.</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?	Yes / No	X	S.O.C. 6,7,8, 9,10
	B. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	Yes / No	X	S.O.C. 6,7,8, 9,10
	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 / No	X	S.O.C. 6,7,8, 9,10
3.	<u>AIR RESOURCES.</u> Will the proposal:			
	A. Conflict with or obstruct implementation of the applicable air quality plan?	Yes / No		X
	B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Yes / No		X

	Project related impact	Impact DOES NOT require mitigation through EIR analysis	Impact DOES require mitigation through EIR analysis	Assigned mitigation measures
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 / No</u>		X	S.O.C., <u>11,12,13,14,15</u>
D. Exposure of sensitive receptors to substantial pollutant concentrations?	<u>Yes / No</u>		X	S.O.C., <u>11,12,13,14,15</u>
E. The creation of objectionable odors?	<u>Yes / No</u>		X	<u>11,12</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 Game or U.S. Fish and Wildlife Services?	<u>Yes / No</u>		X	16,21 <u>22,23,24</u>
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 Game or U.S. Fish and Wildlife Services?	<u>Yes / No</u>		X	16,20,22, <u>23,24,25,26,27,28,29</u>
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 / No</u>	X		16,18,19, <u>22,24,26,28,29</u>
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?	<u>Yes / No</u>		X	16,22,23, <u>24,26,27,28,29</u>
E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<u>Yes / No</u>	X		<u>17</u>

	Project related impact	Impact DOES NOT require mitigation through EIR analysis	Impact DOES require mitigation through EIR analysis	Assigned mitigation measures
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 / No		X	21,22,23, 24,25, 27, 28, 29
5. <u>CULTURAL/SCIENTIFIC 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 / No	X		30,35,37, 40, 41
B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	Yes / No		X	31,32, 34,38,39
C. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Yes / No		X	31,32, 33,38,39
D. Disturb any human remains, including those interred outside of formal cemeteries?	Yes / No		X	36,39
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 Division of Mines and Geology Special Publication 42.	Yes / No	X		
ii. Strong seismic ground shaking?	Yes / No		X	42, 43, 44, 45, 46,48
iii. Seismic-related ground failure, including liquefaction?	Yes / No		X	42, 43, 44, 45, 46,48
iv. Landslides?	Yes / No		X	42, 43, 44, 45, 46,48
B. Result in substantial soil erosion or loss of topsoil?	Yes / No		X	42, 43, 44, 45, 46,48
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?	Yes / No		X	42, 43, 44, 45, 46,48

	Project related impact	Impact DOES NOT require mitigation through EIR analysis	Impact DOES require mitigation through EIR analysis	Assigned mitigation measures
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?	Yes / No		X	<u>42, 43, 44, 45, 46, 47, 48</u>
7. <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 / No	X		<u>52, 53, 54, 55</u>
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 / No	X		<u>50, 51, 52, 53, 54, 55</u>
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 / No	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?	Yes / No	X		<u>50, 51, 52</u>
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 / No	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 / No	X		
G. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Yes / No	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?	Yes / No	X		<u>49, 50</u>

	Project related impact	Impact DOES NOT require mitigation through EIR analysis	Impact DOES require mitigation through EIR analysis	Assigned mitigation measures
8. <u>HYDROLOGY AND WATER QUALITY.</u> Would the project:				
A. Violate any water quality standards or waste discharge requirements?	<u>Yes / No</u>		X	56, <u>57</u> ,58, 61, <u>63</u> , <u>64</u> , 66, <u>67</u> ,68
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 / No</u>		X	<u>61</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 manner which would result in substantial erosion or siltation on- or off-site?	<u>Yes / No</u>		X	56, <u>57</u> ,58, 59, <u>61</u> ,62, <u>64</u> ,66,67, 68
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 / No</u>		X	56, <u>57</u> ,58, 59, <u>61</u> ,62, <u>64</u> ,66,67, 68
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 / No</u>		X	56, <u>57</u> ,58, 62,66,67, 68, <u>69</u> ,70, 71
F. Otherwise substantially degrade water quality?	<u>Yes / No</u>		X	56, <u>57</u> ,58, 62, <u>63</u> , <u>64</u> , 66,67,68, <u>69</u> ,70,71
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?	<u>Yes / No</u>		X	<u>59</u> ,60,62, 65,66,67, 68, <u>69</u> ,70, 71

	Project related impact	Impact DOES NOT require mitigation through EIR analysis	Impact DOES require mitigation through EIR analysis	Assigned mitigation measures
H. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<u>Yes / No</u>		X	<u>59,60,62,65,66,67,68</u>
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?	<u>Yes / No</u>		X	<u>59,60,62,65</u>
J. Inundation by seiche, tsunami, or mudflow?	<u>Yes / No</u>		X	<u>59,60</u>
9. LAND USE. Will the proposal:				
A. Physically divide an established community?	<u>Yes / No</u>	X		
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 / No</u>	X		<u>72,73</u>
C. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<u>Yes / No</u>	X		
10. MINERAL RESOURCES. 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?	<u>Yes / No</u>	X		
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?	<u>Yes / No</u>	X		
11. NOISE. Would the project 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 / No</u>		X	<u>74,75,76,77,78</u>
B. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<u>Yes / No</u>		X	<u>74,75,76,77,78</u>
C. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<u>Yes / No</u>		X	<u>77,78,79</u>

	Project related impact	Impact DOES NOT require mitigation through EIR analysis	Impact DOES require mitigation through EIR analysis	Assigned mitigation measures
D. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	Yes / <u>No</u>	<u>X</u>		<u>79</u>
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 expose people residing or working in the project area to excessive noise levels?	Yes / <u>No</u>	<u>X</u>		<u>79</u>
F. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	Yes / <u>No</u>	<u>X</u>		
12. <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 / <u>No</u>	<u>X</u>		
B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	Yes / <u>No</u>	<u>X</u>		
C. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	Yes / <u>No</u>	<u>X</u>		
13. <u>PUBLIC SERVICES.</u> Would the project 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?	<u>Yes / No</u>		<u>X</u>	<u>80,81,82</u>
B. Police protection?	<u>Yes / No</u>		<u>X</u>	<u>83</u>
C. Schools?	<u>Yes / No</u>		<u>X</u>	<u>84</u>
				<u>85,86,87,</u>
				<u>88,89,90,</u>
D. Parks?	<u>Yes / No</u>		<u>X</u>	<u>91, 92, 93</u>
E. Other public facilities?	<u>Yes / No</u>		<u>X</u>	<u>89,109</u>

	Project related impact	Impact DOES NOT require mitigation through EIR analysis	Impact DOES require mitigation through EIR analysis	Assigned mitigation measures
14. <u>RECREATION.</u> Will the proposal:				
A. Would the project 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?	<u>Yes / No</u>		X	85,86,87,88,89,90,91,92,93
B. Does the project include recreation facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<u>Yes / No</u>		X	85,86,87,88,89,90,91,92,93
15. <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)?	<u>Yes / No</u>		X	94,95,96,97,98,99,100
B. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<u>Yes / No</u>		X	94,95,96,97,98,99,100
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?	<u>Yes / No</u>	X		
D. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<u>Yes / No</u>	X		
E. Result in inadequate emergency access?	<u>Yes / No</u>	X		
F. Result in inadequate parking capacity?	<u>Yes / No</u>	X		

	Project related impact	Impact DOES NOT require mitigation through EIR analysis	Impact DOES require mitigation through EIR analysis	Assigned mitigation measures
16. UTILITIES, SERVICE SYSTEMS AND ENERGY.				
Will the proposal:				
A. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<u>Yes / No</u>		X	<u>56,57,58, 61,62,63, 64,66, 67,68</u>
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?	<u>Yes / No</u>	X		<u>110,111, 113</u>
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?	<u>Yes / No</u>	X		<u>110,111, 113</u>
D. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<u>Yes / No</u>	X		<u>110,111, 113</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?	<u>Yes / No</u>	X		<u>110,111, 113</u>
F. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<u>Yes / No</u>		X	<u>117</u>
G. Comply with federal, state, and local statutes and regulations related to solid waste?	<u>Yes / No</u>		X	<u>114,115,11 6,117</u>
H. Result in wasteful use of fuel or energy?	<u>Yes / No</u>		X	<u>101,102, 105,106, 107,108</u>
I. Abnormally increase demand for existing sources of energy, or require the development of new sources of energy?	<u>Yes / No</u>		X	<u>101,102, 103,104, 105,106, 107,108</u>

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 a EIR on 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_____	_____

Case Nos.: VTTM 17831: 00627310-PTT, 00627303-PMP
 VTTM 17832: 00627249-PTT, 00627248-PMP
 VTTM 17833 & 17836: 00627267-PTT, 00627274-PTT, 00627263-PMP
 VTTM 17834: 00627240-PTT, 00627242-PMP
 VTTM 17835 & 17837: 00627266-PTT, 00627261-PTT, 00627255-PMP

Date: July 22, 2015

Planner: Dat Tran, Assistant Planner
 Calvin Mingione, Assistant Planner

**SUBSEQUENT ACTIVITY UNDER A PROGRAM EIR
 NORTHERN SPHERE – Neighborhood 3 of Planning Area 6**

(Prepared 7-1-2015)

*[Mitigation Measures 1.1 to 15.17 correspond to order of mitigation measures in the PEIR
 Mitigation Summary]*

- A - Previously applied mitigation measures**
- B - Mitigation measures for this project**
- S - Mitigation Measures Satisfied for Entire Planning Area**
- N/A - Not applicable mitigation measures for this project**

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. 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 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 1.7). (NOTE: Implementation District P is outside the Northern Sphere Area entirely within the NCCP/HCP area. Unlike the remainder of the dedicated open space areas, Implementation District "P" will not be annexed to the City as part of the Northern Sphere Area project and is not covered by the proposed Northern Sphere Area General Plan Amendment and Zone Change. (Mitigation Measure 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. (NOTE: The City of Irvine Community Services Lighting Standards for Public Facilities limit the maximum footcandle

level on the property line of park facilities to 1.5 footcandles, and require a numerical lighting model showing compliance with that standard to be submitted and approved with the lighting plans for recreational athletic fields. A footcandle is a unit of illuminance produced by one candle on a surface that is uniformly one foot from the light source. Ambient light at a property line that is 1.4 footcandles or less is not considered significantly adverse.) (Mitigation Measure 1.2)

- B 3. Prior to the issuance of building permits, the [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 3.2, Mitigation Measure 1.3)

- B 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. (Mitigation Measure 1.4)

- S 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. (Additional Mitigation Measures) (NOTE: See explanatory note for Mitigation Measure 1.2. This measure provides the City with authority to regulate park lighting plans, in concert with Mitigation Measure 1.2, to not only ensure that ambient light from park lighting meets the City's 1.5 footcandle standard at property lines, but also to ensure that ambient light is limited to the maximum extent consistent with the public use and enjoyment of such parks.) (Mitigation Measure 1.5)

Agricultural Resources

- N/A 6. The City shall permit agricultural uses 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 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 Director of Community Development certifies in writing that farming uses for at least 300 acres have commenced under the program described in 2.3 and 2.4 below. For each acre which has been put into farming uses under 2.3 and 2.4 below, the Director of Community Development may release the equivalent acreage required by this mitigation measure. (Mitigation Measure 2.1)

- N/A 7. Heritage and community service/educational farming operations 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. (Mitigation Measure 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:
- a. 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.
 - b. Approximately 11 acres within the Jeffery Open Space Spine south of Interstate 5, between Walnut Ave and the railroad right-of-way.
 - c. Approximately 266 acres within Planning Area 16 (Implementation Districts G and H). Habitat sensitive agricultural operations could be considered within this area.
 - d. Approximately 51 acres within minor preservation areas P-10 and P-13.
 - e. 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 from

among the foregoing. The dedication of these lands to the City of Irvine or another entity for the administration of agricultural operations maybe 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 2.5 below. (Mitigation Measure 2.3)

- S 9. The landowner and the City shall work cooperatively with farmers to minimize conflicts between agricultural operations and adjacent urban uses. (Mitigation Measure 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 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 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 project (PA 5B, 8A, 6 and 9) or for that portion of Planning Area 9 south of Trabuco (PA 40/Spectrum 8), if that development project is approved in the future. (Mitigation Measure 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 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. (NOTE: The SCAQMD has adopted standard "rules" to minimize the air quality impacts associated with development activities to the extent feasible. SCAQMD Rule 403 is one such rule. Rule 403 prohibits the creation of fugitive dust from any active operation, open storage pile, or disturbed surface area where dust remains visible in the atmosphere beyond the property line. Under Rule 403, the Project is required to employ best available control measures to minimize fugitive dust emissions, including frequent watering, use of dust suppressants, installation of temporary enclosures, and/or planting of a vegetative ground cover after active operations have ceased. Other SCAQMD requirements that minimize short-term construction impacts include Rule 401 and Rule 402. The mitigation measures ensure compliance with SCAQMD rules and emissions. (Mitigation Measure 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 following measures during grading. These measures shall also be discussed at the pre-grade conference. (Mitigation Measure 3.2)
- 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 to a minimum.
 - f. Minimize obstruction of through-traffic lanes. When feasible, construction should be planned so that lane closures on existing streets are kept hours.
 - 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).
- N/A 13. Prior to the approval of each final map for commercial uses, the landowner or subsequent project applicant shall submit a plan to the Department of Community Development 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 hour 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. (Mitigation Measure 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 operational emissions mitigation plan.
- a. Utilize built-in 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. (Mitigation Measure 3.4)
- A 15. Prior to 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. (Mitigation Measure 3.5)

Biological Resources

- S 16. Prior to the issuance of permits for any grading activity including, but not limited to, clearing, grubbing, mowing, discing, trenching, grading, fuel modification, agriculture planting activity and/or other related construction activity, the landowner or subsequent project applicant shall obtain written authorization from the 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 incorporated 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 have been approved prior to any grading activity. (Standard Condition 2.6.) [Note: This standard condition only applies to the removal of non-covered habitats. Covered habitats are subject to the provisions of the NCCP/HCP as set forth in Mitigation Measure 4.7.] (Note:

Federally, the United States Fish and & Wildlife Service regulates the removal of listed native plant communities through the Federal Endangered Species Act (“FESA”) and the requirement for an incidental take permit (or take authorization). In essence, the FESA prohibits activities resulting in take of listed species that (1) are not minimized or mitigated to the maximum extent practicable, and/or (2) jeopardize the continued existence of listed species. The Army Corps of Engineers regulates activities impacting wetlands and other waters of the United States through the Clean Water Act and the requirement for a Section 404 dredge and fill permit, generally with a requirement of “no net loss” of wetlands and their habitat values.) (Mitigation Measure 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. (NOTE: The City of Irvine’s Urban Forestry Ordinance (“UFO”) establishes criteria for removal of “significant trees” on private property, including eucalyptus windbreaks. Under the UFO, permits are required for removal of significant trees, to be issued under the guidance of the City’s Urban Forestry Guideline Manual (“Manual”). The UFO and Manual establish criteria for identifying those trees that may be removed (i.e., trees that are dead, in irreversible decline, potentially hazardous, malformed due to crowding, insect or disease infected, damaging structures, or “significantly inhibiting the utilization of the property and removal can be determined to provide a public benefit”), and establishes criteria for replacement plantings (on at least a one-to- one ratio).) (Mitigation Measure 4.2)
- A 18. Prior to the issuance of a grading permit covering jurisdictional areas, the landowner or subsequent project applicant shall
- 1) Provide evidence to the City of Irvine Director of Community Development that (a) all necessary permits or authorizations have been obtained from the State Department of Fish and Game (pursuant to Section 1601-1603 of the Fish and Game Code) and the U.S. Army Corps of Engineers (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 Director of Community Development that the project and the riparian mitigation and restoration program has been coordinated with the Special Area Management Plan/Master Streambed Alteration Agreement (SAMP/MSAA) for the San Diego Creek Watershed. (Mitigation Measure 4.3)

- A 19. If a 404 Permit or other authorization is required from the Army Corps of Engineers, 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. (Additional Mitigation Measures) (NOTE: Section 401 of the federal Clean Water Act requires any applicant for a Federal permit, such as a Clean Water Act § 404 dredge and fill permit, to provide the licensing agency a certification from the California Regional Water Quality Control Board that the project will comply with adopted water quality standards. The City has found that compliance with Section 401 requirements equates to evidence of mitigation of potential storm water runoff impacts to receiving waters to levels of insignificance. This condition ensures that the City acts as an independent enforcement agency for the Section 401 program. The condition also ensures that the City is provided information about any storm water protection measures before permits are issued, so that the City can exercise its independent judgment concerning avoidance or mitigation of storm water impacts in the event of unusual, unforeseen circumstances.) (Mitigation Measure 4.4)
- A 20. Prior to issuance of a grading permit for any area containing resources subject to the jurisdiction of California Department of Fish and Game and the Army Corps of Engineers other than occupied or potential least Bell's vireo 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 Protocol area will be determined in coordination with the landowner or subsequent project applicant, California Department of Fish and Game and Army Corps of Engineers. The site will either be located within the Protocol area in 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 Chion 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 vireos (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 California Department of Fish and Game and Army Corps of Engineers, 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) seed 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 observation),
 - 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,
 - 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 landowner or subsequent project applicant.
- 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.
- i. Mexican elderberry woodland and mulefat. The riparian mitigation and restoration program will address impacts to Mexican elderberry woodland and mulefat. (Mitigation Measure 4.5)

- A 21. Prior to the 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 impacts to occupied least Bell's vireo 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 least Bell's vireo (LBV) within identified occupied and potential LBV habitat in the Protocol 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 documented 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 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:
- a. Provide evidence to the City of Irvine Director of Community Development that:

1. all necessary permits or authorizations for impacts to LBV have been obtained from the State Department of Fish and Game USFWS under the NCCP/HCP; or
 2. no such permits or authorizations are required, and
- b. Provide evidence to the City of Irvine Director of Community Development that the project and the LBV avoidance measures have been coordinated with USFWS and CDFG. Prior to issuance of a grading permit for any area containing occupied LBV habitat, detailed avoidance measures shall be developed in coordination with USFWS and CDFG and in accordance with the NCCP, and such measures shall, at a minimum, address the following items:
1. 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.
 2. 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.
 3. Construction Noise. Removal of occupied LBV habitat shall occur outside of the breeding season (March 15 to Sept. 15). If construction will occur adjacent to occupied vireo habitat during the 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 vireo nesting areas do not exceed 60 dBA, taking into account, however the noise levels preceding construction activity at the nesting location which may be high due to proximity of nesting sites.

4. 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.
5. 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.
6. 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 5 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.
7. Resident/Recreational User 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. (Mitigation Measure 4.6).

- 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 15 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 circumstances, land owners or public agencies/utilities will provided 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 disturbance, 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 the commencement of grading operations or other activities involving disturbance of CSS, a survey will be conducted to locate gnatcatchers and cactus wrens within 100 feet of the outer extent of projected soil disturbance 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 preferably 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 initial grading/earth movement 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 marked 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 located within the likely dust drift radius of construction areas shall be periodically sprayed with water to reduce accumulated dust on the leaves as recommended by the monitoring biologist. (Mitigation Measure 4.7)

B 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 its 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. (Mitigation Measure 4.8)

S 24. Prior to the issue of the first building permit for Planning Area 6, the landowner or 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 plant 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 (OCFA). (Mitigation Measure 4.9)

- A 25. Prior to the issuance of permits for any grading activity that will impact jurisdictional riparian habitat or raptor nests during the period from March 15 to September 15 (the nesting season), including but not limited to, clearing, grubbing, mowing, discing, trenching, grading, fuel modification, agriculture planting activity and/or other related construction 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. During the nesting season, the survey will be conducted 72 hours prior to clearing riparian vegetation. The survey results shall be submitted by the landowner or subsequent project applicant to the Director of Community Development. Any occupied nests/burrows found during survey efforts shall be mapped on the construction plans and protected by a buffer until nesting activity has ended. To protect any nest/burrow site, the following restrictions on construction activities are required during the nesting season (or until nest/burrows are no longer active as determined by a qualified biologist): 1) a buffer will be established a minimum of 200 feet in any direction from any occupied nest/burrow; 2) the buffer shall remain in place until the nest is no longer active or the young have fledged; 3) if the monitoring biologist determines that the nesting activities are being substantially disrupted by adjacent construction activity, USFWS/CDFG shall be notified and measures to avoid or minimize such impacts shall be developed in consultation with those agencies. The biologist will then remove the nest site or excavate the burrow site with hand tools or fill with soil so owls cannot return to burrow site. (Mitigation Measure 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. (NOTE: This is a standard condition requested by CalTrans with respect to all projects that may impact CalTrans rights-of-way. It was included in this EIR in recognition that this is a standard request by CalTrans. This condition is CalTrans' equivalent to Mitigation Measure 4.1.) (Mitigation Measure 4.11)
- A 27. To the extent practical, prior to issuance of grading permits within Planning Area 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. (Mitigation Measure 4.12)

- A 28. Prior to issuance of grading permits within Planning Area 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 areas 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 pools. (Mitigation Measure 4.13)
- A 29. Prior to issuance of grading permits within Planning Area 6, focused surveys for Riverside fairy shrimp and San Diego fairy shrimp will be conducted within the Planning Area 6 development area including, to the extent necessary, in any man-made seasonal wetlands. If either shrimp is found within the development areas of Planning Area 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 Planning Area 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. (Mitigation Measure 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. (Mitigation Measure 5.1)
- B 31. Prior to issuance of the first preliminary or precise grading permit, and for any subsequent permit involving excavation to increased depth, the landowner or subsequent project applicant shall provide evidence that an archaeologist and/or paleontologist 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 archaeologist and paleontologists maintained by the County of Orange. Should any cultural/paleontological resources be discovered, the monitor is authorized to stop all grading in the immediate area of the discovery, and shall make recommendations to the Director of Community Development on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds

and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. If the resources are determined to be “historic resources” at that term is defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the monitor and recommended to the Director of Community Development. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in greenspace, parks or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Director of Community Development approves the measures to protect these resources. Any paleontological or archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Director of Community Development where they would be afforded long term preservation to allow future scientific study. (Mitigation Measure 5.2)

- S 32. The EIR concludes that there are or may be significant archaeological resources within areas where ground disturbing activity is proposed by the Project. Therefore, prior to issuance of the first preliminary or precise grading permit for development within Planning Areas 5B, 6 and 9, the landowner or subsequent project applicant shall provide evidence that an archaeologist and/or paleontologist have been retained by the landowner or subsequent project 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. 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. Upon completion of the test level investigations, for sites are determined to be unique archaeological sites or historical resources as set forth in CEQA Guidelines Section 15064.5, the following measures shall be undertaken: the archaeologist shall submit its recommendations to, the landowner or subsequent project applicant and the Director of Community Development on the measures that shall be implemented to protect the sites.

Appropriate measures for unique archaeological resources or historical resources could include preservation in place through planning construction to avoid archaeological sites; incorporation of sites within parks, greenspace, or other open space; covering the archaeological sites with a layer of chemically stable soil before building tennis courts, parking lots, or similar facilities on the site or deeding the site into a permanent conservation easement. When data recovery through excavation is the only feasible mitigation, a data recovery plan, which makes provision for adequately recovering the scientifically consequential information from and about the historical resource, shall be prepared and adopted prior to any excavation being undertaken. Such studies shall be deposited with the California Historical Resources Regional Information Center. Archaeological sites known to contain human remains shall be treated in accordance with the provisions of Section 7050.5 Health and Safety Code.

To the extent these sites are not preserved in place, the archaeologist shall conduct a data recovery program, which shall include:

- a. Preparation of a research design for those sites determined to be “historical resources” or “unique archaeological resources” that cannot be avoided that describes the recommended field investigations and makes provisions for adequately recovering the scientifically consequential information from and about the “historical resource.”
- b. Conducting site excavations in accordance with the research design with an emphasis on obtaining an adequate sample for analysis within the limits of the research questions being addressed. Special studies such as pollen analyses, soil analyses, radiocarbon dating, and obsidian hydration dating should be conducted as appropriate.
- c. Monitoring of all field excavations by a Native American representative.
- d. Preparation of a final report of the Phase 3 data recovery work and submittal of the research design and final report to the South Central Coastal Information Center (SCCIC), and other agencies, as appropriate.
- e. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Director of Community Development where they would be afforded long term preservation to allow future scientific study. (Mitigation Measure 5.3)

B 33. Prior to the 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 evaluation 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 Development where they would be afforded long term preservation to allow future scientific study. (Mitigation Measure 5.4)

A 34. The EIR concludes that there are or may be significant archaeological resources within areas where ground disturbing activity is proposed by the Project. Therefore, 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 in Section 4.5.1 (including but not limited to, CR-ORA-244, known as the Tomato Springs site) and located within the project grading footprint must be tested and evaluated, following clearing and scraping activities. 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. Upon completion of the test level investigations, for sites determined to be unique archaeological sites or historical resources as set forth in CEQA Guidelines Section 15064.5, the following measures shall be undertaken: the archaeologist shall submit its recommendations to, the landowner or subsequent project applicant and the Director of Community Development on the measures that shall be implemented to protect the sites. Appropriate measures for unique archaeological resources or historical resources could include preservation in place through planning construction to avoid archaeological sites; incorporation of sites within parks, greenspace, or other open space; covering the archaeological sites with a layer of chemically stable soil before building tennis

courts, parking lots, or similar facilities on the site or deeding the site into a permanent conservation easement. When data recovery through excavation is the only feasible mitigation, a data recovery plan, which makes provision for adequately recovering the scientifically consequential information from and about the historical resource, shall be prepared and adopted prior to any excavation being undertaken. Such studies shall be deposited with the California Historical Resources Regional Information Center. Archaeological sites known to contain human remains shall be treated in accordance with the provisions of Section 7050.5 Health and Safety Code. To the extent these sites are not preserved in place, the archaeologist shall conduct a data recovery program, which shall include:

- a. Preparation of a research design for those sites determined to be “historical resources” or “unique archaeological resources” that cannot be avoided that describes the recommended field investigations, and makes provisions for adequately recovering the scientifically consequential information from and about the “historical resource.”
- b. Conducting site excavations in accordance with the research design with an emphasis on obtaining an adequate sample for analysis within the limits of the research questions being addressed. Special studies such as pollen analyses, soil analyses, radiocarbon dating, and obsidian hydration dating should be conducted as appropriate.
- c. Monitoring of all field excavations by a Native American representative.
- d. Preparation of a final report of the Phase 3 work and submittal of the research design and final report to the South Central Coastal Information Center (SCCIC), and other agencies, as appropriate.
- e. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Director of Community Development where they would be afforded long term preservation to allow future scientific study. 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. (Mitigation Measure 5.5)

- S 35. Prior to issuance of the first preliminary or precise grading permit for development in Planning Area 6, each historic site listed in Table 4-27 of Section 4.5.1 must be evaluated to determine if the site is a “historical resource” as defined under 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. If upon completion of the test level investigations, the sites are determined to be “historical resources,” the archaeologist shall submit its recommendations to the

landowner or subsequent project applicant and the Director of Community Development on the measures that shall be implemented to protect the sites. Appropriate mitigation measures for “historical resources” could include preservation of the site through avoidance or capping, incorporation of the site in greenspace, parks or open space, data recovery excavations of the finds, or compliance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995). To the extent these sites are not preserved in place, the archaeologist shall conduct a data recovery program which includes:

- a. Preparation of a research design for those sites determined to be “historical resources” that cannot be avoided that describes the recommended field investigations, and makes provisions for adequately recovering the scientifically consequential information from and about the “historical resource.”
- b. Conducting site excavations in accordance with the research design with an emphasis on obtaining an adequate sample for analysis within the limits of the research questions being addressed. Special studies such as pollen analyses, soil analyses, radiocarbon dating, and obsidian hydration dating should be conducted as appropriate.
- c. Monitoring of all field excavations by a Native American representative.
- d. Preparation of a final report of the Phase 3 work and submittal of the research design and final report to the South Central Coast Information Center (SCCIC), and other agencies, as appropriate.
- e. Any archaeological or historical artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Director of Community Development where they would be afforded long term preservation to allow future scientific study. 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. (Mitigation Measure 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; or
 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. (Mitigation Measure 5.7)

- N/A 37. Prior to the issuance of grading permits for development in Planning Area 9, a Phase II evaluation of the Valencia Growers Packing House shall be completed to provide a more detailed evaluation of the site in accordance with Section 15064.5 of the CEQA Guidelines. The Phase II evaluation will identify which criteria for eligibility for listing on the California Register of Historic Places the site meets, if any, and will include, as determined appropriate by the cultural resource investigator, information regarding the historical context of the Packing House, a review of relevant published literature and historical interpretation, documentary research (e.g., review of historical maps, land use records and historical archives); informant interviews (i.e., identify and interview "old timers"); and an architectural history analysis of the structure. If the Phase II evaluation determines that the Packing House is not a "historical resource" as defined by Section 15064.5, no further mitigation will be necessary. However, if the site is determined to be a "historical resource" as defined by Section 15064.5, the site shall be preserved within the Jeffrey Open Space Spine or relocated to another appropriate area (e.g., Old Town Irvine, Orange County Historical Park, etc.) for permanent preservation in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties

with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995). If further actions are proposed that may have a significant environmental effect on the Packing House site, additional environmental review would be required. (Mitigation Measure 5.8)

- N/A 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 by the City, by a qualified archaeologist, for the area within Implementation District “P,” “Q,” and “R.” The archaeologist will identify and record all visible cultural resources, and will develop appropriate mitigation measures for them consistent with Mitigation Measure 5.2. (Mitigation Measure 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. (NOTE: This is a standard condition requested by CalTrans with respect to all projects that may impact CalTrans rights-of-way. It was included in this EIR in recognition that this is a standard request by CalTrans.) (Mitigation Measure 5.10)
- N/A 40. A Historic American Buildings Survey (HABS) outline format narrative description of the property, contemporary and historic photographs, and other relevant documentation shall be prepared by an historic consultant approved by the City. Prior to issuance of the demolition permit for the subject property, the report shall be submitted for approval to the City of Irvine Director of Community Development and the Director of Community Services, and an approved original shall be deposited in the Irvine Branches of the Orange County Public Library (or other suitable repository as determined by the Directors of Community Development and Community Services). (Mitigation Measure 1.1, NS Supplemental EIR)
- N/A 41. Prior to the issuance of building permits for the segment of the Jeffrey Open Space Spine in Planning Area 9, a historic depiction program shall be developed by the City and shall be included in the building plans for the project site, depicted in the general location of the packing house. The program to be installed on site shall describe the packing house history, contribution to the citrus industry, and regional history, and include a graphic depiction of the building. (Mitigation Measure 1.2, NS Supplemental EIR)

Geology/Soils

- B 42. 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 policies 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 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." (Appendix H). (Mitigation Measure 6.1)
- A 43. 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. (Mitigation Measure 6.2)
- B 44. 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 materials, and placement and compaction of all structural fill. (Mitigation Measure 6.3)
- B 45. 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. (Mitigation Measure 6.4)
- B 46. 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. (Mitigation Measure 6.5)

- A 47. The abandonment of the septic tanks, leach field, and seepage pits, if encountered during grading, shall be performed in accordance with the Orange County Health Care Agency requirements, and in compliance with a removal permit issued by the City of Irvine. 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. (Mitigation Measure 6.6)

- B 48. Prior to the issuance of grading permits for Planning Area 6, proposed grading sites shall be evaluated for erosion potential. If the sites have adverse erosion conditions:
 - a. The areas shall be capped with an appropriately cohesive fill material;
 - b. Cut slopes shall be provided with replacement fills containing appropriate cohesive materials; and/or
 - c. Erosion protections, such as polymer coatings, jute matting, geotextiles, or gunite V-ditches shall be placed on the surface of the soils. (Mitigation Measure 6.7)

Hazards/Hazardous Materials

- A 49. 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." (Mitigation Measure 7.1)

- A 50. 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 all applicable OCFA and/or City of Irvine conditions of approval for development projects within a High Fire Hazard Zone. (Mitigation Measure 7.2)

- S 51. Prior to issuance of grading permits for each Planning Area, the DEIR Environmental Site Assessments (ESAs) will be updated. If actual or potential impacts are identified by the Phase I Update, a Phase II ESA will be completed for the Planning Area by the landowner or subsequent project applicant and the results will be submitted to the Community Development Department. During the Phase II ESA, samples from potential areas of concern will be collected and submitted for laboratory analysis to confirm the nature and extent of potential impacts. If hazardous materials are identified during the site assessments, the appropriate response/remedial measures will be implemented in accordance

with, the Remediation Procedures Report, The Irvine Final Risk Report, the Summary of Environmental Services, General Electric/Energy and Environmental Resources Facility, and the directives of the OCHCA and/or the Regional Water Quality Control Board (RWQCB), as appropriate. If soil is encountered during site development that is suspected of being impacted by hazardous materials, work will be halted and site conditions will be evaluated by a qualified environmental professional. The results of the evaluation will be submitted to OCHCA and/or RWQCB, and the appropriate response/remedial measures will be implemented, as directed by OCHCA, RWQCB, or other applicable oversight agency, until all specified requirements of the oversight agencies are satisfied and a no-further-action status is attained. (Mitigation Measure 7.3)

- A 52. Prior to issuance of a grading permit or a demolition permit, an asbestos survey of irrigation pipes and/or on-site buildings shall be conducted 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 the remediation and mitigation procedures detailed in Remediation Procedures Report, and in accordance with federal, state and local law. Buildings constructed prior to 1973 shall be screened for lead-based paint prior to demolition. If lead-based paint is identified, it shall be mitigated in accordance with the procedures set forth in the Remediation Procedures Report. (Mitigation Measure 7.4)
- A 53. 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 and under the oversight of OCHCA. The process for AST/UST removal is detailed in the AST/UST Removal Report and Remediation Procedures Report. Soil samples from areas where storage tanks have been removed shall be analyzed for hydrocarbons including gasoline and diesel in accordance with procedures set forth in AST/UST Removal Report and Remediation Procedures Report and as directed by OCHCA. If hydrocarbons are identified in the soil, the appropriate response/remedial measures will be implemented as directed by OCHCA or other appropriate agency until all specified requirements of the oversight agencies are satisfied and a no-further-action status is attained. (Mitigation Measure 7.5)
- A 54. If septic tanks and associated leach fields are identified prior to issuance of grading permits or encountered during site development, the landowner or subsequent project applicant shall obtain a removal permit from the City of Irvine and excavate the septic tank and leach field in accordance with the procedures described in the Remediation Procedures Report, and as directed by City inspectors. If soil contamination is encountered, OCHCA will be notified and the appropriate response/remedial measures will be implemented as

directed by OCHCA or other appropriate agency until all specified requirements of the oversight agencies are satisfied and a no-further-action status is attained. Clean, imported backfill shall be utilized to replace the void created by the removed septic tank and leach field as described in Remediation Procedures Report. (Mitigation Measure 7.6)

- N/A 55. Prior to issuance of the Demolition Permit for the Packing House, the developer shall demonstrate compliance with SCAQMD Rule 1403. Mitigation Measure 2.1, NS Supplemental EIR)

Hydrology

- S 56. Prior to the issuance of grading permits, the landowner or subsequent project applicant shall submit for approval 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 preconstruction 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. (Mitigation Measure 8.1)
- B 57. Prior to 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 approve the WQMP prior to the 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 process for identifying BMPs is included in the Water Quality Assessment Technical Appendix. (Mitigation Measure 8.2)

N/A 58. 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 rights-of-way must fully conform to the CalTrans Statewide NPDES Permit No. CAS000003 (Order No. 99-06-DWQ). (Mitigation Measure 8.3)

B 59. 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 the following public and/or private improvements in conformance with applicable City standards and the City's Capital Improvement Policy: Storm drain facilities, including detention basins, in accordance with the approved Drainage Concept Plan. (Standard Condition 1.1, Mitigation Measure 8.4)

A 60. 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 of required improvements. However, if the City is unable to obtain funding for all or a portion of 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. (Mitigation Measure 8.5)

- B 61. Prior to the issuance of precise grading permits, the applicant [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 the footings. (Standard Condition 2.2) Prior to the discharge of any wastewaters from dewatering activities, the landowner or subsequent project applicant shall submit for approval to the Regional Water Quality Control Board, a Notice of Intent to be covered under the De Minimus permit (or its equivalent). The landowner or subsequent project applicant shall comply with the De Minimus permit, including its notification and monitoring requirements for any wastewaters from dewatering activities that will be discharged from the project site. (Mitigation Measure 8.6)
- N/A 62. Prior to the issuance of a 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 2.4, Mitigation Measure 8.7)
- B 63. 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 the Regional Water Quality Control Board, or a letter from either agency stating that the NOI has been filed. (Standard Condition 2.5, Mitigation Measure 8.8)
- B 64. Prior to the issuance of precise grading permits, the landowner or subsequent project applicant shall submit, and the Director of Community Development shall have approved, a Water Quality Management Plan (WQMP). The WQMP

shall identifying the Best Management Practices (BMPs) that will be used on the site to control predictable pollutant runoff. (Standard Condition 2.10, Mitigation Measure 8.9)

- N/A 65. 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. The project proponent will include as part of the project design the Project Design Feature described in 8.11, 8.12 and 8.13 that will further improve the quality of storm water runoff from developed areas of the site. (Standard Condition 3.3, Mitigation Measure 8.10)
- A 66. Construction of the following improvements to the existing Marshburn Retarding Basin shall commence prior to issuance of the first occupancy permit for any residence (except a model home) in Planning Area 6: the existing Marshburn Retarding Basin shall be modified provide a water quality pool of 79 acre-feet, which shall at a minimum treat over a 24-hour period the volume of runoff produced by a 24-hour, 85th percentile storm event (runoff from a 0.75 inch storm) from approximately 1955 acres in Planning Area 6, which constitutes approximately 50 percent of the development area; and, to treat low flows, the Marshburn Retarding Basin shall also include a natural water quality treatment BMP. (Mitigation Measure 8.11)
- N/A 67. Construction of the following improvements to the existing Trabuco Retarding Basin shall commence prior to issuance of the first occupancy permit for any residence (except a model home) in Planning Area 9: the existing Trabuco Retarding Basin shall be modified to provide a water quality pool of approximately 76 acre-feet, which will at a minimum treat over a 24-hour period the volume of runoff produced by a 24-hour 85th percentile storm event (runoff from a 0.75 inch storm) from approximately 1523 acres (1277 acres in Planning Area 9 and 246 acres in Planning Area 5B), which constitutes approximately 40 percent of the development area; and, to treat low flows, the Trabuco Retarding Basin shall also include a natural water quality treatment BMP. 8.12 For the remaining ten percent of the development area (those areas that are not tributary to the Trabuco Retarding Basin and Marshburn Retarding Basin, and which shall be developed), prior to issuance of the first occupancy permit for any residence (other than a model home) installation of the following BMPs shall commence: BMPs that achieve similar performance per National BMP Database ratings as catch basin inserts, and that are designed to infiltrate, filter or treat the volume of runoff produced by either (a) a 24-hour, 85th percentile

storm event (0.75 inch), or (b) the maximum flow rate of runoff produced by a rainfall intensity of 0.2 inch of rainfall per hour. (Mitigation Measure 8.12)

- A 68. 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 under CEQA. The project proponent nonetheless proposes to include as part of the project a PDF to improve the quality of storm water runoff and low flows from developed areas of the site. Accordingly, as a monitoring device to ensure the PDF is implemented, the following identification of the PDF shall be included in the Mitigation Monitoring Report for this project: Prior to issuance of the first occupancy permit for any residence (except a model home) for Planning Area 6, commence construction of a water quality pool of 79 acre-feet in the Marshburn Retarding Basin. Prior to issuance of the first occupancy permit for any residence (except a model home) for Planning Area 9, commence construction of a water quality pool of approximately 76 acre-feet in the Trabuco Retarding Basin. For the remaining ten percent of the development area (those areas that are not tributary to the Trabuco Retarding Basin and Marshburn Retarding Basin, and which will be developed), prior to issuance of the first occupancy permit for any residence (other than a model home) commence installation of BMPs that achieve performance similar to catch-basin inserts. (Mitigation Measure 8.13)
- B 69. Prior to issuance of any building permit, the landowner or subsequent project applicant shall complete, and submit to the Department of Public Works, a hydrology and hydraulics report to ensure the final development conforms to the proposed drainage patterns and flow rates shown in the FCMPSDC. The final pad layout and street locations along with final onsite storm drain design shall be verified with more refined flow rates and pipeline layouts, to the satisfaction of the City Engineer. (Mitigation Measure 8.14)
- A 70. 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 deficiencies in the downstream drainage system, in conjunction with the approval of the first final map for the project. (Mitigation Measure 8.15)
- N/A 71. 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. (NOTE: This is a standard mitigation measure requested by CalTrans, and is included for that purpose.) (Mitigation Measure 8.16)

Land Use

- A 72. The proposed project shall be designed in accordance with all relevant development standards and regulations set forth by the adopted Zone Change. (Mitigation Measure 9.1)
- N/A 73. 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. (Mitigation Measure 9.2)

Noise

- B 74. 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 3.1, Mitigation Measure 10.1)
- B 75. Prior to 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 by 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. (Mitigation Measure 10.2)
- B 76. 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. (Mitigation Measure 10.3)

B 77. Prior to issuance of the building permit for the 3,750th residence, or sooner if updated noise studies submitted with the updated traffic studies required to be submitted pursuant to Mitigation Measure 14.5, demonstrate that the noise thresholds have been exceeded, 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. (NOTE: The time and occupancy of the 3750th residence was identified as the point at which the noise increases due to the project will become substantial enough to require construction of the noise barrier based upon projected traffic volume increases between 2007 and 2025 and the number of residential units developed during this time period). (Mitigation Measure 10.4)

B 78. 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. (Mitigation Measure 10.5)

N/A 79. 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. The City's single event noise standard requires that the maximum interior noise levels of the loudest 10% of single noise events [Lmax(10)] for noise sensitive land uses within the 60 CNEL of aircraft and railroad noise sources shall not exceed 65 dBA between 7 a.m. and 7 p.m. nor 55 dBA between 7 p.m. and 7 a.m. for typical occupancy. Typical building upgrades would usually consist of a high-quality double pane windows, noise baffles for the attic vents, and an extra layer of gypsum board drywall for

portions of walls that have a wood siding (stucco without extra drywall would be adequate). The level of attenuation needed is achievable with common noise insulation practices. The exact noise insulation features would be spelled out in a noise analysis required by the City prior to the issuance of building permits. (Mitigation Measure 10.6)

Public Services

- B 80. 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. (Mitigation Measure 12.1)
- B 81. 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. (Standard Condition 1.10, Mitigation Measure 12.2)
- S 82. 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 necessary to establish adequate fire protection facilities, apparatus and equipment to serve the project. (Mitigation Measure 12.3)
- B 83. 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. (Mitigation Measure 12.4)
- B 84. 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 and TIC of a Facility and Financing Supplement to the 1985 Mitigation Agreement. (Mitigation Measure 12.5)

Recreation

- S 85. Concurrent with submittal of the first residential tract map for each planning area within the Northern Sphere 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 in the Northern Sphere 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. (Mitigation Measure 13.1)
- B 86. 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. (Standard Condition 1.1, Mitigation Measure 13.2)
- A 87. 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 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 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 1.7, Mitigation Measure 13.3)
- B 88. 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 2.7, Mitigation Measure 13.4)
- A 89. 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 (Mitigation Measure 13.5)

S 90. 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. (Additional Mitigation Measures) (NOTE: The Planning Commission's approval of the Master Trails Plan must be accompanied by findings that the Plan is in conformance with the City's General Plan.) (Mitigation Measure 13.6)

N/A 91. In conjunction with the submittal of 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. (Mitigation Measure 13.7)

N/A 92. 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. (Mitigation Measure 13.8)

N/A 93. Post-construction signage, fencing, vegetative 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 are planned. (Mitigation Measure 13.9)

Transportation/Circulation

B 94. 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. (Standard Condition 1.1) 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. (Mitigation Measure 14.1)

A 95. 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 Bryan Avenue, 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). (Mitigation Measure 14.2)

N/A 96. Prior to the release of the Final Map for Planning Area 9 and/or Planning Area 8A by the City, the landowner or subsequent project applicant shall coordinate with the City of Tustin and shall participate 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. (Mitigation Measure 14.3)

- N/A 97. Prior to recordation of each final map for the project, the landowner or subsequent project applicant shall apply for annexation of any non-residential areas (except institutional areas within the project and except community commercial in Planning Area 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 landowner or subsequent project applicant shall develop and implement a similar transportation management plan containing the elements and meeting the criteria described below:

Transportation Management Plan

The development and implementation of a Transportation Management Plan is an identified mitigation measure to manage transportation access for the Northern Sphere Project. This document summarizes the key elements of the Transportation Management Plan.

1.0 Introduction

The purpose of this document is to provide an outline for a comprehensive Transportation Management Plan (TMP) for the Northern Sphere. This report is not intended to provide the specific details of the plan, but rather to highlight the key components and provide direction for subsequent detailed planning and implementation activities. When preparation of the TMP is undertaken, all of the agency and stakeholders will be invited to provide input.

It is the intent to annex the Northern Sphere non-residential area (except institutional areas and community commercial in PA 6) into the Irvine Spectrum Transportation Management Association (Spectrumotion). Spectrumotion is a private, non-profit Transportation Management Association (TMA) formed to reduce traffic congestion in Irvine Spectrum. It currently serves approximately 55,000 employees and is projected to grow to 120,000 employees within this employment area, not including the North Irvine Sphere. Spectrumotion promotes, markets and subsidizes alternatives to solo-commuting and assists the business community in complying with trip reduction related requirements. Membership is mandatory to property owners with deed restrictions requiring participation in the TMA. Membership dues provide the funding for the Association and its programs, which offer a variety of employer and commuter services focused on reducing vehicular trip generation. In the event that annexation of the Northern Sphere into Spectrumotion is not approved, a Transportation Management Plan similar to that provided by Spectrumotion will be implemented. This document sets forth the components of this TMP should it become necessary.

2.0 Transportation Management Plan Framework

The key elements of a Northern Sphere Transportation Management Plan are set forth below:

- **New Hire Orientation:** Inform newly hired employees of available commuting services available to them.
- **Public Transportation Pass Sales:** Provide a central location for purchase of passes to available transit services (i.e., OCTA buses, Metrolink, Amtrak, etc.).
- **Van Pool and Car Pool Formation Assistance:** Perform all of the administrative work necessary to establish van pools and car pools.
- **On-Site Promotions:** Hold rideshare promotions at work sites and assist in employer assistance promotions.
- **Telecommuting/Alternative Work Schedule Consulting:** Assist employers in developing and implementing a telecommuting or alternative work schedule program.
- **Personalized Commute Consulting:** Provide a personalized commute profile to any commuter, which includes carpool match list containing the names of other commuters in the North Irvine Sphere that live and work near each other.
- **Website:** Maintain a website with all of their program information available.
- **Rideshare Promotions:** Conduct high visibility rideshare promotions as a means to advertise its services.
- **Subsidies:** To the extent financially feasible, offer subsidies to assist in the formation of van pools, the formation of car pools and to encourage the trying of transit services.
- **Public Agency Coordination:** Work closely with various public and quasi-public agencies to improve bus and commuter rail service to the Spectrum and North Irvine Sphere Areas.

3.0 Transportation Management Plan Implementation

Once the TMP is developed, a process will be established to monitor its effectiveness in reducing peak hour trip generation in the Northern Sphere. The Plan will be modified as appropriate to enhance its effectiveness. (Mitigation Measure 14.4)

- A 98. The landowner or subsequent project applicant shall implement traffic improvements as identified in the project traffic study (Austin-Foust, November 2001) and supplemental traffic study (Austin-Foust, March 2002) to maintain satisfactory levels of service as defined by the City's General Plan, based on thresholds of significance, performance standards and methodologies utilized in this DEIR, Orange County Congestion Management Program and established

in City of Irvine Traffic Study Guidelines. 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 4-90, Table 4-94B and/or additional traffic improvements, if any, are necessary based on 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. Furthermore, the traffic study area boundary shall be consistent with the study area boundary utilized in the traffic study prepared for this EIR. The landowner or subsequent project applicant shall construct, bond for or enter into a funding agreement for necessary circulation system improvements. (Mitigation Measure 14.5)

- A 99. In conjunction with the preparation of any updated traffic study as required in Mitigation Measure 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 these impacts (assuming tolled conditions on the Transportation Corridors) based on thresholds of significance, performance standards and methodologies utilized in this DEIR and established in the Orange County Congestion Management Program and 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 the landowner or subsequent project applicant's fair share contribution to 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. (Mitigation Measure 14.6)

- A 100. Following adoption of the General Plan/Zoning 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. (Mitigation Measure 14.7)

Utilities/Energy

- B 101. 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. (NOTE: In 1978 California established Energy Efficiency Standards for Residential and Nonresidential Buildings. Commonly referred to as Title 24, these standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. In 2001 new standards went into effect. To date, these standards are estimated to have saved more than \$11.3 billion in electricity and natural gas costs. Title 24 covers the use of energy efficient building standards, including ventilation, insulation and construction and the use of energy saving appliances, conditioning systems, water heating, and lighting.) (Mitigation Measure 15.1)
- B 102. The project shall comply with all the State Energy Insulation Standards (Title 24) and City of Irvine codes in effect at the time of application for building permits. (Mitigation Measure 15.2)
- B 103. This development necessitates the construction of public and/or private infrastructure improvements. Prior to the release of a final map by the City, the applicant [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, Mitigation Measure 15.3)
- B 104. Development maps shall be conditioned to require that all electrical service lines serving development within the Northern Sphere Area will be underground. (Mitigation Measure 15.4)
- B 105. The project shall comply with City of Irvine and State of California insulation standards. (NOTE: In 1978 California established Energy Efficiency Standards for Residential and Nonresidential Buildings. Commonly referred to as Title 24, these standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. In 2001 new

standards went into effect. To date, these standards are estimated to have saved more than \$11.3 billion in electricity and natural gas costs. Title 24 covers the use of energy efficient building standards, including ventilation, insulation and construction and the use of energy saving appliances, conditioning systems, water heating, and lighting.) (Mitigation Measure 15.5)

- B 106. The project shall comply with all the State Energy Insulation Standards (Title 24) and City of Irvine codes in effect at the time of application for building permits. (Mitigation Measure 15.6)
- B 107. The landowner or subsequent project applicant shall consult with the Southern California Gas Company regarding feasible energy conservation measures. (Mitigation Measure 15.7)
- B 108. The landowner shall consult with the Southern California Gas Company regarding feasible energy conservation measures and utilize measures to the maximum extent feasible. (Mitigation Measure 15.8)
- B 109. All telephone lines shall be located underground. (Mitigation Measure 15.9).
- A 110. 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. (Mitigation Measure 15.10)
- A 111. 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. (Mitigation Measure 15.11)
- A 112. Prior to the final approval of the location of potable and non-potable tanks proposed for Planning Area 6 (Implementation Area “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. (Mitigation Measure 15.12)

- A 113. 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. (Mitigation Measure 15.13)
- B 114. 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. (Mitigation Measure 15.14)
- B 115. 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. These sections establish standards for the capacity, location, design and maintenance of refuse and recycling collection bins. (Mitigation Measure 15.15)
- B 116. This 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. Subject to the approval 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 provided that the landowner or subsequent project applicant provides a letter verifying that recycling will be conducted off site in an acceptable manner. (Standard Condition A.12, Mitigation Measure 15.16)
- B 117. 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. (Mitigation Measure 15.17)

SUBDIVISION COMMITTEE RESOLUTION NO. 15-949

A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17831 (FILE NO. 00627310-PTT) TO SUBDIVIDE 12.60 GROSS ACRES INTO 19 NUMBERED LOTS AND 19 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 103 ATTACHED AND DETACHED CONDOMINIUM RESIDENTIAL UNITS; LOCATED IN PLANNING AREA 6 (PORTOLA SPRINGS); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY

WHEREAS, an application for Vesting Tentative Tract Map 17831 (00627310-PTT) has been filed by the Irvine Community Development Company to subdivide a 12.60 gross acre site into 19 numbered lots and 19 lettered lots for the development of 103 attached and detached residential condominium units; and

WHEREAS, Vesting Tentative Tract Map 17831 has a General Plan land use designation of Medium Density Residential and a Zoning Designation of 2.3K Medium Density Residential; and

WHEREAS, Vesting Tentative Tract Map 17831 is for residential condominium purposes; and

WHEREAS, Vesting Tentative Tract Map 17831 is consistent with the previously approved "A" Map (VTTM 17031) for Neighborhood 3 of Planning Area 6; and

WHEREAS, the neighborhood and community parkland dedication requirements have been addressed through compliance with Park Plan Modification 00627592-PPK; and

WHEREAS, the subject Vesting Tentative Tract Map 17831 is consistent with approved Master Landscape and Trails Plan Modification (00627595-PMP); and

WHEREAS, the subject Vesting Tentative Tract Map 17831 conforms with the City of Irvine Subdivision Ordinance, General Plan and Zoning Ordinance; and

WHEREAS, Vesting Tentative Tract Map 17831 is considered a "project" under regulations of the State of California Environmental Quality Act (CEQA); and

WHEREAS, a Program Environmental Impact Report (SCH No. 2001051010) was prepared for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8 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 22, 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 (SCH No. 2001051010) for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8, which serves as a Program EIR for the proposed project. 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 on public testimony and independent judgment, the Subdivision Committee determines that no new mitigation measures are required. The Program EIR is, therefore, determined to be adequate to serve as the EIR for this project and satisfies all requirements of CEQA.

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 (SCH No. 2001051010) for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8.

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.
- 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:
 - 1. 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.

2. 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 that 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.
 3. The implementation of a systems development charge for development in Planning Area 6 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 6 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 approving a Vesting Tentative Tract Map has been established:

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

VTTM 17831 designates a total of 18 numbered lots for residential condominiums, one numbered lot for entry monument purposes, and 19 lettered lots for landscape and private street lot purposes. The map 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 2.3K Medium Density Residential zoning district in which it is located. This map is also designed in accordance with the special development standards applicable to Planning Area 6 and consistent with the "A" map for Neighborhood 3 (VTTM 17031) previously approved on December 11, 2006.

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

The design and improvements of VTTM 17831 are consistent with all applicable previous approvals, including the underlying master subdivision map (VTTM 16562) for Neighborhoods 1, 2 and 3, as well as the subsequent "A" Map (VTTM 17031) specific to only Neighborhood 3. All on-site improvements will be completed according to City standards, the 2.3K Medium Density Residential zoning requirements and all Planning Area 6 special development standards. The project also complies with the approved Master Landscape and Trails Plan Modification (00627595-PMP) which establishes designs for walls, trails, monuments and pedestrian circulation/connections within the tract.

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

Neighborhood 3 consists of generally flat hillside terrain that has previously been rough graded. A geotechnical analysis was prepared in conjunction with the Program EIR. The analysis concluded that residential development and accessory land uses can physically be accommodated on the subject site. Additionally, soil and groundwater conditions will be analyzed prior to construction as required by Standard Conditions 2.6 and 2.7 contained in this Resolution.

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

The Program EIR evaluated the physical and environmental constraints of the subject property and identified a maximum residential intensity for Planning Area 6 of 5,134 dwelling units. There are currently 3,281 units permitted, under construction or built. Neighborhood 3, including the 103 dwelling units proposed with this tract map, will increase the number of dwelling units in Planning Area 6 to 3,903. Zoning Ordinance Section 9-6-5 states that individual residential project in 2.3K may exceed 12.5 dwelling units/acre so long as no individual project exceeds 31.0 dwelling units/acre. VTTM 17831 has a net density of 8.5 dwelling units/acre which is below the maximum net density for the 2.3K Medium Density Residential zoning district in which it is located. Therefore, the proposed number of units is below both the maximum residential intensity for Planning Area 6 and the maximum density allowed per the zoning district. Therefore, it has been determined that the site is suitable for the proposed density of the development.

- 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 17831 is in accordance with the certified Program EIR (SCH No. 2001051010) for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8. 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 buildings and infrastructure improvements will be constructed in compliance with all Zoning, Building, Fire, and Security Code standards applicable to this project at the time of permit processing.

- 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 subdivision includes future public easements to be dedicated over private streets, a Class 1 trail and portions of sidewalk throughout the tract. These easements provide a benefit to the public for access to streets and pedestrian

amenities within the project boundaries, and therefore, do not pose a conflict in any way.

- 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, the proposed map is considered to be subsequent activity under a previously certified Program EIR (SCH No. 2001051010) for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8. 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 (MMRP).

SECTION 6. Vesting Tentative Tract Map 17831 subdivides 12.60 gross acres into 19 numbered lots and 19 lettered lots for the development of 103 attached and detached residential condominium units in Planning Area 6.

SECTION 7. That the Secretary to the Subdivision Committee of the City of Irvine shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

NOW, THEREFORE, based on the above findings the Subdivision Committee of the City of Irvine DOES HEREBY RECOMMEND that the Planning Commission approve Vesting Tentative Tract Map 17831 (00627310-PTT) 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) as set forth by the Program EIR (SCH No. 2001051010) for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8, and 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, and signing and striping.
 - The applicant shall lengthen the existing 180-foot southbound left-turn lane on Modjeska at Walking Stick to 190-feet and lengthen the existing 140-foot southbound left-turn lane on Modjeska at Still Night to 175-feet in accordance with the Planning Area 6, Neighborhood 3 Trip Generation and Unit Comparison dated May 20, 2015 (approved June 8, 2015).
- n/a b. Traffic signal systems, interconnect and other traffic control and management devices as follows:
- 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
- X 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 depicted on the approved tentative map or as follows:

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.

PRIOR TO THE ISSUANCE OF PRELIMINARY OR PRECISE GRADING PERMITS

Standard Condition 2.5 (Modified)
(Mitigation Measure 32)

ARCHAEOLOGIST / PALEONTOLOGIST

Prior to the issuance of the first precise grading permit for a project that is located on land that includes potentially significant archaeological and/or paleontological sites, and for any subsequent permit involving excavation to increased depth, the applicant shall provide letters from an archaeologist and/or a paleontologist. The letters shall state that the applicant has retained these individuals, and that the consultant(s) will be on call during all grading and other significant ground disturbing activities. Determination of the need for these consultants shall be based on the environmental analysis for the project. These consultants shall be selected from the roll of qualified archaeologists and paleontologists maintained by the County of Orange (OC Public Works / OC Planning). The archaeologist and/or paleontologist shall meet with Community Development staff, and shall submit written recommendations specifying procedures for cultural/scientific resource surveillance. These recommendations shall be 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. Should any cultural/scientific resources be discovered during grading, 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. This condition and the approved recommendations shall be incorporated on the cover sheet of the grading plan under the general heading: "Conditions of Approval."

Standard Condition 2.6
(Mitigation Measure 6.3)

SITE SPECIFIC GEOTECHNICAL STUDY

Prior to the issuance of grading permits, the applicant shall provide to the Chief Building Official a site-specific geotechnical study for each proposed structure. The geotechnical report shall be prepared by a registered civil engineer or certified engineering geologist, having competence in the field of seismic hazard evaluation and mitigation. The geotechnical report shall contain site-specific evaluations of the seismic hazard affecting the project, and shall identify portions of the project site containing seismic hazards. The report shall also identify any known off-site seismic hazards that could adversely affect the site in the event of an earthquake. The contents of the geotechnical report shall include, but shall not be limited to, the following:

- a. Project description.
- b. A description of the geologic and geotechnical conditions at the site, including an appropriate site location map.
- c. Evaluation of site-specific seismic hazards based on geological and geotechnical conditions, in accordance with current industry standards of practice.

- d. Recommendations for earthwork and construction.
- e. Name of report preparer(s), and signature(s) of a certified engineering geologist and/or registered civil engineer, having competence in the field of seismic hazard evaluation and mitigation.
- f. Include the official professional registration or certification number and license expiration date of each report preparer in the signature block of the report.

Standard Condition 2.12
(Mitigation Measure 8.8)

WATER QUALITY – NOTICE OF INTENT

Prior to the issuance of precise grading permits for a project that will result in soil disturbance of one (1) or more acres of land, the applicant shall provide the Chief Building Official 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 the Regional Water Quality Control Board, or a letter from either agency stating that the NOI has been filed.

Standard Condition 2.13
(Mitigation Measure 8.2)

WATER QUALITY MANAGEMENT PLAN

Prior to the issuance of preliminary or precise grading permits, the applicant shall submit to the Chief Building Official for review and approval, 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.

Modified Standard Condition 2.16

PUBLIC TRAIL DEDICATION

Prior to the issuance of a precise grading permit, the applicant shall submit all documents necessary to record nonexclusive easements for public use of such trails in a form or forms approved by the City Attorney and prepared to the satisfaction of the City Engineer, Director of Community Services, and Director of Community Development. The City Engineer may permit the public trail dedication to be recorded separately from the final map.

Standard Condition 2.22

PUBLIC PARK / TRAIL FACILITY REVIEW

Prior to the issuance of a precise grading permit for any public park or trail, the applicant shall submit a Public Facility Design Review (PFDR) application to the Director of Community Development for review and approval.

Condition 2.26

OCFA FIRE MASTER PLAN

Prior to issuance of a precise grading permit, the applicant shall submit to the

Orange County Fire Authority and obtain approval of a fire master plan (Service Code PR145).

Condition 2.27
(Mitigation Measure 5.7)

HUMAN REMAINS

The following note shall be placed on each grading plan:

"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; or
 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.

Condition 2.28
(Mitigation Measure 5.4)

FOSSIL PROCEDURES

Prior to the 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 evaluation 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 Development where they would be afforded long term preservation to allow future scientific study.

Condition 2.29
(Mitigation Measure 3.1)

SCAQMD RULES 402 and 403

Prior to issuance of a grading permit, the property owner/developer and its contractors shall be required to comply with regional rules, which will assist in

reducing short-term air pollutant emissions. SCAQMD Rule 402 requires that air pollutant emissions not be a nuisance off-site. SCAQMD Rule 403 requires that fugitive dust be controlled with the best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. Two options are presented in Rule 403; monitoring of particulate concentrations or active control. Monitoring involves a sampling network around the project with no additional control measures unless specified concentrations are exceeded. The active control option does not require any monitoring, but requires that a list of measures be implemented starting with the first day of construction. Relevant control measures from Rule 403 are identified in Tables 17 through 20 of the Air Quality Assessment completed for the Project by MGA (see Appendix B1 of the DEIR).

Condition 2.30 CONSTRUCTION EQUIPMENT EMISSIONS MEASURES
(Mitigation Measure 3.2)

Prior to issuance of each grading permit, the following information shall be included as a note on the cover sheet of the grading plans. The following measures shall be implemented during grading and construction of the project.

- a. Use low emission mobile construction equipment. The property owner/ developer shall comply with CARB requirements for heavy 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 available.
- e. Configure construction parking to minimize traffic interference.
- f. Minimize obstruction of through-traffic lanes. 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 to the extent practical.
- 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).

Condition 2.32 NOISE SEPARATION
(Mitigation Measure 10.3)

Prior to issuance of grading permits, the 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.

- 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. (Mitigation Measure 10.3)

Condition 2.33

SOLID WASTE FOR RECYCLING

This project will result in new construction that will generate solid waste. Prior to the issuance of precise grading permits, the 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 a nonresidential project may be permitted to contract with a waste recycler for offsite materials recovery. In this case the applicant must provide a letter verifying that recycling will be conducted off site in an acceptable manner. (Mitigation Measure 15.16).

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.

Standard Condition 3.3

DISCLOSURE STATEMENTS

Prior to the issuance of building permits, the applicant shall submit to the Director of Community Development for review and approval a completed occupancy disclosure form for the project. The approved disclosure form, along with its attachments, shall be included as part of the rental/lease agreements and as part of the sales literature for the project. The disclosure statement shall include information, current as of the date of submittal, with respect to each item marked with an "x" on the list below. The items marked "n/a" need not be included.

- N/A a. Information on Noise resulting from aircraft and/or helicopter operations from John Wayne Airport.

- X b. A copy of the City's earthquake preparedness packet (commercial, industrial, and ownership residential only). To obtain packets, contact the City of Irvine Emergency Management Specialist (949) 724-7148.
- N/A c. Map of Special Flood Hazard Area information for areas subject to inundation.
- N/A d. Notice that initial occupancy and any subsequent change in use or occupancy of any non-residential condominium space, requires the buyer or the new or existing occupant to apply to the Community Development Department and obtain approval by way of a of written zoning confirmation letter or obtain a building permit and obtain inspection approval for any necessary work to establish the use and/or occupancy consistent with that intended.
- N/A e. Notice that the property owner shall be responsible for continuous maintenance of the emergency access equipment thus ensuring these systems will be operational at all times, as required by the Chief of Police.
- X f. Notice that the property is located near and/or adjacent to private and/or public park(s) that may include recreational, field/court lighting, and other related improvements.
- X g. Notice that the property is located near and/or adjacent to public open space land that may include trails, trailheads, parking facilities, and other related improvements and operations.
- X h. Notice that the property is located near and/or adjacent to public trails and/or related improvements and operations.

Standard Condition 3.5
(Mitigation Measure 10.1)

FINAL ACOUSTICAL REPORT

Prior to the issuance of building permits for each structure or tenant improvement, other than a parking structure, the applicant shall submit a final acoustical report prepared to the satisfaction of the Director of Community Development. The report shall demonstrate that the development will be sound attenuated against present and projected noise levels including stationary, roadway, aircraft, helicopter, and railroad noise 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). The report shall be accompanied by a list identifying the sheet(s) of the building plans that include required sound attenuation measures.

Standard Condition 3.6

SITE LIGHTING REQUIREMENTS

Prior to the issuance of building permits, the applicant shall demonstrate they have met the Irvine Uniform Security Code requirements for lighting by providing the below listed items for a complete review by the Police department. Failure to provide a complete lighting package will result in the delay of satisfaction of this condition.

- a. Electrical plan showing light fixture locations, type of light fixture, height of light fixture, and point-by-point photometric lighting analysis overlaid on the landscape plan with a tree legend. The photometric plan should only show those fixtures used to meet the Irvine Uniform Security Code requirements.
- b. Corresponding fixture cut-sheets (specifications) of those lights used to meet the Irvine Uniform Security Code.
- c. Site plan demonstrating that landscaping shall not be planted so as to obscure required light levels.
- d. Site plans that are full-scale and legible.

Standard Condition 3.7

SOLID WASTE RECYCLING

Prior to the issuance of building permits for a project that involves new construction or that involves the demolition or renovation of existing buildings on site, the applicant shall comply with requirements of Title 6, Division 7 of the City of Irvine Municipal Code relating to recycling and diversion of construction and demolition waste as applicable to said project. Over the course of demolition or construction, the applicant shall ensure compliance with all code requirements related to the use of City-authorized waste haulers.

Standard Condition 3.18

WAYFINDING (DIRECTIONAL) PLAN

Prior to the issuance of the first building permit, a Wayfinding (directional) Plan including exterior building numbers, unit numbers, directional unit signs, and entrance directory shall be approved by the Chief of Police. Said plan shall be incorporated into the plan set approved for building permits

Standard Condition 3.20

CONSTRUCTION SITE SECURITY PLAN

Prior to the issuance of the first building permit, a Construction Site Security Plan, per the Irvine Uniform Security Code, Section 5-9-521, shall be approved by the Chief of Police. Said plan shall be incorporated into the plan set approved for building permits.

Condition 3.21

TITLE 24

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. (NOTE: In 1978 California established Energy Efficiency Standards for Residential and Nonresidential Buildings. Commonly referred to as Title 24, these standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. In 2001 new standards went into effect. To date, these standards are estimated to have saved more than \$11.3 billion in electricity and natural gas costs. Title 24 covers the use of energy efficient building standards, including ventilation, insulation and construction and the use of energy saving appliances, conditioning systems, water heating, and lighting.) (Mitigation Measure 15.1)

Condition 3.28

FIRE PROTECTION EASEMENTS

Prior to the issuance of the first building permit, all fire protection access easements shall be approved by the Orange County Fire Authority and irrevocably dedicated in perpetuity to the City.

Condition 3.29

OCFA - FIRE SPRINKLER SYSTEM

Prior to issuance of a building permit, the applicant shall submit to the Orange County Fire Authority and obtain approval of Fire Sprinkler System (Service Codes PR400-PR455).

Condition 3.30

WILDLIFE INTERFACE BROCHURE

(Mitigation Measure 4.8)

To educate homeowners of the responsibilities associated with living at the wildland interface, the Nature Reserve of Orange County wildland interface brochure, along with its 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.

Condition 3.32

SANTIAGO CANYON ROAD FEES

Prior to the issuance of the first building permit, the landowner or subsequent Project Applicant for development in Planning Area 6 shall pay applicable Santiago Canyon Road fees to provide its fair share funding of the Santiago Canyon Road improvements.

Condition 3.33

CONSTRUCTION OF PUBLIC TRAIL

Prior to the issuance of the 100th residential building permit for Vesting Tentative

Tract Maps 17831 through 17837, the eleven-foot wide Class 1 trail along the entire eastern edge fronting Modjeska between Portola Springs and Irvine Boulevard shall be completed.

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 AUTHORIZATION TO USE, OCCUPY, AND/OR OPERATE

Standard Condition 4.1

STREET MAINTENANCE

Prior to authorization to use, occupy, and/or operate, where streets have not been accepted, the applicant shall install the following sign at all entrances to the subdivision/tract:

THIS STREET IS OPEN FOR PUBLIC USE AND THE VEHICLE CODE IS BEING ENFORCED. MAINTENANCE OF THIS STREET AND RIGHT-OF-WAY IS THE DEVELOPER'S RESPONSIBILITY.

DEVELOPER: _____ PHONE: _____

The signs shall be approved in advance by the Director of Community Development and shall have, at a minimum, three inch (3”) high lettering. The applicant shall remove the signs promptly after the City issues a certification of completion and accepts all of the streets for maintenance by the City.

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 (1) 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 (1) 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.

Standard Condition 6.3

RIGHT OF WAY EASEMENTS

Any easement that lies within or crosses rights-of-way proposed to be deeded or dedicated to the City shall be subordinated to the City prior to City acceptance of the rights-of-way, unless otherwise exempted by the City Engineer in writing.

Standard Condition 6.9 HOMEOWNER ASSOCIATIONS – STREET SWEEPING

The project applicant or subsequent home builder shall include language in the recorded Covenants, Conditions, and Restrictions (CC&Rs) for this project that requires the homeowners association (HOA) to cooperate with the City regarding the City's sweeping of public streets within and/or adjacent to the project. The HOA shall inform residents of when the City sweeps the public streets and request residents and their guests not to park on these streets during street sweeping hours. Information from the HOA regarding street sweeping times shall be provided to residents on at least a quarterly basis in newsletters, billing statements, web sites, and/or other communication methods. If requested by the City, the HOA shall increase the frequency of the information.

Condition 6.19

OCFA LUMBER-DROP

After installation of required fire access roadways and hydrants, the applicant shall receive clearance via a lumber-drop inspection from the Orange County Fire Authority prior to bringing combustible building materials on-site.

Condition 6.20

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 systems, etc. (Mitigation Measure 12.1)

Condition 6.23

The landowner shall consult with the Southern California Gas Company regarding feasible energy conservation measures and utilize measures to the maximum extent feasible. (Mitigation Measure 15.8)

Condition 6.25

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. (Mitigation Measure 15.17)

Condition 6.27

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 (SCH No. 2001051010) prepared for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8.

PASSED AND ADOPTED by the Subdivision Committee of the City of Irvine at a regular meeting held on the 22nd day of July 2015, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIR OF THE SUBDIVISION COMMITTEE

SUBDIVISION COMMITTEE RESOLUTION NO. 15-950

A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17832 (FILE NO. 00627249-PTT) TO SUBDIVIDE 23.06 GROSS ACRES INTO 96 NUMBERED LOTS AND 18 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 95 SINGLE FAMILY DETACHED RESIDENTIAL UNITS; LOCATED IN PLANNING AREA 6 (PORTOLA SPRINGS); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY

WHEREAS, an application for Vesting Tentative Tract Map 17832 (00627249-PTT) has been filed by the Irvine Community Development Company to subdivide a 23.06 gross-acre site into 96 numbered lots and 18 lettered lots for the development of 95 single-family detached residential condominium units; and

WHEREAS, Vesting Tentative Tract Map 17832 has a General Plan land use designation of Medium Density Residential and a Zoning Designation of 2.3K Medium Density Residential; and

WHEREAS, Vesting Tentative Tract Map 17832 is for single-family residential purposes; and

WHEREAS, Vesting Tentative Tract Map 17832 is consistent with the previously approved "A" Map (VTTM 17031) for Neighborhood 3 of Planning Area 6; and

WHEREAS, the neighborhood and community parkland dedication requirements have been addressed through compliance with Park Plan Modification 00627592-PPK; and

WHEREAS, the subject Vesting Tentative Tract Map 17832 is consistent with approved Master Landscape and Trails Plan Modification (00627595-PMP); and

WHEREAS, the subject Vesting Tentative Tract Map 17832 conforms with the City of Irvine Subdivision Ordinance, General Plan and Zoning Ordinance; and

WHEREAS, Vesting Tentative Tract Map 17832 is considered a "project" under regulations of the State of California Environmental Quality Act (CEQA); and

WHEREAS, a Program Environmental Impact Report (SCH No. 2001051010) was prepared for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8 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 22, 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 (SCH No. 2001051010) for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8, which serves as a Program EIR for the proposed project. 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 on public testimony and independent judgment, the Subdivision Committee determines that no new mitigation measures are required. The Program EIR is, therefore, determined to be adequate to serve as the EIR for this project and satisfies all requirements of CEQA.

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 (SCH No. 2001051010) for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8.

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.
- 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:
 - 1. 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.

2. 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 that 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.
 3. The implementation of a systems development charge for development in Planning Area 6 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 6 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 approving a Vesting Tentative Tract Map has been established:

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

VTTM 17832 designates a total of 95 numbered lots for single-family residential, one numbered lot for a private park, and 18 lettered lots for landscape and private street lot purposes. The map 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 2.3K Medium Density Residential zoning district in which it is located. This map is also designed in accordance with the special development standards applicable to Planning Area 6 and consistent with the "A" map for Neighborhood 3 (VTTM 17031) previously approved on December 11, 2006.

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

The design and improvements of VTTM 17832 are consistent with all applicable previous approvals, including the underlying master subdivision map (VTTM 16562) for Neighborhoods 1, 2 and 3, as well as the subsequent "A" Map (VTTM 17031) specific to only Neighborhood 3. All on-site improvements will be completed according to City standards, the 2.3K Medium Density Residential zoning requirements and all Planning Area 6 special development standards. The project also complies with the approved Master Landscape and Trails Plan Modification (00627595-PMP) which establishes designs for walls, trails, monuments and pedestrian circulation/connections within the tract.

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

Neighborhood 3 consists of generally flat hillside terrain that has previously been rough graded. A geotechnical analysis was prepared in conjunction with the Program EIR. The analysis concluded that residential development and accessory land uses can physically be accommodated on the subject site. Additionally, soil and groundwater conditions will be analyzed prior to construction as required by Standard Conditions 2.6 and 2.7 contained in this Resolution.

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

The Program EIR evaluated the physical and environmental constraints of the subject property and identified a maximum residential intensity for Planning Area 6 of 5,134 dwelling units. There are currently 3,281 units permitted, under construction or built. Neighborhood 3, including the 95 dwelling units proposed with this tract map, will increase the number of dwelling units in Planning Area 6 to 3,903. Zoning Ordinance Section 9-6-5 states that individual residential project in 2.3K may exceed 12.5 dwelling units/acre so long as no individual project exceeds 31.0 dwelling units/acre. VTTM 17832 has a net density of 6.62 dwelling units/acre which is below the maximum net density for the 2.3K Medium Density Residential zoning district in which it is located. Therefore, the proposed number of units is below both the maximum residential intensity for Planning Area 6 and the maximum density allowed per the zoning district. Therefore, it has been determined that the site is suitable for the proposed density of the development.

- 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 17832 is in accordance with the certified Program EIR (SCH No. 2001051010) for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8. 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 buildings and infrastructure improvements will be constructed in compliance with all Zoning, Building, Fire, and Security Code standards applicable to this project at the time of permit processing.

- 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 subdivision includes future public easements to be dedicated over private streets and portions of sidewalk throughout the tract. These easements provide a benefit to the public for access to streets and pedestrian amenities within the

project boundaries, and therefore, do not pose a conflict in any way.

- 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, the proposed map is considered to be subsequent activity under a previously certified Program EIR (SCH No. 2001051010) for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8. 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 (MMRP).

SECTION 6. Vesting Tentative Tract Map 17832 subdivides 23.06 gross acres into 96 numbered lots and 18 lettered lots for the development of 95 single-family detached residential condominium units in Planning Area 6.

SECTION 7. That the Secretary to the Subdivision Committee of the City of Irvine shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

NOW, THEREFORE, based on the above findings the Subdivision Committee of the City of Irvine DOES HEREBY RECOMMEND that the Planning Commission approve Vesting Tentative Tract Map 17832 (00627249-PTT) 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) as set forth by the Program EIR (SCH No. 2001051010) for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8, and 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, and signing and striping.

- The applicant shall lengthen the existing 180-foot southbound left-turn lane on Modjeska at Walking Stick to 190-feet and lengthen the existing 140-foot southbound left-turn lane on Modjeska at Still Night to 175-feet in accordance with the Planning Area 6, Neighborhood 3 Trip Generation and Unit Comparison dated May 20, 2015 (approved June 8, 2015).

n/a b. Traffic signal systems, interconnect and other traffic control and management devices as follows:

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 depicted on the approved tentative map or as follows:

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.

PRIOR TO THE ISSUANCE OF PRELIMINARY OR PRECISE GRADING PERMITS

Standard Condition 2.5 (Modified)
(Mitigation Measure 32)

ARCHAEOLOGIST / PALEONTOLOGIST

Prior to the issuance of the first precise grading permit for a project that is located on land that includes potentially significant archaeological and/or paleontological sites, and for any subsequent permit involving excavation to increased depth, the applicant

shall provide letters from an archaeologist and/or a paleontologist. The letters shall state that the applicant has retained these individuals, and that the consultant(s) will be on call during all grading and other significant ground disturbing activities. Determination of the need for these consultants shall be based on the environmental analysis for the project. These consultants shall be selected from the roll of qualified archaeologists and paleontologists maintained by the County of Orange (OC Public Works / OC Planning). The archaeologist and/or paleontologist shall meet with Community Development staff, and shall submit written recommendations specifying procedures for cultural/scientific resource surveillance. These recommendations shall be 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. Should any cultural/scientific resources be discovered during grading, 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. This condition and the approved recommendations shall be incorporated on the cover sheet of the grading plan under the general heading: "Conditions of Approval."

Standard Condition 2.6
(Mitigation Measure 6.3)

SITE SPECIFIC GEOTECHNICAL STUDY

Prior to the issuance of grading permits, the applicant shall provide to the Chief Building Official a site-specific geotechnical study for each proposed structure. The geotechnical report shall be prepared by a registered civil engineer or certified engineering geologist, having competence in the field of seismic hazard evaluation and mitigation. The geotechnical report shall contain site-specific evaluations of the seismic hazard affecting the project, and shall identify portions of the project site containing seismic hazards. The report shall also identify any known off-site seismic hazards that could adversely affect the site in the event of an earthquake. The contents of the geotechnical report shall include, but shall not be limited to, the following:

- a. Project description.
- b. A description of the geologic and geotechnical conditions at the site, including an appropriate site location map.
- c. Evaluation of site-specific seismic hazards based on geological and geotechnical conditions, in accordance with current industry standards of practice.
- d. Recommendations for earthwork and construction.
- e. Name of report preparer(s), and signature(s) of a certified engineering geologist and/or registered civil engineer, having competence in the field of seismic hazard evaluation and mitigation.
- f. Include the official professional registration or certification number and license expiration date of each report preparer in the signature block of the report.

Standard Condition 2.12
(Mitigation Measure 8.8)

WATER QUALITY – NOTICE OF INTENT

Prior to the issuance of precise grading permits for a project that will result in soil disturbance of one (1) or more acres of land, the applicant shall provide the Chief Building Official 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 the Regional Water Quality Control Board, or a letter from either agency stating that the NOI has been filed.

Standard Condition 2.13
(Mitigation Measure 8.2)

WATER QUALITY MANAGEMENT PLAN

Prior to the issuance of preliminary or precise grading permits, the applicant shall submit to the Chief Building Official for review and approval, 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 2.21

PARK PLAYGROUND

Prior to the issuance of the first precise grading permit for any park that includes a playground, the applicant shall submit for review and obtain approval of a Playground Plan by the Director of Community Development. The Playground Plan shall include all information specified in City of Irvine Park/Public Facility Standards, Section VII-B.3.4.

Condition 2.26

OCFA FIRE MASTER PLAN

Prior to issuance of a precise grading permit, the applicant shall submit to the Orange County Fire Authority and obtain approval of a fire master plan (Service Code PR145).

Condition 2.27
(Mitigation Measure 5.7)

HUMAN REMAINS

The following note shall be placed on each grading plan:

"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; or
 - 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.

Condition 2.28
(Mitigation Measure 5.4)

FOSSIL PROCEDURES

Prior to the 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 evaluation 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 Development where they would be afforded long term preservation to allow future scientific study.

Condition 2.29

SCAQMD RULES 402 and 403

(Mitigation Measure 3.1)

Prior to issuance of a grading permit, the property owner/developer and its contractors shall be required to comply with regional rules, which will assist in reducing short-term air pollutant emissions. SCAQMD Rule 402 requires that air pollutant emissions not be a nuisance off-site. SCAQMD Rule 403 requires that fugitive dust be controlled with the best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. Two options are presented in Rule 403; monitoring of particulate concentrations or active control. Monitoring involves a sampling network around the project with no additional control measures unless specified concentrations are exceeded. The active control option does not require any monitoring, but requires that a list of measures be implemented starting with the first day of construction. Relevant control measures from Rule 403 are identified in Tables 17 through 20 of the Air Quality Assessment completed for the Project by MGA (see Appendix B1 of the DEIR).

Condition 2.30 CONSTRUCTION EQUIPMENT EMISSIONS MEASURES
(Mitigation Measure 3.2)

Prior to issuance of each grading permit, the following information shall be included as a note on the cover sheet of the grading plans. The following measures shall be implemented during grading and construction of the project.

- a. Use low emission mobile construction equipment. The property owner/ developer shall comply with CARB requirements for heavy 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 available.
- e. Configure construction parking to minimize traffic interference.
- f. Minimize obstruction of through-traffic lanes. 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 to the extent practical.
- 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).

Condition 2.32 NOISE SEPARATION
(Mitigation Measure 10.3)

Prior to issuance of grading permits, the 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.

- 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. (Mitigation Measure 10.3)

Condition 2.33 SOLID WASTE FOR RECYCLING

This project will result in new construction that will generate solid waste. Prior to the issuance of precise grading permits, the 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 a nonresidential project may be permitted to contract with a waste recycler for offsite materials recovery. In this case the applicant must provide a letter verifying that recycling will be conducted off site in an acceptable manner. (Mitigation Measure 15.16).

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.

Standard Condition 3.3

DISCLOSURE STATEMENTS

Prior to the issuance of building permits, the applicant shall submit to the Director of Community Development for review and approval a completed occupancy disclosure form for the project. The approved disclosure form, along with its attachments, shall be included as part of the rental/lease agreements and as part of the sales literature for the project. The disclosure statement shall include information, current as of the date of submittal, with respect to each item marked with an "x" on the list below. The items marked "n/a" need not be included.

- N/A a. Information on Noise resulting from aircraft and/or helicopter operations from John Wayne Airport.
- X b. A copy of the City's earthquake preparedness packet (commercial, industrial, and ownership residential only). To obtain packets, contact the City of Irvine Emergency Management Specialist (949) 724-7148.
- N/A c. Map of Special Flood Hazard Area information for areas subject to inundation.
- N/A d. Notice that initial occupancy and any subsequent change in use or occupancy of any non-residential condominium space, requires the buyer or the new or existing occupant to apply to the Community Development Department and obtain approval by way of a of written zoning confirmation letter or obtain a building permit and obtain inspection approval for any necessary work to establish the use and/or occupancy consistent with that

intended.

- N/A e. Notice that the property owner shall be responsible for continuous maintenance of the emergency access equipment thus ensuring these systems will be operational at all times, as required by the Chief of Police.
- X f. Notice that the property is located near and/or adjacent to private and/or public park(s) that may include recreational, field/court lighting, and other related improvements.
- X g. Notice that the property is located near and/or adjacent to public open space land that may include trails, trailheads, parking facilities, and other related improvements and operations.
- X h. Notice that the property is located near and/or adjacent to public trails and/or related improvements and operations.

Standard Condition 3.5
(Mitigation Measure 10.1)

FINAL ACOUSTICAL REPORT

Prior to the issuance of building permits for each structure or tenant improvement, other than a parking structure, the applicant shall submit a final acoustical report prepared to the satisfaction of the Director of Community Development. The report shall demonstrate that the development will be sound attenuated against present and projected noise levels including stationary, roadway, aircraft, helicopter, and railroad noise 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). The report shall be accompanied by a list identifying the sheet(s) of the building plans that include required sound attenuation measures.

Standard Condition 3.6

SITE LIGHTING REQUIREMENTS

Prior to the issuance of building permits, the applicant shall demonstrate they have met the Irvine Uniform Security Code requirements for lighting by providing the below listed items for a complete review by the Police department. Failure to provide a complete lighting package will result in the delay of satisfaction of this condition.

- a. Electrical plan showing light fixture locations, type of light fixture, height of light fixture, and point-by-point photometric lighting analysis overlaid on the landscape plan with a tree legend. The photometric plan should only show those fixtures used to meet the Irvine Uniform Security Code requirements.
- b. Corresponding fixture cut-sheets (specifications) of those lights used to meet the Irvine Uniform Security Code.

- c. Site plan demonstrating that landscaping shall not be planted so as to obscure required light levels.
- d. Site plans that are full-scale and legible.

Standard Condition 3.7

SOLID WASTE RECYCLING

Prior to the issuance of building permits for a project that involves new construction or that involves the demolition or renovation of existing buildings on site, the applicant shall comply with requirements of Title 6, Division 7 of the City of Irvine Municipal Code relating to recycling and diversion of construction and demolition waste as applicable to said project. Over the course of demolition or construction, the applicant shall ensure compliance with all code requirements related to the use of City-authorized waste haulers.

Standard Condition 3.12

PRIVATE PARK RESERVATION

Prior to the issuance of building permits on land required as a private park by local and/or state development standards, the applicant shall submit and the Directors of Community Development and Community Services shall have approved an instrument reserving such required park land in perpetuity.

Standard Condition 3.18

WAYFINDING (DIRECTIONAL) PLAN

Prior to the issuance of the first building permit, a Wayfinding (directional) Plan including exterior building numbers, unit numbers, directional unit signs, and entrance directory shall be approved by the Chief of Police. Said plan shall be incorporated into the plan set approved for building permits

Standard Condition 3.20

CONSTRUCTION SITE SECURITY PLAN

Prior to the issuance of the first building permit, a Construction Site Security Plan, per the Irvine Uniform Security Code, Section 5-9-521, shall be approved by the Chief of Police. Said plan shall be incorporated into the plan set approved for building permits.

Condition 3.21

TITLE 24

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. (NOTE: In 1978 California established Energy Efficiency Standards for Residential and Nonresidential Buildings. Commonly referred to as Title 24, these standards are updated periodically to allow consideration and possible incorporation

of new energy efficiency technologies and methods. In 2001 new standards went into effect. To date, these standards are estimated to have saved more than \$11.3 billion in electricity and natural gas costs. Title 24 covers the use of energy efficient building standards, including ventilation, insulation and construction and the use of energy saving appliances, conditioning systems, water heating, and lighting.) (Mitigation Measure 15.1)

Condition 3.28

FIRE PROTECTION EASEMENTS

Prior to the issuance of the first building permit, all fire protection access easements shall be approved by the Orange County Fire Authority and irrevocably dedicated in perpetuity to the City.

Condition 3.29

OCFA - FIRE SPRINKLER SYSTEM

Prior to issuance of a building permit, the applicant shall submit to the Orange County Fire Authority and obtain approval of Fire Sprinkler System (Service Codes PR400-PR455).

Condition 3.30

WILDLIFE INTERFACE BROCHURE

(Mitigation Measure 4.8)

To educate homeowners of the responsibilities associated with living at the wildland interface, the Nature Reserve of Orange County wildland interface brochure, along with its 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.

Condition 3.32

SANTIAGO CANYON ROAD FEES

Prior to the issuance of the first building permit, the landowner or subsequent Project Applicant for development in Planning Area 6 shall pay applicable Santiago Canyon Road fees to provide its fair share funding of the Santiago Canyon Road improvements.

Condition 3.33

CONSTRUCTION OF PUBLIC TRAIL

Prior to the issuance of the 100th residential building permit for Vesting Tentative Tract Maps 17831 through 17837, the eleven-foot wide Class 1 trail along the entire eastern edge fronting Modjeska between Portola Springs and Irvine Boulevard shall be completed.

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 AUTHORIZATION TO USE, OCCUPY, AND/OR OPERATE

Standard Condition 4.1

STREET MAINTENANCE

Prior to authorization to use, occupy, and/or operate, where streets have not been accepted, the applicant shall install the following sign at all entrances to the subdivision/tract:

THIS STREET IS OPEN FOR PUBLIC USE AND THE VEHICLE CODE IS BEING ENFORCED. MAINTENANCE OF THIS STREET AND RIGHT-OF-WAY IS THE DEVELOPER'S RESPONSIBILITY.

DEVELOPER: _____ PHONE: _____

The signs shall be approved in advance by the Director of Community Development and shall have, at a minimum, three inch (3") high lettering. The applicant shall remove the signs promptly after the City issues a certification of completion and accepts all of the streets for maintenance by the City.

Standard Condition 4.2

PLAYGROUND INSPECTION

Prior to authorization to use, occupy, and/or operate the playground, the applicant shall submit to the Chief Building Official a letter stating that the play equipment installation has been inspected by a person authorized by the manufacturer, that the equipment has been installed per manufacturer's specifications, and that it complies with minimum playground safety regulations, adopted by the State of California (CA Code of Regulations, Title 22, Division 4, Chapter 22, Article 1-4).

Standard Condition 4.3

PRIVATE PARK IDENTIFICATION

Prior to authorization to use, occupy, and/or operate a private park and/or recreation area, the park and/or recreation area shall have an identification sign, which includes address, street number, street name, facility name, and the word "private." The identification sign and address must be of contrasting color to the background and visible from the street.

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 (1) 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 (1) 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.

Standard Condition 5.4

PRIVATE PARK RESERVATION

Prior to the exoneration of any security for a private park, the applicant shall submit to the Director of Community Development a copy of the recorded instrument reserving in perpetuity any private park.

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.

Standard Condition 6.3

RIGHT OF WAY EASEMENTS

Any easement that lies within or crosses rights-of-way proposed to be deeded or dedicated to the City shall be subordinated to the City prior to City acceptance of the rights-of-way, unless otherwise exempted by the City Engineer in writing.

Standard Condition 6.9

HOMEOWNER ASSOCIATIONS – STREET SWEEPING

The project applicant or subsequent home builder shall include language in the recorded Covenants, Conditions, and Restrictions (CC&Rs) for this project that requires the homeowners association (HOA) to cooperate with the City regarding the City's sweeping of public streets within and/or adjacent to the project. The HOA shall inform residents of when the City sweeps the public streets and request residents and their guests not to park on these streets during street sweeping hours. Information from the HOA regarding street sweeping times shall be provided to residents on at least a quarterly basis in newsletters, billing statements, web sites, and/or other communication methods. If requested by the City, the HOA shall increase the

frequency of the information.

Condition 6.19

OCFA LUMBER-DROP

After installation of required fire access roadways and hydrants, the applicant shall receive clearance via a lumber-drop inspection from the Orange County Fire Authority prior to bringing combustible building materials on-site.

Condition 6.20

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 systems, etc. (Mitigation Measure 12.1)

Condition 6.23

The landowner shall consult with the Southern California Gas Company regarding feasible energy conservation measures and utilize measures to the maximum extent feasible. (Mitigation Measure 15.8)

Condition 6.25

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. (Mitigation Measure 15.17)

Condition 6.27

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 (SCH No. 2001051010) prepared for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8.

PASSED AND ADOPTED by the Subdivision Committee of the City of Irvine at a regular meeting held on the 22nd day of July 2015, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIR OF THE SUBDIVISION COMMITTEE

SUBDIVISION COMMITTEE RESOLUTION NO. 15-952

A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17833 (FILE NO. 00627267-PTT) TO SUBDIVIDE 6.45 GROSS ACRES INTO 13 NUMBERED LOTS AND 10 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 70 DETACHED CONDOMINIUM RESIDENTIAL UNITS; LOCATED IN PLANNING AREA 6 (PORTOLA SPRINGS); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY

WHEREAS, an application for Vesting Tentative Tract Map 17833 (00627267-PTT) has been filed by the Irvine Community Development Company to subdivide a 6.45 gross-acre site into 13 numbered lots and 10 lettered lots for the development of 70 detached residential condominium units; and

WHEREAS, Vesting Tentative Tract Map 17833 has a General Plan land use designation of Medium Density Residential and a Zoning Designation of 2.3K Medium Density Residential; and

WHEREAS, Vesting Tentative Tract Map 17833 is for residential condominium purposes; and

WHEREAS, Vesting Tentative Tract Map 17833 is consistent with the previously approved "A" Map (VTTM 17031) for Neighborhood 3 of Planning Area 6; and

WHEREAS, the neighborhood and community parkland dedication requirements have been addressed through compliance with Park Plan Modification 00627592-PPK; and

WHEREAS, the subject Vesting Tentative Tract Map 17833 is consistent with approved Master Landscape and Trails Plan Modification (00627595-PMP); and

WHEREAS, the subject Vesting Tentative Tract Map 17833 conforms with the City of Irvine Subdivision Ordinance, General Plan and Zoning Ordinance; and

WHEREAS, Vesting Tentative Tract Map 17833 is considered a "project" under regulations of the State of California Environmental Quality Act (CEQA); and

WHEREAS, a Program Environmental Impact Report (SCH No. 2001051010) was prepared for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8 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 22, 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 (SCH No. 2001051010) for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8, which serves as a Program EIR for the proposed project. 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 on public testimony and independent judgment, the Subdivision Committee determines that no new mitigation measures are required. The Program EIR is, therefore, determined to be adequate to serve as the EIR for this project and satisfies all requirements of CEQA.

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 (SCH No. 2001051010) for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8.

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.

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:

1. 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.

2. 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 that 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.
 3. The implementation of a systems development charge for development in Planning Area 6 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 6 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 approving a Vesting Tentative Tract Map has been established:

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

VTTM 17833 designates a total of 12 numbered lots for residential condominiums, one numbered lot for entry monument purposes, and 10 lettered lots for landscape and private street lot purposes. The map 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 2.3K Medium Density Residential zoning district in which it is located. This map is also designed in accordance with the special development standards applicable to Planning Area 6 and consistent with the "A" map for Neighborhood 3 (VTTM 17031) previously approved on December 11, 2006.

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

The design and improvements of VTTM 17833 are consistent with all applicable previous approvals, including the underlying master subdivision map (VTTM 16562) for Neighborhoods 1, 2 and 3, as well as the subsequent "A" Map (VTTM 17031) specific to only Neighborhood 3. All on-site improvements will be completed according to City standards, the 2.3K Medium Density Residential zoning requirements and all Planning Area 6 special development standards. The project also complies with the approved Master Landscape and Trails Plan Modification (00627595-PMP) which establishes designs for walls, trails, monuments and pedestrian circulation/connections within the tract.

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

Neighborhood 3 consists of generally flat hillside terrain that has previously been rough graded. A geotechnical analysis was prepared in conjunction with the Program EIR. The analysis concluded that residential development and accessory land uses can physically be accommodated on the subject site. Additionally, soil and groundwater conditions will be analyzed prior to construction as required by Standard Conditions 2.6 and 2.7 contained in this Resolution.

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

The Program EIR evaluated the physical and environmental constraints of the subject property and identified a maximum residential intensity for Planning Area 6 of 5,134 dwelling units. There are currently 3,281 units permitted, under construction or built. Neighborhood 3, including the 70 dwelling units proposed with this tract map, will increase the number of dwelling units in Planning Area 6 to 3,903. Zoning Ordinance Section 9-6-5 states that individual residential project in 2.3K may exceed 12.5 dwelling units/acre so long as no individual project exceeds 31.0 dwelling units/acre. VTTM 17833 has a net density of 11.34 dwelling units/acre which is below the maximum net density for the 2.3K Medium Density Residential zoning district in which it is located. Therefore, the proposed number of units is below both the maximum residential intensity for Planning Area 6 and the maximum density allowed per the zoning district. Therefore, it has been determined that the site is suitable for the proposed density of the development.

- 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 17833 is in accordance with the certified Program EIR (SCH No. 2001051010) for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8. 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 buildings and infrastructure improvements will be constructed in compliance with all Zoning, Building, Fire, and Security Code standards applicable to this project at the time of permit processing.

- 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 subdivision includes future public easements to be dedicated over private streets, a Class 1 trail and portions of sidewalk throughout the tract. These easements provide a benefit to the public for access to streets and pedestrian

amenities within the project boundaries, and therefore, do not pose a conflict in any way.

- 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, the proposed map is considered to be subsequent activity under a previously certified Program EIR (SCH No. 2001051010) for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8. 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 (MMRP).

SECTION 6. Vesting Tentative Tract Map 17833 subdivides 6.45 gross acres into 13 numbered lots and 10 lettered lots for the development of 70 detached residential condominium units in Planning Area 6.

SECTION 7. That the Secretary to the Subdivision Committee of the City of Irvine shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

NOW, THEREFORE, based on the above findings the Subdivision Committee of the City of Irvine DOES HEREBY RECOMMEND that the Planning Commission approve Vesting Tentative Tract Map 17833 (00627267-PTT) 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) as set forth by the Program EIR (SCH No. 2001051010) for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8, and 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, and signing and striping.
- The applicant shall lengthen the existing 180-foot southbound left-turn lane on Modjeska at Walking Stick to 190-feet and lengthen the existing 140-foot southbound left-turn lane on Modjeska at Still Night to 175-feet in accordance with the Planning Area 6, Neighborhood 3 Trip Generation and Unit Comparison dated May 20, 2015 (approved June 8, 2015).
- n/a b. Traffic signal systems, interconnect and other traffic control and management devices as follows:
- 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
- X 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 depicted on the approved tentative map or as follows:

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.

PRIOR TO THE ISSUANCE OF PRELIMINARY OR PRECISE GRADING PERMITS

Standard Condition 2.5 (Modified)
(Mitigation Measure 32)

ARCHAEOLOGIST / PALEONTOLOGIST

Prior to the issuance of the first precise grading permit for a project that is located on land that includes potentially significant archaeological and/or paleontological sites, and for any subsequent permit involving excavation to increased depth, the applicant shall provide letters from an archaeologist and/or a paleontologist. The letters shall state that the applicant has retained these individuals, and that the consultant(s) will be on call during all grading and other significant ground disturbing activities. Determination of the need for these consultants shall be based on the environmental analysis for the project. These consultants shall be selected from the roll of qualified archaeologists and paleontologists maintained by the County of Orange (OC Public Works / OC Planning). The archaeologist and/or paleontologist shall meet with Community Development staff, and shall submit written recommendations specifying procedures for cultural/scientific resource surveillance. These recommendations shall be 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. Should any cultural/scientific resources be discovered during grading, 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. This condition and the approved recommendations shall be incorporated on the cover sheet of the grading plan under the general heading: "Conditions of Approval."

Standard Condition 2.6
(Mitigation Measure 6.3)

SITE SPECIFIC GEOTECHNICAL STUDY

Prior to the issuance of grading permits, the applicant shall provide to the Chief Building Official a site-specific geotechnical study for each proposed structure. The geotechnical report shall be prepared by a registered civil engineer or certified engineering geologist, having competence in the field of seismic hazard evaluation and mitigation. The geotechnical report shall contain site-specific evaluations of the seismic hazard affecting the project, and shall identify portions of the project site containing seismic hazards. The report shall also identify any known off-site seismic hazards that could adversely affect the site in the event of an earthquake. The contents of the geotechnical report shall include, but shall not be limited to, the following:

- a. Project description.
- b. A description of the geologic and geotechnical conditions at the site, including an appropriate site location map.
- c. Evaluation of site-specific seismic hazards based on geological and geotechnical conditions, in accordance with current industry standards of practice.

- d. Recommendations for earthwork and construction.
- e. Name of report preparer(s), and signature(s) of a certified engineering geologist and/or registered civil engineer, having competence in the field of seismic hazard evaluation and mitigation.
- f. Include the official professional registration or certification number and license expiration date of each report preparer in the signature block of the report.

Standard Condition 2.12
(Mitigation Measure 8.8)

WATER QUALITY – NOTICE OF INTENT

Prior to the issuance of precise grading permits for a project that will result in soil disturbance of one (1) or more acres of land, the applicant shall provide the Chief Building Official 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 the Regional Water Quality Control Board, or a letter from either agency stating that the NOI has been filed.

Standard Condition 2.13
(Mitigation Measure 8.2)

WATER QUALITY MANAGEMENT PLAN

Prior to the issuance of preliminary or precise grading permits, the applicant shall submit to the Chief Building Official for review and approval, 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.

Modified Standard Condition 2.16

PUBLIC TRAIL DEDICATION

Prior to the issuance of a precise grading permit, the applicant shall submit all documents necessary to record nonexclusive easements for public use of such trails in a form or forms approved by the City Attorney and prepared to the satisfaction of the City Engineer, Director of Community Services, and Director of Community Development. The City Engineer may permit the public trail dedication to be recorded separately from the final map.

Standard Condition 2.22

PUBLIC PARK / TRAIL FACILITY REVIEW

Prior to the issuance of a precise grading permit for any public park or trail, the applicant shall submit a Public Facility Design Review (PFDR) application to the Director of Community Development for review and approval.

Condition 2.26

OCFA FIRE MASTER PLAN

Prior to issuance of a precise grading permit, the applicant shall submit to the

Orange County Fire Authority and obtain approval of a fire master plan (Service Code PR145).

Condition 2.27
(Mitigation Measure 5.7)

HUMAN REMAINS

The following note shall be placed on each grading plan:

“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; or
 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.

Condition 2.28
(Mitigation Measure 5.4)

FOSSIL PROCEDURES

Prior to the 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 evaluation 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 Development where they would be afforded long term preservation to allow future scientific study.

Condition 2.29
(Mitigation Measure 3.1)

SCAQMD RULES 402 and 403

Prior to issuance of a grading permit, the property owner/developer and its contractors shall be required to comply with regional rules, which will assist in

reducing short-term air pollutant emissions. SCAQMD Rule 402 requires that air pollutant emissions not be a nuisance off-site. SCAQMD Rule 403 requires that fugitive dust be controlled with the best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. Two options are presented in Rule 403; monitoring of particulate concentrations or active control. Monitoring involves a sampling network around the project with no additional control measures unless specified concentrations are exceeded. The active control option does not require any monitoring, but requires that a list of measures be implemented starting with the first day of construction. Relevant control measures from Rule 403 are identified in Tables 17 through 20 of the Air Quality Assessment completed for the Project by MGA (see Appendix B1 of the DEIR).

Condition 2.30 CONSTRUCTION EQUIPMENT EMISSIONS MEASURES
(Mitigation Measure 3.2)

Prior to issuance of each grading permit, the following information shall be included as a note on the cover sheet of the grading plans. The following measures shall be implemented during grading and construction of the project.

- a. Use low emission mobile construction equipment. The property owner/ developer shall comply with CARB requirements for heavy 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 available.
- e. Configure construction parking to minimize traffic interference.
- f. Minimize obstruction of through-traffic lanes. 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 to the extent practical.
- 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).

Condition 2.32 NOISE SEPARATION
(Mitigation Measure 10.3)

Prior to issuance of grading permits, the 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.

- 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. (Mitigation Measure 10.3)

Condition 2.33

SOLID WASTE FOR RECYCLING

This project will result in new construction that will generate solid waste. Prior to the issuance of precise grading permits, the 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 a nonresidential project may be permitted to contract with a waste recycler for offsite materials recovery. In this case the applicant must provide a letter verifying that recycling will be conducted off site in an acceptable manner. (Mitigation Measure 15.16).

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.

Standard Condition 3.3

DISCLOSURE STATEMENTS

Prior to the issuance of building permits, the applicant shall submit to the Director of Community Development for review and approval a completed occupancy disclosure form for the project. The approved disclosure form, along with its attachments, shall be included as part of the rental/lease agreements and as part of the sales literature for the project. The disclosure statement shall include information, current as of the date of submittal, with respect to each item marked with an "x" on the list below. The items marked "n/a" need not be included.

- N/A a. Information on Noise resulting from aircraft and/or helicopter operations from John Wayne Airport.

- X b. A copy of the City's earthquake preparedness packet (commercial, industrial, and ownership residential only). To obtain packets, contact the City of Irvine Emergency Management Specialist (949) 724-7148.
- N/A c. Map of Special Flood Hazard Area information for areas subject to inundation.
- N/A d. Notice that initial occupancy and any subsequent change in use or occupancy of any non-residential condominium space, requires the buyer or the new or existing occupant to apply to the Community Development Department and obtain approval by way of a of written zoning confirmation letter or obtain a building permit and obtain inspection approval for any necessary work to establish the use and/or occupancy consistent with that intended.
- N/A e. Notice that the property owner shall be responsible for continuous maintenance of the emergency access equipment thus ensuring these systems will be operational at all times, as required by the Chief of Police.
- X f. Notice that the property is located near and/or adjacent to private and/or public park(s) that may include recreational, field/court lighting, and other related improvements.
- X g. Notice that the property is located near and/or adjacent to public open space land that may include trails, trailheads, parking facilities, and other related improvements and operations.
- X h. Notice that the property is located near and/or adjacent to public trails and/or related improvements and operations.

Standard Condition 3.5
(Mitigation Measure 10.1)

FINAL ACOUSTICAL REPORT

Prior to the issuance of building permits for each structure or tenant improvement, other than a parking structure, the applicant shall submit a final acoustical report prepared to the satisfaction of the Director of Community Development. The report shall demonstrate that the development will be sound attenuated against present and projected noise levels including stationary, roadway, aircraft, helicopter, and railroad noise 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). The report shall be accompanied by a list identifying the sheet(s) of the building plans that include required sound attenuation measures.

Standard Condition 3.6

SITE LIGHTING REQUIREMENTS

Prior to the issuance of building permits, the applicant shall demonstrate they have met the Irvine Uniform Security Code requirements for lighting by providing the below listed items for a complete review by the Police department. Failure to provide a complete lighting package will result in the delay of satisfaction of this condition.

- a. Electrical plan showing light fixture locations, type of light fixture, height of light fixture, and point-by-point photometric lighting analysis overlaid on the landscape plan with a tree legend. The photometric plan should only show those fixtures used to meet the Irvine Uniform Security Code requirements.
- b. Corresponding fixture cut-sheets (specifications) of those lights used to meet the Irvine Uniform Security Code.
- c. Site plan demonstrating that landscaping shall not be planted so as to obscure required light levels.
- d. Site plans that are full-scale and legible.

Standard Condition 3.7

SOLID WASTE RECYCLING

Prior to the issuance of building permits for a project that involves new construction or that involves the demolition or renovation of existing buildings on site, the applicant shall comply with requirements of Title 6, Division 7 of the City of Irvine Municipal Code relating to recycling and diversion of construction and demolition waste as applicable to said project. Over the course of demolition or construction, the applicant shall ensure compliance with all code requirements related to the use of City-authorized waste haulers.

Standard Condition 3.18

WAYFINDING (DIRECTIONAL) PLAN

Prior to the issuance of the first building permit, a Wayfinding (directional) Plan including exterior building numbers, unit numbers, directional unit signs, and entrance directory shall be approved by the Chief of Police. Said plan shall be incorporated into the plan set approved for building permits

Standard Condition 3.20

CONSTRUCTION SITE SECURITY PLAN

Prior to the issuance of the first building permit, a Construction Site Security Plan, per the Irvine Uniform Security Code, Section 5-9-521, shall be approved by the Chief of Police. Said plan shall be incorporated into the plan set approved for building permits.

Condition 3.21

TITLE 24

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. (NOTE: In 1978 California established Energy Efficiency Standards for Residential and Nonresidential Buildings. Commonly referred to as Title 24, these standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. In 2001 new standards went into effect. To date, these standards are estimated to have saved more than \$11.3 billion in electricity and natural gas costs. Title 24 covers the use of energy efficient building standards, including ventilation, insulation and construction and the use of energy saving appliances, conditioning systems, water heating, and lighting.) (Mitigation Measure 15.1)

Condition 3.28

FIRE PROTECTION EASEMENTS

Prior to the issuance of the first building permit, all fire protection access easements shall be approved by the Orange County Fire Authority and irrevocably dedicated in perpetuity to the City.

Condition 3.29

OCFA - FIRE SPRINKLER SYSTEM

Prior to issuance of a building permit, the applicant shall submit to the Orange County Fire Authority and obtain approval of Fire Sprinkler System (Service Codes PR400-PR455).

Condition 3.30

WILDLIFE INTERFACE BROCHURE

(Mitigation Measure 4.8)

To educate homeowners of the responsibilities associated with living at the wildland interface, the Nature Reserve of Orange County wildland interface brochure, along with its 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.

Condition 3.32

SANTIAGO CANYON ROAD FEES

Prior to the issuance of the first building permit, the landowner or subsequent Project Applicant for development in Planning Area 6 shall pay applicable Santiago Canyon Road fees to provide its fair share funding of the Santiago Canyon Road improvements.

Condition 3.33

CONSTRUCTION OF PUBLIC TRAIL

Prior to the issuance of the 100th residential building permit for Vesting Tentative

Tract Maps 17831 through 17837, the eleven-foot wide Class 1 trail along the entire eastern edge fronting Modjeska between Portola Springs and Irvine Boulevard shall be completed.

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 AUTHORIZATION TO USE, OCCUPY, AND/OR OPERATE

Standard Condition 4.1

STREET MAINTENANCE

Prior to authorization to use, occupy, and/or operate, where streets have not been accepted, the applicant shall install the following sign at all entrances to the subdivision/tract:

THIS STREET IS OPEN FOR PUBLIC USE AND THE VEHICLE CODE IS BEING ENFORCED. MAINTENANCE OF THIS STREET AND RIGHT-OF-WAY IS THE DEVELOPER'S RESPONSIBILITY.

DEVELOPER: _____ PHONE: _____

The signs shall be approved in advance by the Director of Community Development and shall have, at a minimum, three inch (3") high lettering. The applicant shall remove the signs promptly after the City issues a certification of completion and accepts all of the streets for maintenance by the City.

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 (1) 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 (1) 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.

Standard Condition 6.3

RIGHT OF WAY EASEMENTS

Any easement that lies within or crosses rights-of-way proposed to be deeded or dedicated to the City shall be subordinated to the City prior to City acceptance of the rights-of-way, unless otherwise exempted by the City Engineer in writing.

Standard Condition 6.9 HOMEOWNER ASSOCIATIONS – STREET SWEEPING

The project applicant or subsequent home builder shall include language in the recorded Covenants, Conditions, and Restrictions (CC&Rs) for this project that requires the homeowners association (HOA) to cooperate with the City regarding the City's sweeping of public streets within and/or adjacent to the project. The HOA shall inform residents of when the City sweeps the public streets and request residents and their guests not to park on these streets during street sweeping hours. Information from the HOA regarding street sweeping times shall be provided to residents on at least a quarterly basis in newsletters, billing statements, web sites, and/or other communication methods. If requested by the City, the HOA shall increase the frequency of the information.

Condition 6.19

OCFA LUMBER-DROP

After installation of required fire access roadways and hydrants, the applicant shall receive clearance via a lumber-drop inspection from the Orange County Fire Authority prior to bringing combustible building materials on-site.

Condition 6.20

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 systems, etc. (Mitigation Measure 12.1)

Condition 6.23

The landowner shall consult with the Southern California Gas Company regarding feasible energy conservation measures and utilize measures to the maximum extent feasible. (Mitigation Measure 15.8)

Condition 6.25

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. (Mitigation Measure 15.17)

Condition 6.27

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 (SCH No. 2001051010) prepared for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8.

PASSED AND ADOPTED by the Subdivision Committee of the City of Irvine at a regular meeting held on the 22nd day of July 2015, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIR OF THE SUBDIVISION COMMITTEE

SUBDIVISION COMMITTEE RESOLUTION NO. 15-951

A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17834 (FILE NO. 00627240-PTT) TO SUBDIVIDE 9.30 GROSS ACRES INTO 7 NUMBERED LOTS AND 6 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 106 ATTACHED CONDOMINIUM RESIDENTIAL UNITS; LOCATED IN PLANNING AREA 6 (PORTOLA SPRINGS); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY

WHEREAS, an application for Vesting Tentative Tract Map 17834 (00627240-PTT) has been filed by the Irvine Community Development Company to subdivide a 9.30 gross-acre site into 7 numbered lots and 6 lettered lots for the development of 106 attached residential condominium units; and

WHEREAS, Vesting Tentative Tract Map 17834 has a General Plan land use designation of Medium Density Residential and a Zoning Designation of 2.3K Medium Density Residential; and

WHEREAS, Vesting Tentative Tract Map 17834 is for residential condominium purposes; and

WHEREAS, Vesting Tentative Tract Map 17834 is consistent with the previously approved "A" Map (VTTM 17031) for Neighborhood 3 of Planning Area 6; and

WHEREAS, the neighborhood and community parkland dedication requirements have been addressed through compliance with Park Plan Modification 00627592-PPK; and

WHEREAS, the subject Vesting Tentative Tract Map 17834 is consistent with approved Master Landscape and Trails Plan Modification (00627595-PMP); and

WHEREAS, the subject Vesting Tentative Tract Map 17834 conforms with the City of Irvine Subdivision Ordinance, General Plan and Zoning Ordinance; and

WHEREAS, Vesting Tentative Tract Map 17834 is considered a "project" under regulations of the State of California Environmental Quality Act (CEQA); and

WHEREAS, a Program Environmental Impact Report (SCH No. 2001051010) was prepared for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8 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 22, 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 (SCH No. 2001051010) for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8, which serves as a Program EIR for the proposed project. 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 on public testimony and independent judgment, the Subdivision Committee determines that no new mitigation measures are required. The Program EIR is, therefore, determined to be adequate to serve as the EIR for this project and satisfies all requirements of CEQA.

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 (SCH No. 2001051010) for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8.

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.
- 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:
 - 1. 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.

2. 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 that 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.
 3. The implementation of a systems development charge for development in Planning Area 6 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 6 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 approving a Vesting Tentative Tract Map has been established:

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

VTTM 17834 designates a total of 7 numbered lots for residential condominiums and 6 lettered lots for landscape and private street lot purposes. The map 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 2.3K Medium Density Residential zoning district in which it is located. This map is also designed in accordance with the special development standards applicable to Planning Area 6 and consistent with the "A" map for Neighborhood 3 (VTTM 17031) previously approved on December 11, 2006.

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

The design and improvements of VTTM 17834 are consistent with all applicable previous approvals, including the underlying master subdivision map (VTTM 16562) for Neighborhoods 1, 2 and 3, as well as the subsequent "A" Map (VTTM 17031) specific to only Neighborhood 3. All on-site improvements will be completed according to City standards, the 2.3K Medium Density Residential zoning requirements and all Planning Area 6 special development standards. The project also complies with the approved Master Landscape and Trails Plan Modification (00627595-PMP) which establishes designs for walls, trails, monuments and pedestrian circulation/connections within the tract.

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

Neighborhood 3 consists of generally flat hillside terrain that has previously been rough graded. A geotechnical analysis was prepared in conjunction with the Program EIR. The analysis concluded that residential development and accessory land uses can physically be accommodated on the subject site. Additionally, soil and groundwater conditions will be analyzed prior to construction as required by Standard Conditions 2.6 and 2.7 contained in this Resolution.

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

The Program EIR evaluated the physical and environmental constraints of the subject property and identified a maximum residential intensity for Planning Area 6 of 5,134 dwelling units. There are currently 3,281 units permitted, under construction or built. Neighborhood 3, including the 106 dwelling units proposed with this tract map, will increase the number of dwelling units in Planning Area 6 to 3,903. Zoning Ordinance Section 9-6-5 states that individual residential project in 2.3K may exceed 12.5 dwelling units/acre so long as no individual project exceeds 31.0 dwelling units/acre. VTTM 17834 has a net density of 13.15 dwelling units/acre which is below the maximum net density for the 2.3K Medium Density Residential zoning district in which it is located. Therefore, the proposed number of units is below both the maximum residential intensity for Planning Area 6 and the maximum density allowed per the zoning district. Therefore, it has been determined that the site is suitable for the proposed density of the development.

- 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 17834 is in accordance with the certified Program EIR (SCH No. 2001051010) for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8. 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 buildings and infrastructure improvements will be constructed in compliance with all Zoning, Building, Fire, and Security Code standards applicable to this project at the time of permit processing.

- 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 subdivision includes future public easements to be dedicated over private streets and portions of sidewalk throughout the tract. These easements provide a benefit to the public for access to streets and pedestrian amenities within the

project boundaries, and therefore, do not pose a conflict in any way.

- 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, the proposed map is considered to be subsequent activity under a previously certified Program EIR (SCH No. 2001051010) for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8. 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 (MMRP).

SECTION 6. Vesting Tentative Tract Map 17834 subdivides 9.30 gross acres into 7 numbered lots and 6 lettered lots for the development of 106 attached residential condominium units in Planning Area 6.

SECTION 7. That the Secretary to the Subdivision Committee of the City of Irvine shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

NOW, THEREFORE, based on the above findings the Subdivision Committee of the City of Irvine DOES HEREBY RECOMMEND that the Planning Commission approve Vesting Tentative Tract Map 17834 (00627240-PTT) 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) as set forth by the Program EIR (SCH No. 2001051010) for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8, and 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, and signing and striping.

- The applicant shall lengthen the existing 180-foot southbound left-turn lane on Modjeska at Walking Stick to 190-feet and lengthen the existing 140-foot southbound left-turn lane on Modjeska at Still Night to 175-feet in accordance with the Planning Area 6, Neighborhood 3 Trip Generation and Unit Comparison dated May 20, 2015 (approved June 8, 2015).

n/a b. Traffic signal systems, interconnect and other traffic control and management devices as follows:

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 depicted on the approved tentative map or as follows:

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.

PRIOR TO THE ISSUANCE OF PRELIMINARY OR PRECISE GRADING PERMITS

Standard Condition 2.5 (Modified)
(Mitigation Measure 32)

ARCHAEOLOGIST / PALEONTOLOGIST

Prior to the issuance of the first precise grading permit for a project that is located on land that includes potentially significant archaeological and/or paleontological sites, and for any subsequent permit involving excavation to increased depth, the applicant

shall provide letters from an archaeologist and/or a paleontologist. The letters shall state that the applicant has retained these individuals, and that the consultant(s) will be on call during all grading and other significant ground disturbing activities. Determination of the need for these consultants shall be based on the environmental analysis for the project. These consultants shall be selected from the roll of qualified archaeologists and paleontologists maintained by the County of Orange (OC Public Works / OC Planning). The archaeologist and/or paleontologist shall meet with Community Development staff, and shall submit written recommendations specifying procedures for cultural/scientific resource surveillance. These recommendations shall be 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. Should any cultural/scientific resources be discovered during grading, 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. This condition and the approved recommendations shall be incorporated on the cover sheet of the grading plan under the general heading: "Conditions of Approval."

Standard Condition 2.6
(Mitigation Measure 6.3)

SITE SPECIFIC GEOTECHNICAL STUDY

Prior to the issuance of grading permits, the applicant shall provide to the Chief Building Official a site-specific geotechnical study for each proposed structure. The geotechnical report shall be prepared by a registered civil engineer or certified engineering geologist, having competence in the field of seismic hazard evaluation and mitigation. The geotechnical report shall contain site-specific evaluations of the seismic hazard affecting the project, and shall identify portions of the project site containing seismic hazards. The report shall also identify any known off-site seismic hazards that could adversely affect the site in the event of an earthquake. The contents of the geotechnical report shall include, but shall not be limited to, the following:

- a. Project description.
- b. A description of the geologic and geotechnical conditions at the site, including an appropriate site location map.
- c. Evaluation of site-specific seismic hazards based on geological and geotechnical conditions, in accordance with current industry standards of practice.
- d. Recommendations for earthwork and construction.
- e. Name of report preparer(s), and signature(s) of a certified engineering geologist and/or registered civil engineer, having competence in the field of seismic hazard evaluation and mitigation.
- f. Include the official professional registration or certification number and license expiration date of each report preparer in the signature block of the report.

Standard Condition 2.12
(Mitigation Measure 8.8)

WATER QUALITY – NOTICE OF INTENT

Prior to the issuance of precise grading permits for a project that will result in soil disturbance of one (1) or more acres of land, the applicant shall provide the Chief Building Official 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 the Regional Water Quality Control Board, or a letter from either agency stating that the NOI has been filed.

Standard Condition 2.13
(Mitigation Measure 8.2)

WATER QUALITY MANAGEMENT PLAN

Prior to the issuance of preliminary or precise grading permits, the applicant shall submit to the Chief Building Official for review and approval, 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.

Condition 2.26

OCFA FIRE MASTER PLAN

Prior to issuance of a precise grading permit, the applicant shall submit to the Orange County Fire Authority and obtain approval of a fire master plan (Service Code PR145).

Condition 2.27
(Mitigation Measure 5.7)

HUMAN REMAINS

The following note shall be placed on each grading plan:

“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; or
 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.

Condition 2.28
(Mitigation Measure 5.4)

FOSSIL PROCEDURES

Prior to the 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 evaluation 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 Development where they would be afforded long term preservation to allow future scientific study.

Condition 2.29

SCAQMD RULES 402 and 403

(Mitigation Measure 3.1)

Prior to issuance of a grading permit, the property owner/developer and its contractors shall be required to comply with regional rules, which will assist in reducing short-term air pollutant emissions. SCAQMD Rule 402 requires that air pollutant emissions not be a nuisance off-site. SCAQMD Rule 403 requires that fugitive dust be controlled with the best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. Two options are presented in Rule 403; monitoring of particulate concentrations or active control. Monitoring involves a sampling network around the project with no additional control measures unless specified concentrations are exceeded. The active control option does not require any monitoring, but requires that a list of measures be implemented starting with the first day of construction. Relevant control measures from Rule 403 are identified in Tables 17 through 20 of the Air Quality Assessment completed for the Project by MGA (see Appendix B1 of the DEIR).

Condition 2.30

CONSTRUCTION EQUIPMENT EMISSIONS MEASURES

(Mitigation Measure 3.2)

Prior to issuance of each grading permit, the following information shall be included as a note on the cover sheet of the grading plans. The following measures shall be implemented during grading and construction of the project.

- a. Use low emission mobile construction equipment. The property owner/ developer shall comply with CARB requirements for heavy 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 available.
- e. Configure construction parking to minimize traffic interference.
- f. Minimize obstruction of through-traffic lanes. 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 to the extent practical.
- 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).

Condition 2.32

NOISE SEPARATION

(Mitigation Measure 10.3)

Prior to issuance of grading permits, the 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.

- 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. (Mitigation Measure 10.3)

Condition 2.33

SOLID WASTE FOR RECYCLING

This project will result in new construction that will generate solid waste. Prior to the issuance of precise grading permits, the 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 a nonresidential project may be permitted to contract with a waste recycler for offsite materials recovery. In this case the applicant must provide a letter verifying that recycling will be conducted off site in an acceptable manner. (Mitigation Measure 15.16).

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.

Standard Condition 3.3

DISCLOSURE STATEMENTS

Prior to the issuance of building permits, the applicant shall submit to the Director of Community Development for review and approval a completed occupancy disclosure form for the project. The approved disclosure form, along with its attachments, shall be included as part of the rental/lease agreements and as part of the sales literature for the project. The disclosure statement shall include information, current as of the date of submittal, with respect to each item marked with an "x" on the list below. The items marked "n/a" need not be included.

- N/A a. Information on Noise resulting from aircraft and/or helicopter operations from John Wayne Airport.
- X b. A copy of the City's earthquake preparedness packet (commercial, industrial, and ownership residential only). To obtain packets, contact the City of Irvine Emergency Management Specialist (949) 724-7148.
- N/A c. Map of Special Flood Hazard Area information for areas subject to inundation.
- N/A d. Notice that initial occupancy and any subsequent change in use or occupancy of any non-residential condominium space, requires the buyer or the new or existing occupant to apply to the Community Development Department and obtain approval by way of a of written zoning confirmation letter or obtain a building permit and obtain inspection approval for any necessary work to establish the use and/or occupancy consistent with that intended.
- N/A e. Notice that the property owner shall be responsible for continuous maintenance of the emergency access equipment thus ensuring these systems will be operational at all times, as required by the Chief of Police.
- X f. Notice that the property is located near and/or adjacent to private and/or public park(s) that may include recreational, field/court lighting, and other

related improvements.

- X g. Notice that the property is located near and/or adjacent to public open space land that may include trails, trailheads, parking facilities, and other related improvements and operations.
- X h. Notice that the property is located near and/or adjacent to public trails and/or related improvements and operations.

Standard Condition 3.5
(Mitigation Measure 10.1)

FINAL ACOUSTICAL REPORT

Prior to the issuance of building permits for each structure or tenant improvement, other than a parking structure, the applicant shall submit a final acoustical report prepared to the satisfaction of the Director of Community Development. The report shall demonstrate that the development will be sound attenuated against present and projected noise levels including stationary, roadway, aircraft, helicopter, and railroad noise 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). The report shall be accompanied by a list identifying the sheet(s) of the building plans that include required sound attenuation measures.

Standard Condition 3.6

SITE LIGHTING REQUIREMENTS

Prior to the issuance of building permits, the applicant shall demonstrate they have met the Irvine Uniform Security Code requirements for lighting by providing the below listed items for a complete review by the Police department. Failure to provide a complete lighting package will result in the delay of satisfaction of this condition.

- a. Electrical plan showing light fixture locations, type of light fixture, height of light fixture, and point-by-point photometric lighting analysis overlaid on the landscape plan with a tree legend. The photometric plan should only show those fixtures used to meet the Irvine Uniform Security Code requirements.
- b. Corresponding fixture cut-sheets (specifications) of those lights used to meet the Irvine Uniform Security Code.
- c. Site plan demonstrating that landscaping shall not be planted so as to obscure required light levels.
- d. Site plans that are full-scale and legible.

Standard Condition 3.7

SOLID WASTE RECYCLING

Prior to the issuance of building permits for a project that involves new construction or that involves the demolition or renovation of existing buildings on site, the applicant shall comply with requirements of Title 6, Division 7 of the City of Irvine Municipal Code relating to recycling and diversion of construction and demolition waste as applicable to said project. Over the course of demolition or construction, the applicant shall ensure compliance with all code requirements related to the use of City-authorized waste haulers.

Standard Condition 3.18

WAYFINDING (DIRECTIONAL) PLAN

Prior to the issuance of the first building permit, a Wayfinding (directional) Plan including exterior building numbers, unit numbers, directional unit signs, and entrance directory shall be approved by the Chief of Police. Said plan shall be incorporated into the plan set approved for building permits

Standard Condition 3.20

CONSTRUCTION SITE SECURITY PLAN

Prior to the issuance of the first building permit, a Construction Site Security Plan, per the Irvine Uniform Security Code, Section 5-9-521, shall be approved by the Chief of Police. Said plan shall be incorporated into the plan set approved for building permits.

Condition 3.21

TITLE 24

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. (NOTE: In 1978 California established Energy Efficiency Standards for Residential and Nonresidential Buildings. Commonly referred to as Title 24, these standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. In 2001 new standards went into effect. To date, these standards are estimated to have saved more than \$11.3 billion in electricity and natural gas costs. Title 24 covers the use of energy efficient building standards, including ventilation, insulation and construction and the use of energy saving appliances, conditioning systems, water heating, and lighting.) (Mitigation Measure 15.1)

Condition 3.28

FIRE PROTECTION EASEMENTS

Prior to the issuance of the first building permit, all fire protection access easements shall be approved by the Orange County Fire Authority and irrevocably dedicated in perpetuity to the City.

Condition 3.29

OCFA - FIRE SPRINKLER SYSTEM

Prior to issuance of a building permit, the applicant shall submit to the Orange County Fire Authority and obtain approval of Fire Sprinkler System (Service Codes PR400-PR455).

Condition 3.30
(Mitigation Measure 4.8)

WILDLIFE INTERFACE BROCHURE

To educate homeowners of the responsibilities associated with living at the wildland interface, the Nature Reserve of Orange County wildland interface brochure, along with its 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.

Condition 3.32

SANTIAGO CANYON ROAD FEES

Prior to the issuance of the first building permit, the landowner or subsequent Project Applicant for development in Planning Area 6 shall pay applicable Santiago Canyon Road fees to provide its fair share funding of the Santiago Canyon Road improvements.

Condition 3.33

CONSTRUCTION OF PUBLIC TRAIL

Prior to the issuance of the 100th residential building permit for Vesting Tentative Tract Maps 17831 through 17837, the eleven-foot wide Class 1 trail along the entire eastern edge fronting Modjeska between Portola Springs and Irvine Boulevard shall be completed.

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 AUTHORIZATION TO USE, OCCUPY, AND/OR OPERATE

Standard Condition 4.1

STREET MAINTENANCE

Prior to authorization to use, occupy, and/or operate, where streets have not been accepted, the applicant shall install the following sign at all entrances to the subdivision/tract:

THIS STREET IS OPEN FOR PUBLIC USE AND THE VEHICLE CODE IS BEING ENFORCED. MAINTENANCE OF THIS STREET AND RIGHT-OF-WAY IS THE DEVELOPER'S RESPONSIBILITY.

DEVELOPER: _____ PHONE: _____

The signs shall be approved in advance by the Director of Community Development and shall have, at a minimum, three inch (3") high lettering. The applicant shall remove the signs promptly after the City issues a certification of completion and accepts all of the streets for maintenance by the City.

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 (1) 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 (1) 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.

Standard Condition 6.3

RIGHT OF WAY EASEMENTS

Any easement that lies within or crosses rights-of-way proposed to be deeded or dedicated to the City shall be subordinated to the City prior to City acceptance of the rights-of-way, unless otherwise exempted by the City Engineer in writing.

Standard Condition 6.9

HOMEOWNER ASSOCIATIONS – STREET SWEEPING

The project applicant or subsequent home builder shall include language in the recorded Covenants, Conditions, and Restrictions (CC&Rs) for this project that requires the homeowners association (HOA) to cooperate with the City regarding the City's sweeping of public streets within and/or adjacent to the project. The HOA shall inform residents of when the City sweeps the public streets and request residents and their guests not to park on these streets during street sweeping hours. Information from the HOA regarding street sweeping times shall be provided to residents on at least a quarterly basis in newsletters, billing statements, web sites, and/or other communication methods. If requested by the City, the HOA shall increase the frequency of the information.

Condition 6.19

OCFA LUMBER-DROP

After installation of required fire access roadways and hydrants, the applicant shall receive clearance via a lumber-drop inspection from the Orange County Fire Authority prior to bringing combustible building materials on-site.

Condition 6.20

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 systems, etc. (Mitigation Measure 12.1)

Condition 6.23

The landowner shall consult with the Southern California Gas Company regarding feasible energy conservation measures and utilize measures to the maximum extent feasible. (Mitigation Measure 15.8)

Condition 6.25

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. (Mitigation Measure 15.17)

Condition 6.27

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 (SCH No. 2001051010) prepared for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8.

PASSED AND ADOPTED by the Subdivision Committee of the City of Irvine at a regular meeting held on the 22nd day of July 2015, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIR OF THE SUBDIVISION COMMITTEE

SUBDIVISION COMMITTEE RESOLUTION NO. 15-954

A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17835 (FILE NO. 00627266-PTT) TO SUBDIVIDE 7.93 GROSS ACRES INTO 10 NUMBERED LOTS AND 15 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 92 ATTACHED CONDOMINIUM RESIDENTIAL UNITS; LOCATED IN PLANNING AREA 6 (PORTOLA SPRINGS); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY

WHEREAS, an application for Vesting Tentative Tract Map 17835 (00627266-PTT) has been filed by the Irvine Community Development Company to subdivide a 7.93 gross-acre site into 10 numbered lots and 15 lettered lots for the development of 92 attached residential condominium units; and

WHEREAS, Vesting Tentative Tract Map 17835 has a General Plan land use designation of Medium Density Residential and a Zoning Designation of 2.3K Medium Density Residential; and

WHEREAS, Vesting Tentative Tract Map 17835 is for residential condominium purposes; and

WHEREAS, Vesting Tentative Tract Map 17835 is consistent with the previously approved "A" Map (VTTM 17031) for Neighborhood 3 of Planning Area 6; and

WHEREAS, the neighborhood and community parkland dedication requirements have been addressed through compliance with Park Plan Modification 00627592-PPK; and

WHEREAS, the subject Vesting Tentative Tract Map 17835 is consistent with approved Master Landscape and Trails Plan Modification (00627595-PMP); and

WHEREAS, the subject Vesting Tentative Tract Map 17835 conforms with the City of Irvine Subdivision Ordinance, General Plan and Zoning Ordinance; and

WHEREAS, Vesting Tentative Tract Map 17835 is considered a "project" under regulations of the State of California Environmental Quality Act (CEQA); and

WHEREAS, a Program Environmental Impact Report (SCH No. 2001051010) was prepared for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8 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 22, 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 (SCH No. 2001051010) for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8, which serves as a Program EIR for the proposed project. 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 on public testimony and independent judgment, the Subdivision Committee determines that no new mitigation measures are required. The Program EIR is, therefore, determined to be adequate to serve as the EIR for this project and satisfies all requirements of CEQA.

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 (SCH No. 2001051010) for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8.

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.
- 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:
 - 1. 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.

2. 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 that 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.
 3. The implementation of a systems development charge for development in Planning Area 6 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 6 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 approving a Vesting Tentative Tract Map has been established:

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

VTTM 17835 designates a total of 10 numbered lots for residential condominiums and 15 lettered lots for private street lot purposes. The map 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 2.3K Medium Density Residential zoning district in which it is located. This map is also designed in accordance with the special development standards applicable to Planning Area 6 and consistent with the "A" map for Neighborhood 3 (VTTM 17031) previously approved on December 11, 2006.

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

The design and improvements of VTTM 17835 are consistent with all applicable previous approvals, including the underlying master subdivision map (VTTM 16562) for Neighborhoods 1, 2 and 3, as well as the subsequent "A" Map (VTTM 17031) specific to only Neighborhood 3. All on-site improvements will be completed according to City standards, the 2.3K Medium Density Residential zoning requirements and all Planning Area 6 special development standards. The project also complies with the approved Master Landscape and Trails Plan Modification (00627595-PMP) which establishes designs for walls, trails, monuments and pedestrian circulation/connections within the tract.

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

Neighborhood 3 consists of generally flat hillside terrain that has previously been rough graded. A geotechnical analysis was prepared in conjunction with the Program EIR. The analysis concluded that residential development and accessory land uses can physically be accommodated on the subject site. Additionally, soil and groundwater conditions will be analyzed prior to construction as required by Standard Conditions 2.6 and 2.7 contained in this Resolution.

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

The Program EIR evaluated the physical and environmental constraints of the subject property and identified a maximum residential intensity for Planning Area 6 of 5,134 dwelling units. There are currently 3,281 units permitted, under construction or built. Neighborhood 3, including the 92 dwelling units proposed with this tract map, will increase the number of dwelling units in Planning Area 6 to 3,903. Zoning Ordinance Section 9-6-5 states that individual residential project in 2.3K may exceed 12.5 dwelling units/acre so long as no individual project exceeds 31.0 dwelling units/acre. VTTM 17835 has a net density of 12.9 dwelling units/acre which is below the maximum net density for the 2.3K Medium Density Residential zoning district in which it is located. Therefore, the proposed number of units is below both the maximum residential intensity for Planning Area 6 and the maximum density allowed per the zoning district. Therefore, it has been determined that the site is suitable for the proposed density of the development.

- 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 17835 is in accordance with the certified Program EIR (SCH No. 2001051010) for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8. 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 buildings and infrastructure improvements will be constructed in compliance with all Zoning, Building, Fire, and Security Code standards applicable to this project at the time of permit processing.

- 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 subdivision includes future public easements to be dedicated over private streets and portions of sidewalk throughout the tract. These easements provide a benefit to the public for access to streets and pedestrian amenities within the project boundaries, and therefore, do not pose a conflict in any way.

- 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, the proposed map is considered to be subsequent activity under a previously certified Program EIR (SCH No. 2001051010) for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8. 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 (MMRP).

SECTION 6. Vesting Tentative Tract Map 17835 subdivides 7.93 gross acres into 10 numbered lots and 15 lettered lots for the development of 92 attached residential condominium units in Planning Area 6.

SECTION 7. That the Secretary to the Subdivision Committee of the City of Irvine shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

NOW, THEREFORE, based on the above findings the Subdivision Committee of the City of Irvine DOES HEREBY RECOMMEND that the Planning Commission approve Vesting Tentative Tract Map 17835 (00627266-PTT) 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) as set forth by the Program EIR (SCH No. 2001051010) for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8, and 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, and signing and striping.

- The applicant shall lengthen the existing 180-foot southbound left-turn lane on Modjeska at Walking Stick to 190-feet and lengthen the existing 140-foot southbound left-turn lane on Modjeska at Still Night to 175-feet in accordance with the Planning Area 6, Neighborhood 3 Trip Generation and Unit Comparison dated May 20, 2015 (approved June 8, 2015).

n/a b. Traffic signal systems, interconnect and other traffic control and management devices as follows:

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 depicted on the approved tentative map or as follows:

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.

PRIOR TO THE ISSUANCE OF PRELIMINARY OR PRECISE GRADING PERMITS

Standard Condition 2.5 (Modified)
(Mitigation Measure 32)

ARCHAEOLOGIST / PALEONTOLOGIST

Prior to the issuance of the first precise grading permit for a project that is located on land that includes potentially significant archaeological and/or paleontological sites, and for any subsequent permit involving excavation to increased depth, the applicant shall provide letters from an archaeologist and/or a paleontologist. The letters shall

state that the applicant has retained these individuals, and that the consultant(s) will be on call during all grading and other significant ground disturbing activities. Determination of the need for these consultants shall be based on the environmental analysis for the project. These consultants shall be selected from the roll of qualified archaeologists and paleontologists maintained by the County of Orange (OC Public Works / OC Planning). The archaeologist and/or paleontologist shall meet with Community Development staff, and shall submit written recommendations specifying procedures for cultural/scientific resource surveillance. These recommendations shall be 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. Should any cultural/scientific resources be discovered during grading, 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. This condition and the approved recommendations shall be incorporated on the cover sheet of the grading plan under the general heading: "Conditions of Approval."

Standard Condition 2.6
(Mitigation Measure 6.3)

SITE SPECIFIC GEOTECHNICAL STUDY

Prior to the issuance of grading permits, the applicant shall provide to the Chief Building Official a site-specific geotechnical study for each proposed structure. The geotechnical report shall be prepared by a registered civil engineer or certified engineering geologist, having competence in the field of seismic hazard evaluation and mitigation. The geotechnical report shall contain site-specific evaluations of the seismic hazard affecting the project, and shall identify portions of the project site containing seismic hazards. The report shall also identify any known off-site seismic hazards that could adversely affect the site in the event of an earthquake. The contents of the geotechnical report shall include, but shall not be limited to, the following:

- a. Project description.
- b. A description of the geologic and geotechnical conditions at the site, including an appropriate site location map.
- c. Evaluation of site-specific seismic hazards based on geological and geotechnical conditions, in accordance with current industry standards of practice.
- d. Recommendations for earthwork and construction.
- e. Name of report preparer(s), and signature(s) of a certified engineering geologist and/or registered civil engineer, having competence in the field of seismic hazard evaluation and mitigation.
- f. Include the official professional registration or certification number and license expiration date of each report preparer in the signature block of the report.

Standard Condition 2.12
(Mitigation Measure 8.8)

WATER QUALITY – NOTICE OF INTENT

Prior to the issuance of precise grading permits for a project that will result in soil disturbance of one (1) or more acres of land, the applicant shall provide the Chief Building Official 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 the Regional Water Quality Control Board, or a letter from either agency stating that the NOI has been filed.

Standard Condition 2.13
(Mitigation Measure 8.2)

WATER QUALITY MANAGEMENT PLAN

Prior to the issuance of preliminary or precise grading permits, the applicant shall submit to the Chief Building Official for review and approval, 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.

Condition 2.26

OCFA FIRE MASTER PLAN

Prior to issuance of a precise grading permit, the applicant shall submit to the Orange County Fire Authority and obtain approval of a fire master plan (Service Code PR145).

Condition 2.27
(Mitigation Measure 5.7)

HUMAN REMAINS

The following note shall be placed on each grading plan:

“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; or
 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.

Condition 2.28
(Mitigation Measure 5.4)

FOSSIL PROCEDURES

Prior to the 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 evaluation 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 Development where they would be afforded long term preservation to allow future scientific study.

Condition 2.29

SCAQMD RULES 402 and 403

(Mitigation Measure 3.1)

Prior to issuance of a grading permit, the property owner/developer and its contractors shall be required to comply with regional rules, which will assist in reducing short-term air pollutant emissions. SCAQMD Rule 402 requires that air pollutant emissions not be a nuisance off-site. SCAQMD Rule 403 requires that fugitive dust be controlled with the best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. Two options are presented in Rule 403; monitoring of particulate concentrations or active control. Monitoring involves a sampling network around the project with no additional control measures unless specified concentrations are exceeded. The active control option does not require any monitoring, but requires that a list of measures be implemented starting with the first day of construction. Relevant control measures from Rule 403 are identified in Tables 17 through 20 of the Air Quality Assessment completed for the Project by MGA (see Appendix B1 of the DEIR).

Condition 2.30

CONSTRUCTION EQUIPMENT EMISSIONS MEASURES

(Mitigation Measure 3.2)

Prior to issuance of each grading permit, the following information shall be included as a note on the cover sheet of the grading plans. The following measures shall be implemented during grading and construction of the project.

- a. Use low emission mobile construction equipment. The property owner/ developer shall comply with CARB requirements for heavy 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 available.
- e. Configure construction parking to minimize traffic interference.
- f. Minimize obstruction of through-traffic lanes. 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 to the extent practical.
- 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).

Condition 2.32
(Mitigation Measure 10.3)

NOISE SEPARATION

Prior to issuance of grading permits, the 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.

- 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. (Mitigation Measure 10.3)

Condition 2.33

SOLID WASTE FOR RECYCLING

This project will result in new construction that will generate solid waste. Prior to the issuance of precise grading permits, the 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 a nonresidential project may be permitted to contract with a waste recycler for offsite materials recovery. In this case the applicant must provide a letter verifying that recycling will be conducted off site in an acceptable manner. (Mitigation Measure 15.16).

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.

Standard Condition 3.3

DISCLOSURE STATEMENTS

Prior to the issuance of building permits, the applicant shall submit to the Director of Community Development for review and approval a completed occupancy disclosure form for the project. The approved disclosure form, along with its attachments, shall be included as part of the rental/lease agreements and as part of the sales literature for the project. The disclosure statement shall include information, current as of the date of submittal, with respect to each item marked with an "x" on the list below. The items marked "n/a" need not be included.

- N/A a. Information on Noise resulting from aircraft and/or helicopter operations from John Wayne Airport.
- X b. A copy of the City's earthquake preparedness packet (commercial, industrial, and ownership residential only). To obtain packets, contact the City of Irvine Emergency Management Specialist (949) 724-7148.
- N/A c. Map of Special Flood Hazard Area information for areas subject to inundation.
- N/A d. Notice that initial occupancy and any subsequent change in use or occupancy of any non-residential condominium space, requires the buyer or the new or existing occupant to apply to the Community Development Department and obtain approval by way of a of written zoning confirmation letter or obtain a building permit and obtain inspection approval for any necessary work to establish the use and/or occupancy consistent with that intended.
- N/A e. Notice that the property owner shall be responsible for continuous maintenance of the emergency access equipment thus ensuring these systems will be operational at all times, as required by the Chief of Police.
- X f. Notice that the property is located near and/or adjacent to private and/or public park(s) that may include recreational, field/court lighting, and other

related improvements.

- X g. Notice that the property is located near and/or adjacent to public open space land that may include trails, trailheads, parking facilities, and other related improvements and operations.
- X h. Notice that the property is located near and/or adjacent to public trails and/or related improvements and operations.

Standard Condition 3.5
(Mitigation Measure 10.1)

FINAL ACOUSTICAL REPORT

Prior to the issuance of building permits for each structure or tenant improvement, other than a parking structure, the applicant shall submit a final acoustical report prepared to the satisfaction of the Director of Community Development. The report shall demonstrate that the development will be sound attenuated against present and projected noise levels including stationary, roadway, aircraft, helicopter, and railroad noise 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). The report shall be accompanied by a list identifying the sheet(s) of the building plans that include required sound attenuation measures.

Standard Condition 3.6

SITE LIGHTING REQUIREMENTS

Prior to the issuance of building permits, the applicant shall demonstrate they have met the Irvine Uniform Security Code requirements for lighting by providing the below listed items for a complete review by the Police department. Failure to provide a complete lighting package will result in the delay of satisfaction of this condition.

- a. Electrical plan showing light fixture locations, type of light fixture, height of light fixture, and point-by-point photometric lighting analysis overlaid on the landscape plan with a tree legend. The photometric plan should only show those fixtures used to meet the Irvine Uniform Security Code requirements.
- b. Corresponding fixture cut-sheets (specifications) of those lights used to meet the Irvine Uniform Security Code.
- c. Site plan demonstrating that landscaping shall not be planted so as to obscure required light levels.
- d. Site plans that are full-scale and legible.

Standard Condition 3.7

SOLID WASTE RECYCLING

Prior to the issuance of building permits for a project that involves new construction or that involves the demolition or renovation of existing buildings on site, the applicant shall comply with requirements of Title 6, Division 7 of the City of Irvine Municipal Code relating to recycling and diversion of construction and demolition waste as applicable to said project. Over the course of demolition or construction, the applicant shall ensure compliance with all code requirements related to the use of City-authorized waste haulers.

Standard Condition 3.18

WAYFINDING (DIRECTIONAL) PLAN

Prior to the issuance of the first building permit, a Wayfinding (directional) Plan including exterior building numbers, unit numbers, directional unit signs, and entrance directory shall be approved by the Chief of Police. Said plan shall be incorporated into the plan set approved for building permits

Standard Condition 3.20

CONSTRUCTION SITE SECURITY PLAN

Prior to the issuance of the first building permit, a Construction Site Security Plan, per the Irvine Uniform Security Code, Section 5-9-521, shall be approved by the Chief of Police. Said plan shall be incorporated into the plan set approved for building permits.

Condition 3.21

TITLE 24

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. (NOTE: In 1978 California established Energy Efficiency Standards for Residential and Nonresidential Buildings. Commonly referred to as Title 24, these standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. In 2001 new standards went into effect. To date, these standards are estimated to have saved more than \$11.3 billion in electricity and natural gas costs. Title 24 covers the use of energy efficient building standards, including ventilation, insulation and construction and the use of energy saving appliances, conditioning systems, water heating, and lighting.) (Mitigation Measure 15.1)

Condition 3.28

FIRE PROTECTION EASEMENTS

Prior to the issuance of the first building permit, all fire protection access easements shall be approved by the Orange County Fire Authority and irrevocably dedicated in perpetuity to the City.

Condition 3.29

OCFA - FIRE SPRINKLER SYSTEM

Prior to issuance of a building permit, the applicant shall submit to the Orange County Fire Authority and obtain approval of Fire Sprinkler System (Service Codes PR400-PR455).

Condition 3.30

WILDLIFE INTERFACE BROCHURE

(Mitigation Measure 4.8)

To educate homeowners of the responsibilities associated with living at the wildland interface, the Nature Reserve of Orange County wildland interface brochure, along with its 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.

Condition 3.32

SANTIAGO CANYON ROAD FEES

Prior to the issuance of the first building permit, the landowner or subsequent Project Applicant for development in Planning Area 6 shall pay applicable Santiago Canyon Road fees to provide its fair share funding of the Santiago Canyon Road improvements.

Condition 3.33

CONSTRUCTION OF PUBLIC TRAIL

Prior to the issuance of the 100th residential building permit for Vesting Tentative Tract Maps 17831 through 17837, the eleven-foot wide Class 1 trail along the entire eastern edge fronting Modjeska between Portola Springs and Irvine Boulevard shall be completed.

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 AUTHORIZATION TO USE, OCCUPY, AND/OR OPERATE

Standard Condition 4.1

STREET MAINTENANCE

Prior to authorization to use, occupy, and/or operate, where streets have not been accepted, the applicant shall install the following sign at all entrances to the subdivision/tract:

THIS STREET IS OPEN FOR PUBLIC USE AND THE VEHICLE CODE IS BEING ENFORCED. MAINTENANCE OF THIS STREET AND RIGHT-OF-WAY IS THE DEVELOPER'S RESPONSIBILITY.

DEVELOPER: _____ PHONE: _____

The signs shall be approved in advance by the Director of Community Development and shall have, at a minimum, three inch (3") high lettering. The applicant shall remove the signs promptly after the City issues a certification of completion and accepts all of the streets for maintenance by the City.

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 (1) 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 (1) 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.

Standard Condition 6.3

RIGHT OF WAY EASEMENTS

Any easement that lies within or crosses rights-of-way proposed to be deeded or dedicated to the City shall be subordinated to the City prior to City acceptance of the rights-of-way, unless otherwise exempted by the City Engineer in writing.

Standard Condition 6.9

HOMEOWNER ASSOCIATIONS – STREET SWEEPING

The project applicant or subsequent home builder shall include language in the recorded Covenants, Conditions, and Restrictions (CC&Rs) for this project that requires the homeowners association (HOA) to cooperate with the City regarding the City's sweeping of public streets within and/or adjacent to the project. The HOA shall inform residents of when the City sweeps the public streets and request residents and their guests not to park on these streets during street sweeping hours. Information from the HOA regarding street sweeping times shall be provided to residents on at least a quarterly basis in newsletters, billing statements, web sites, and/or other communication methods. If requested by the City, the HOA shall increase the frequency of the information.

Condition 6.19

OCFA LUMBER-DROP

After installation of required fire access roadways and hydrants, the applicant shall receive clearance via a lumber-drop inspection from the Orange County Fire Authority prior to bringing combustible building materials on-site.

Condition 6.20

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 systems, etc. (Mitigation Measure 12.1)

Condition 6.23

The landowner shall consult with the Southern California Gas Company regarding feasible energy conservation measures and utilize measures to the maximum extent feasible. (Mitigation Measure 15.8)

Condition 6.25

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. (Mitigation Measure 15.17)

Condition 6.27

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 (SCH No. 2001051010) prepared for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8.

PASSED AND ADOPTED by the Subdivision Committee of the City of Irvine at a regular meeting held on the 22nd day of July 2015, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIR OF THE SUBDIVISION COMMITTEE

SUBDIVISION COMMITTEE RESOLUTION NO. 15-953

A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17836 (FILE NO. 00627274-PTT) TO SUBDIVIDE 9.94 GROSS ACRES INTO 12 NUMBERED LOTS AND 6 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 77 DETACHED CONDOMINIUM RESIDENTIAL UNITS; LOCATED IN PLANNING AREA 6 (PORTOLA SPRINGS); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY

WHEREAS, an application for Vesting Tentative Tract Map 17836 (00627274-PTT) has been filed by the Irvine Community Development Company to subdivide a 9.94 gross-acre site into 12 numbered lots and 6 lettered lots for the development of 77 detached residential condominium units; and

WHEREAS, Vesting Tentative Tract Map 17836 has a General Plan land use designation of Medium Density Residential and a Zoning Designation of 2.3K Medium Density Residential; and

WHEREAS, Vesting Tentative Tract Map 17836 is for residential condominium purposes; and

WHEREAS, Vesting Tentative Tract Map 17836 is consistent with the previously approved "A" Map (VTTM 17031) for Neighborhood 3 of Planning Area 6; and

WHEREAS, the neighborhood and community parkland dedication requirements have been addressed through compliance with Park Plan Modification 00627592-PPK; and

WHEREAS, the subject Vesting Tentative Tract Map 17836 is consistent with approved Master Landscape and Trails Plan Modification (00627595-PMP); and

WHEREAS, the subject Vesting Tentative Tract Map 17836 conforms with the City of Irvine Subdivision Ordinance, General Plan and Zoning Ordinance; and

WHEREAS, Vesting Tentative Tract Map 17836 is considered a "project" under regulations of the State of California Environmental Quality Act (CEQA); and

WHEREAS, a Program Environmental Impact Report (SCH No. 2001051010) was prepared for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8 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 22, 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 (SCH No. 2001051010) for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8, which serves as a Program EIR for the proposed project. 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 on public testimony and independent judgment, the Subdivision Committee determines that no new mitigation measures are required. The Program EIR is, therefore, determined to be adequate to serve as the EIR for this project and satisfies all requirements of CEQA.

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 (SCH No. 2001051010) for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8.

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.
- 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:
 - 1. 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.

2. 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 that 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.
 3. The implementation of a systems development charge for development in Planning Area 6 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 6 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 approving a Vesting Tentative Tract Map has been established:

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

VTTM 17836 designates a total of 12 numbered lots for residential condominiums and 6 lettered lots for landscape and private street lot purposes. The map 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 2.3K Medium Density Residential zoning district in which it is located. This map is also designed in accordance with the special development standards applicable to Planning Area 6 and consistent with the "A" map for Neighborhood 3 (VTTM 17031) previously approved on December 11, 2006.

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

The design and improvements of VTTM 17836 are consistent with all applicable previous approvals, including the underlying master subdivision map (VTTM 16562) for Neighborhoods 1, 2 and 3, as well as the subsequent "A" Map (VTTM 17031) specific to only Neighborhood 3. All on-site improvements will be completed according to City standards, the 2.3K Medium Density Residential zoning requirements and all Planning Area 6 special development standards. The project also complies with the approved Master Landscape and Trails Plan Modification (00627595-PMP) which establishes designs for walls, trails, monuments and pedestrian circulation/connections within the tract.

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

Neighborhood 3 consists of generally flat hillside terrain that has previously been rough graded. A geotechnical analysis was prepared in conjunction with the Program EIR. The analysis concluded that residential development and accessory land uses can physically be accommodated on the subject site. Additionally, soil and groundwater conditions will be analyzed prior to construction as required by Standard Conditions 2.6 and 2.7 contained in this Resolution.

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

The Program EIR evaluated the physical and environmental constraints of the subject property and identified a maximum residential intensity for Planning Area 6 of 5,134 dwelling units. There are currently 3,281 units permitted, under construction or built. Neighborhood 3, including the 77 dwelling units proposed with this tract map, will increase the number of dwelling units in Planning Area 6 to 3,903. Zoning Ordinance Section 9-6-5 states that individual residential project in 2.3K may exceed 12.5 dwelling units/acre so long as no individual project exceeds 31.0 dwelling units/acre. VTTM 17836 has a net density of 7.75 dwelling units/acre which is below the maximum net density for the 2.3K Medium Density Residential zoning district in which it is located. Therefore, the proposed number of units is below both the maximum residential intensity for Planning Area 6 and the maximum density allowed per the zoning district. Therefore, it has been determined that the site is suitable for the proposed density of the development.

- 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 17836 is in accordance with the certified Program EIR (SCH No. 2001051010) for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8. 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 buildings and infrastructure improvements will be constructed in compliance with all Zoning, Building, Fire, and Security Code standards applicable to this project at the time of permit processing.

- 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 subdivision includes future public easements to be dedicated over private streets and portions of sidewalk throughout the tract. These easements provide a benefit to the public for access to streets and pedestrian amenities within the

project boundaries, and therefore, do not pose a conflict in any way.

- 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, the proposed map is considered to be subsequent activity under a previously certified Program EIR (SCH No. 2001051010) for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8. 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 (MMRP).

SECTION 6. Vesting Tentative Tract Map 17836 subdivides 9.94 gross acres into 12 numbered lots and 6 lettered lots for the development of 77 detached residential condominium units in Planning Area 6.

SECTION 7. That the Secretary to the Subdivision Committee of the City of Irvine shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

NOW, THEREFORE, based on the above findings the Subdivision Committee of the City of Irvine DOES HEREBY RECOMMEND that the Planning Commission approve Vesting Tentative Tract Map 17836 (00627274-PTT) 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) as set forth by the Program EIR (SCH No. 2001051010) for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8, and 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, and signing and striping.

- The applicant shall lengthen the existing 180-foot southbound left-turn lane on Modjeska at Walking Stick to 190-feet and lengthen the existing 140-foot southbound left-turn lane on Modjeska at Still Night to 175-feet in accordance with the Planning Area 6, Neighborhood 3 Trip Generation and Unit Comparison dated May 20, 2015 (approved June 8, 2015).

n/a b. Traffic signal systems, interconnect and other traffic control and management devices as follows:

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 depicted on the approved tentative map or as follows:

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.

PRIOR TO THE ISSUANCE OF PRELIMINARY OR PRECISE GRADING PERMITS

Standard Condition 2.5 (Modified)
(Mitigation Measure 32)

ARCHAEOLOGIST / PALEONTOLOGIST

Prior to the issuance of the first precise grading permit for a project that is located on land that includes potentially significant archaeological and/or paleontological sites, and for any subsequent permit involving excavation to increased depth, the applicant

shall provide letters from an archaeologist and/or a paleontologist. The letters shall state that the applicant has retained these individuals, and that the consultant(s) will be on call during all grading and other significant ground disturbing activities. Determination of the need for these consultants shall be based on the environmental analysis for the project. These consultants shall be selected from the roll of qualified archaeologists and paleontologists maintained by the County of Orange (OC Public Works / OC Planning). The archaeologist and/or paleontologist shall meet with Community Development staff, and shall submit written recommendations specifying procedures for cultural/scientific resource surveillance. These recommendations shall be 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. Should any cultural/scientific resources be discovered during grading, 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. This condition and the approved recommendations shall be incorporated on the cover sheet of the grading plan under the general heading: "Conditions of Approval."

Standard Condition 2.6
(Mitigation Measure 6.3)

SITE SPECIFIC GEOTECHNICAL STUDY

Prior to the issuance of grading permits, the applicant shall provide to the Chief Building Official a site-specific geotechnical study for each proposed structure. The geotechnical report shall be prepared by a registered civil engineer or certified engineering geologist, having competence in the field of seismic hazard evaluation and mitigation. The geotechnical report shall contain site-specific evaluations of the seismic hazard affecting the project, and shall identify portions of the project site containing seismic hazards. The report shall also identify any known off-site seismic hazards that could adversely affect the site in the event of an earthquake. The contents of the geotechnical report shall include, but shall not be limited to, the following:

- a. Project description.
- b. A description of the geologic and geotechnical conditions at the site, including an appropriate site location map.
- c. Evaluation of site-specific seismic hazards based on geological and geotechnical conditions, in accordance with current industry standards of practice.
- d. Recommendations for earthwork and construction.
- e. Name of report preparer(s), and signature(s) of a certified engineering geologist and/or registered civil engineer, having competence in the field of seismic hazard evaluation and mitigation.
- f. Include the official professional registration or certification number and license expiration date of each report preparer in the signature block of the report.

Standard Condition 2.12
(Mitigation Measure 8.8)

WATER QUALITY – NOTICE OF INTENT

Prior to the issuance of precise grading permits for a project that will result in soil disturbance of one (1) or more acres of land, the applicant shall provide the Chief Building Official 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 the Regional Water Quality Control Board, or a letter from either agency stating that the NOI has been filed.

Standard Condition 2.13
(Mitigation Measure 8.2)

WATER QUALITY MANAGEMENT PLAN

Prior to the issuance of preliminary or precise grading permits, the applicant shall submit to the Chief Building Official for review and approval, 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.

Condition 2.26

OCFA FIRE MASTER PLAN

Prior to issuance of a precise grading permit, the applicant shall submit to the Orange County Fire Authority and obtain approval of a fire master plan (Service Code PR145).

Condition 2.27
(Mitigation Measure 5.7)

HUMAN REMAINS

The following note shall be placed on each grading plan:

"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; or
 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.

Condition 2.28
(Mitigation Measure 5.4)

FOSSIL PROCEDURES

Prior to the 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 evaluation 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 Development where they would be afforded long term preservation to allow future scientific study.

Condition 2.29
(Mitigation Measure 3.1)

SCAQMD RULES 402 and 403

Prior to issuance of a grading permit, the property owner/developer and its contractors shall be required to comply with regional rules, which will assist in reducing short-term air pollutant emissions. SCAQMD Rule 402 requires that air pollutant emissions not be a nuisance off-site. SCAQMD Rule 403 requires that fugitive dust be controlled with the best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. Two options are presented in Rule 403; monitoring of particulate concentrations or active control. Monitoring involves a sampling network around the project with no additional control measures unless specified concentrations are exceeded. The active control option does not require any monitoring, but requires that a list of measures be implemented starting with the first day of construction. Relevant control measures from Rule 403 are identified in Tables 17 through 20 of the Air Quality Assessment completed for the Project by MGA (see Appendix B1 of the DEIR).

Condition 2.30
(Mitigation Measure 3.2)

CONSTRUCTION EQUIPMENT EMISSIONS MEASURES

Prior to issuance of each grading permit, the following information shall be included as a note on the cover sheet of the grading plans. The following measures shall be implemented during grading and construction of the project.

- a. Use low emission mobile construction equipment. The property owner/ developer shall comply with CARB requirements for heavy 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 available.
- e. Configure construction parking to minimize traffic interference.
- f. Minimize obstruction of through-traffic lanes. 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 to the extent practical.
- 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).

Condition 2.32

NOISE SEPARATION

(Mitigation Measure 10.3)

Prior to issuance of grading permits, the 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.

- 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. (Mitigation Measure 10.3)

Condition 2.33

SOLID WASTE FOR RECYCLING

This project will result in new construction that will generate solid waste. Prior to the issuance of precise grading permits, the 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 a nonresidential project may be permitted to contract with a waste recycler for offsite materials recovery. In this case the applicant must provide a letter verifying that recycling will be conducted off site in an acceptable manner. (Mitigation Measure 15.16).

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.

Standard Condition 3.3

DISCLOSURE STATEMENTS

Prior to the issuance of building permits, the applicant shall submit to the Director of Community Development for review and approval a completed occupancy disclosure form for the project. The approved disclosure form, along with its attachments, shall be included as part of the rental/lease agreements and as part of the sales literature for the project. The disclosure statement shall include information, current as of the date of submittal, with respect to each item marked with an "x" on the list below. The items marked "n/a" need not be included.

- N/A a. Information on Noise resulting from aircraft and/or helicopter operations from John Wayne Airport.
- X b. A copy of the City's earthquake preparedness packet (commercial, industrial, and ownership residential only). To obtain packets, contact the City of Irvine Emergency Management Specialist (949) 724-7148.
- N/A c. Map of Special Flood Hazard Area information for areas subject to inundation.
- N/A d. Notice that initial occupancy and any subsequent change in use or occupancy of any non-residential condominium space, requires the buyer or the new or existing occupant to apply to the Community Development Department and obtain approval by way of a of written zoning confirmation letter or obtain a building permit and obtain inspection approval for any necessary work to establish the use and/or occupancy consistent with that intended.
- N/A e. Notice that the property owner shall be responsible for continuous maintenance of the emergency access equipment thus ensuring these systems will be operational at all times, as required by the Chief of Police.
- X f. Notice that the property is located near and/or adjacent to private and/or public park(s) that may include recreational, field/court lighting, and other

related improvements.

- X g. Notice that the property is located near and/or adjacent to public open space land that may include trails, trailheads, parking facilities, and other related improvements and operations.
- X h. Notice that the property is located near and/or adjacent to public trails and/or related improvements and operations.

Standard Condition 3.5
(Mitigation Measure 10.1)

FINAL ACOUSTICAL REPORT

Prior to the issuance of building permits for each structure or tenant improvement, other than a parking structure, the applicant shall submit a final acoustical report prepared to the satisfaction of the Director of Community Development. The report shall demonstrate that the development will be sound attenuated against present and projected noise levels including stationary, roadway, aircraft, helicopter, and railroad noise 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). The report shall be accompanied by a list identifying the sheet(s) of the building plans that include required sound attenuation measures.

Standard Condition 3.6

SITE LIGHTING REQUIREMENTS

Prior to the issuance of building permits, the applicant shall demonstrate they have met the Irvine Uniform Security Code requirements for lighting by providing the below listed items for a complete review by the Police department. Failure to provide a complete lighting package will result in the delay of satisfaction of this condition.

- a. Electrical plan showing light fixture locations, type of light fixture, height of light fixture, and point-by-point photometric lighting analysis overlaid on the landscape plan with a tree legend. The photometric plan should only show those fixtures used to meet the Irvine Uniform Security Code requirements.
- b. Corresponding fixture cut-sheets (specifications) of those lights used to meet the Irvine Uniform Security Code.
- c. Site plan demonstrating that landscaping shall not be planted so as to obscure required light levels.
- d. Site plans that are full-scale and legible.

Standard Condition 3.7

SOLID WASTE RECYCLING

Prior to the issuance of building permits for a project that involves new construction or that involves the demolition or renovation of existing buildings on site, the applicant shall comply with requirements of Title 6, Division 7 of the City of Irvine Municipal Code relating to recycling and diversion of construction and demolition waste as applicable to said project. Over the course of demolition or construction, the applicant shall ensure compliance with all code requirements related to the use of City-authorized waste haulers.

Standard Condition 3.18

WAYFINDING (DIRECTIONAL) PLAN

Prior to the issuance of the first building permit, a Wayfinding (directional) Plan including exterior building numbers, unit numbers, directional unit signs, and entrance directory shall be approved by the Chief of Police. Said plan shall be incorporated into the plan set approved for building permits

Standard Condition 3.20

CONSTRUCTION SITE SECURITY PLAN

Prior to the issuance of the first building permit, a Construction Site Security Plan, per the Irvine Uniform Security Code, Section 5-9-521, shall be approved by the Chief of Police. Said plan shall be incorporated into the plan set approved for building permits.

Condition 3.21

TITLE 24

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. (NOTE: In 1978 California established Energy Efficiency Standards for Residential and Nonresidential Buildings. Commonly referred to as Title 24, these standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. In 2001 new standards went into effect. To date, these standards are estimated to have saved more than \$11.3 billion in electricity and natural gas costs. Title 24 covers the use of energy efficient building standards, including ventilation, insulation and construction and the use of energy saving appliances, conditioning systems, water heating, and lighting.) (Mitigation Measure 15.1)

Condition 3.28

FIRE PROTECTION EASEMENTS

Prior to the issuance of the first building permit, all fire protection access easements shall be approved by the Orange County Fire Authority and irrevocably dedicated in perpetuity to the City.

Condition 3.29

OCFA - FIRE SPRINKLER SYSTEM

Prior to issuance of a building permit, the applicant shall submit to the Orange County Fire Authority and obtain approval of Fire Sprinkler System (Service Codes PR400-PR455).

Condition 3.30
(Mitigation Measure 4.8)

WILDLIFE INTERFACE BROCHURE

To educate homeowners of the responsibilities associated with living at the wildland interface, the Nature Reserve of Orange County wildland interface brochure, along with its 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.

Condition 3.32

SANTIAGO CANYON ROAD FEES

Prior to the issuance of the first building permit, the landowner or subsequent Project Applicant for development in Planning Area 6 shall pay applicable Santiago Canyon Road fees to provide its fair share funding of the Santiago Canyon Road improvements.

Condition 3.33

CONSTRUCTION OF PUBLIC TRAIL

Prior to the issuance of the 100th residential building permit for Vesting Tentative Tract Maps 17831 through 17837, the eleven-foot wide Class 1 trail along the entire eastern edge fronting Modjeska between Portola Springs and Irvine Boulevard shall be completed.

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 AUTHORIZATION TO USE, OCCUPY, AND/OR OPERATE

Standard Condition 4.1

STREET MAINTENANCE

Prior to authorization to use, occupy, and/or operate, where streets have not been accepted, the applicant shall install the following sign at all entrances to the subdivision/tract:

THIS STREET IS OPEN FOR PUBLIC USE AND THE VEHICLE CODE IS BEING ENFORCED. MAINTENANCE OF THIS STREET AND RIGHT-OF-WAY IS THE DEVELOPER'S RESPONSIBILITY.

DEVELOPER: _____ PHONE: _____

The signs shall be approved in advance by the Director of Community Development and shall have, at a minimum, three inch (3") high lettering. The applicant shall remove the signs promptly after the City issues a certification of completion and accepts all of the streets for maintenance by the City.

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 (1) 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 (1) 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.

Standard Condition 6.3

RIGHT OF WAY EASEMENTS

Any easement that lies within or crosses rights-of-way proposed to be deeded or dedicated to the City shall be subordinated to the City prior to City acceptance of the rights-of-way, unless otherwise exempted by the City Engineer in writing.

Standard Condition 6.9

HOMEOWNER ASSOCIATIONS – STREET SWEEPING

The project applicant or subsequent home builder shall include language in the recorded Covenants, Conditions, and Restrictions (CC&Rs) for this project that requires the homeowners association (HOA) to cooperate with the City regarding the City's sweeping of public streets within and/or adjacent to the project. The HOA shall inform residents of when the City sweeps the public streets and request residents and their guests not to park on these streets during street sweeping hours. Information from the HOA regarding street sweeping times shall be provided to residents on at least a quarterly basis in newsletters, billing statements, web sites, and/or other communication methods. If requested by the City, the HOA shall increase the frequency of the information.

Condition 6.19

OCFA LUMBER-DROP

After installation of required fire access roadways and hydrants, the applicant shall receive clearance via a lumber-drop inspection from the Orange County Fire Authority prior to bringing combustible building materials on-site.

Condition 6.20

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 systems, etc. (Mitigation Measure 12.1)

Condition 6.23

The landowner shall consult with the Southern California Gas Company regarding feasible energy conservation measures and utilize measures to the maximum extent feasible. (Mitigation Measure 15.8)

Condition 6.25

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. (Mitigation Measure 15.17)

Condition 6.27

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 (SCH No. 2001051010) prepared for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8.

PASSED AND ADOPTED by the Subdivision Committee of the City of Irvine at a regular meeting held on the 22nd day of July 2015, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIR OF THE SUBDIVISION COMMITTEE

SUBDIVISION COMMITTEE RESOLUTION NO. 15-955

A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17837 (FILE NO. 00627261-PTT) TO SUBDIVIDE 7.19 GROSS ACRES INTO 14 NUMBERED LOTS AND 15 LETTERED LOTS FOR THE TOTAL DEVELOPMENT OF 79 ATTACHED CONDOMINIUM RESIDENTIAL UNITS; LOCATED IN PLANNING AREA 6 (PORTOLA SPRINGS); FILED BY IRVINE COMMUNITY DEVELOPMENT COMPANY

WHEREAS, an application for Vesting Tentative Tract Map 17837 (00627261-PTT) has been filed by the Irvine Community Development Company to subdivide a 7.19 gross-acre site into 14 numbered lots and 15 lettered lots for the development of 79 attached residential condominium units; and

WHEREAS, Vesting Tentative Tract Map 17837 has a General Plan land use designation of Medium Density Residential and a Zoning Designation of 2.3K Medium Density Residential; and

WHEREAS, Vesting Tentative Tract Map 17837 is for residential condominium purposes; and

WHEREAS, Vesting Tentative Tract Map 17837 is consistent with the previously approved "A" Map (VTTM 17031) for Neighborhood 3 of Planning Area 6; and

WHEREAS, the neighborhood and community parkland dedication requirements have been addressed through compliance with Park Plan Modification 00627592-PPK; and

WHEREAS, the subject Vesting Tentative Tract Map 17837 is consistent with approved Master Landscape and Trails Plan Modification (00627595-PMP); and

WHEREAS, the subject Vesting Tentative Tract Map 17837 conforms with the City of Irvine Subdivision Ordinance, General Plan and Zoning Ordinance; and

WHEREAS, Vesting Tentative Tract Map 17837 is considered a "project" under regulations of the State of California Environmental Quality Act (CEQA); and

WHEREAS, a Program Environmental Impact Report (SCH No. 2001051010) was prepared for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8 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 22, 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 (SCH No. 2001051010) for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8, which serves as a Program EIR for the proposed project. 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 on public testimony and independent judgment, the Subdivision Committee determines that no new mitigation measures are required. The Program EIR is, therefore, determined to be adequate to serve as the EIR for this project and satisfies all requirements of CEQA.

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 (SCH No. 2001051010) for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8.

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.
- 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:
 - 1. 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.

2. 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 that 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.
 3. The implementation of a systems development charge for development in Planning Area 6 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 6 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 approving a Vesting Tentative Tract Map has been established:

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

VTTM 17837 designates a total of 13 numbered lots for residential condominiums, one numbered lot for entry monument purposes, and 15 lettered lots for landscape and private street lot purposes. The map 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 2.3K Medium Density Residential zoning district in which it is located. This map is also designed in accordance with the special development standards applicable to Planning Area 6 and consistent with the "A" map for Neighborhood 3 (VTTM 17031) previously approved on December 11, 2006.

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

The design and improvements of VTTM 17837 are consistent with all applicable previous approvals, including the underlying master subdivision map (VTTM 16562) for Neighborhoods 1, 2 and 3, as well as the subsequent "A" Map (VTTM 17031) specific to only Neighborhood 3. All on-site improvements will be completed according to City standards, the 2.3K Medium Density Residential zoning requirements and all Planning Area 6 special development standards. The project also complies with the approved Master Landscape and Trails Plan Modification (00627595-PMP) which establishes designs for walls, trails, monuments and pedestrian circulation/connections within the tract.

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

Neighborhood 3 consists of generally flat hillside terrain that has previously been rough graded. A geotechnical analysis was prepared in conjunction with the Program EIR. The analysis concluded that residential development and accessory land uses can physically be accommodated on the subject site. Additionally, soil and groundwater conditions will be analyzed prior to construction as required by Standard Conditions 2.6 and 2.7 contained in this Resolution.

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

The Program EIR evaluated the physical and environmental constraints of the subject property and identified a maximum residential intensity for Planning Area 6 of 5,134 dwelling units. There are currently 3,281 units permitted, under construction or built. Neighborhood 3, including the 79 dwelling units proposed with this tract map, will increase the number of dwelling units in Planning Area 6 to 3,903. Zoning Ordinance Section 9-6-5 states that individual residential project in 2.3K may exceed 12.5 dwelling units/acre so long as no individual project exceeds 31.0 dwelling units/acre. VTTM 17837 has a net density of 12.48 dwelling units/acre which is below the maximum net density for the 2.3K Medium Density Residential zoning district in which it is located. Therefore, the proposed number of units is below both the maximum residential intensity for Planning Area 6 and the maximum density allowed per the zoning district. Therefore, it has been determined that the site is suitable for the proposed density of the development.

- 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 17837 is in accordance with the certified Program EIR (SCH No. 2001051010) for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8. 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 buildings and infrastructure improvements will be constructed in compliance with all Zoning, Building, Fire, and Security Code standards applicable to this project at the time of permit processing.

- 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 subdivision includes future public easements to be dedicated over private streets, a Class 1 trail and portions of sidewalk throughout the tract. These easements provide a benefit to the public for access to streets and pedestrian

amenities within the project boundaries, and therefore, do not pose a conflict in any way.

- 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, the proposed map is considered to be subsequent activity under a previously certified Program EIR (SCH No. 2001051010) for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8. 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 (MMRP).

SECTION 6. Vesting Tentative Tract Map 17837 subdivides 7.19 gross acres into 14 numbered lots and 15 lettered lots for the development of 79 attached residential condominium units in Planning Area 6.

SECTION 7. That the Secretary to the Subdivision Committee of the City of Irvine shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

NOW, THEREFORE, based on the above findings the Subdivision Committee of the City of Irvine DOES HEREBY RECOMMEND that the Planning Commission approve Vesting Tentative Tract Map 17837 (00627261-PTT) 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) as set forth by the Program EIR (SCH No. 2001051010) for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8, and 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, and signing and striping.
 - The applicant shall lengthen the existing 180-foot southbound left-turn lane on Modjeska at Walking Stick to 190-feet and lengthen the existing 140-foot southbound left-turn lane on Modjeska at Still Night to 175-feet in accordance with the Planning Area 6, Neighborhood 3 Trip Generation and Unit Comparison dated May 20, 2015 (approved June 8, 2015).
- n/a b. Traffic signal systems, interconnect and other traffic control and management devices as follows:
- 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
- X 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 depicted on the approved tentative map or as follows:

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.

PRIOR TO THE ISSUANCE OF PRELIMINARY OR PRECISE GRADING PERMITS

Standard Condition 2.5 (Modified)
(Mitigation Measure 32)

ARCHAEOLOGIST / PALEONTOLOGIST

Prior to the issuance of the first precise grading permit for a project that is located on land that includes potentially significant archaeological and/or paleontological sites, and for any subsequent permit involving excavation to increased depth, the applicant shall provide letters from an archaeologist and/or a paleontologist. The letters shall state that the applicant has retained these individuals, and that the consultant(s) will be on call during all grading and other significant ground disturbing activities. Determination of the need for these consultants shall be based on the environmental analysis for the project. These consultants shall be selected from the roll of qualified archaeologists and paleontologists maintained by the County of Orange (OC Public Works / OC Planning). The archaeologist and/or paleontologist shall meet with Community Development staff, and shall submit written recommendations specifying procedures for cultural/scientific resource surveillance. These recommendations shall be 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. Should any cultural/scientific resources be discovered during grading, 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. This condition and the approved recommendations shall be incorporated on the cover sheet of the grading plan under the general heading: "Conditions of Approval."

Standard Condition 2.6
(Mitigation Measure 6.3)

SITE SPECIFIC GEOTECHNICAL STUDY

Prior to the issuance of grading permits, the applicant shall provide to the Chief Building Official a site-specific geotechnical study for each proposed structure. The geotechnical report shall be prepared by a registered civil engineer or certified engineering geologist, having competence in the field of seismic hazard evaluation and mitigation. The geotechnical report shall contain site-specific evaluations of the seismic hazard affecting the project, and shall identify portions of the project site containing seismic hazards. The report shall also identify any known off-site seismic hazards that could adversely affect the site in the event of an earthquake. The contents of the geotechnical report shall include, but shall not be limited to, the following:

- a. Project description.
- b. A description of the geologic and geotechnical conditions at the site, including an appropriate site location map.
- c. Evaluation of site-specific seismic hazards based on geological and geotechnical conditions, in accordance with current industry standards of practice.

- d. Recommendations for earthwork and construction.
- e. Name of report preparer(s), and signature(s) of a certified engineering geologist and/or registered civil engineer, having competence in the field of seismic hazard evaluation and mitigation.
- f. Include the official professional registration or certification number and license expiration date of each report preparer in the signature block of the report.

Standard Condition 2.12
(Mitigation Measure 8.8)

WATER QUALITY – NOTICE OF INTENT

Prior to the issuance of precise grading permits for a project that will result in soil disturbance of one (1) or more acres of land, the applicant shall provide the Chief Building Official 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 the Regional Water Quality Control Board, or a letter from either agency stating that the NOI has been filed.

Standard Condition 2.13
(Mitigation Measure 8.2)

WATER QUALITY MANAGEMENT PLAN

Prior to the issuance of preliminary or precise grading permits, the applicant shall submit to the Chief Building Official for review and approval, 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.

Modified Standard Condition 2.16

PUBLIC TRAIL DEDICATION

Prior to the issuance of a precise grading permit, the applicant shall submit all documents necessary to record nonexclusive easements for public use of such trails in a form or forms approved by the City Attorney and prepared to the satisfaction of the City Engineer, Director of Community Services, and Director of Community Development. The City Engineer may permit the public trail dedication to be recorded separately from the final map.

Standard Condition 2.22

PUBLIC PARK / TRAIL FACILITY REVIEW

Prior to the issuance of a precise grading permit for any public park or trail, the applicant shall submit a Public Facility Design Review (PFDR) application to the Director of Community Development for review and approval.

Condition 2.26

OCFA FIRE MASTER PLAN

Prior to issuance of a precise grading permit, the applicant shall submit to the

Orange County Fire Authority and obtain approval of a fire master plan (Service Code PR145).

Condition 2.27
(Mitigation Measure 5.7)

HUMAN REMAINS

The following note shall be placed on each grading plan:

“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; or
 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.

Condition 2.28
(Mitigation Measure 5.4)

FOSSIL PROCEDURES

Prior to the 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 evaluation 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 Development where they would be afforded long term preservation to allow future scientific study.

Condition 2.29
(*Mitigation Measure 3.1*)

SCAQMD RULES 402 and 403

Prior to issuance of a grading permit, the property owner/developer and its contractors shall be required to comply with regional rules, which will assist in

- 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. (Mitigation Measure 10.3)

Condition 2.33

SOLID WASTE FOR RECYCLING

This project will result in new construction that will generate solid waste. Prior to the issuance of precise grading permits, the 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 a nonresidential project may be permitted to contract with a waste recycler for offsite materials recovery. In this case the applicant must provide a letter verifying that recycling will be conducted off site in an acceptable manner. (Mitigation Measure 15.16).

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.

Standard Condition 3.3

DISCLOSURE STATEMENTS

Prior to the issuance of building permits, the applicant shall submit to the Director of Community Development for review and approval a completed occupancy disclosure form for the project. The approved disclosure form, along with its attachments, shall be included as part of the rental/lease agreements and as part of the sales literature for the project. The disclosure statement shall include information, current as of the date of submittal, with respect to each item marked with an "x" on the list below. The items marked "n/a" need not be included.

- N/A a. Information on Noise resulting from aircraft and/or helicopter operations from John Wayne Airport.

- X b. A copy of the City's earthquake preparedness packet (commercial, industrial, and ownership residential only). To obtain packets, contact the City of Irvine Emergency Management Specialist (949) 724-7148.
- N/A c. Map of Special Flood Hazard Area information for areas subject to inundation.
- N/A d. Notice that initial occupancy and any subsequent change in use or occupancy of any non-residential condominium space, requires the buyer or the new or existing occupant to apply to the Community Development Department and obtain approval by way of a of written zoning confirmation letter or obtain a building permit and obtain inspection approval for any necessary work to establish the use and/or occupancy consistent with that intended.
- N/A e. Notice that the property owner shall be responsible for continuous maintenance of the emergency access equipment thus ensuring these systems will be operational at all times, as required by the Chief of Police.
- X f. Notice that the property is located near and/or adjacent to private and/or public park(s) that may include recreational, field/court lighting, and other related improvements.
- X g. Notice that the property is located near and/or adjacent to public open space land that may include trails, trailheads, parking facilities, and other related improvements and operations.
- X h. Notice that the property is located near and/or adjacent to public trails and/or related improvements and operations.

Standard Condition 3.5
(Mitigation Measure 10.1)

FINAL ACOUSTICAL REPORT

Prior to the issuance of building permits for each structure or tenant improvement, other than a parking structure, the applicant shall submit a final acoustical report prepared to the satisfaction of the Director of Community Development. The report shall demonstrate that the development will be sound attenuated against present and projected noise levels including stationary, roadway, aircraft, helicopter, and railroad noise 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). The report shall be accompanied by a list identifying the sheet(s) of the building plans that include required sound attenuation measures.

Standard Condition 3.6

SITE LIGHTING REQUIREMENTS

Prior to the issuance of building permits, the applicant shall demonstrate they have met the Irvine Uniform Security Code requirements for lighting by providing the below listed items for a complete review by the Police department. Failure to provide a complete lighting package will result in the delay of satisfaction of this condition.

- a. Electrical plan showing light fixture locations, type of light fixture, height of light fixture, and point-by-point photometric lighting analysis overlaid on the landscape plan with a tree legend. The photometric plan should only show those fixtures used to meet the Irvine Uniform Security Code requirements.
- b. Corresponding fixture cut-sheets (specifications) of those lights used to meet the Irvine Uniform Security Code.
- c. Site plan demonstrating that landscaping shall not be planted so as to obscure required light levels.
- d. Site plans that are full-scale and legible.

Standard Condition 3.7

SOLID WASTE RECYCLING

Prior to the issuance of building permits for a project that involves new construction or that involves the demolition or renovation of existing buildings on site, the applicant shall comply with requirements of Title 6, Division 7 of the City of Irvine Municipal Code relating to recycling and diversion of construction and demolition waste as applicable to said project. Over the course of demolition or construction, the applicant shall ensure compliance with all code requirements related to the use of City-authorized waste haulers.

Standard Condition 3.18

WAYFINDING (DIRECTIONAL) PLAN

Prior to the issuance of the first building permit, a Wayfinding (directional) Plan including exterior building numbers, unit numbers, directional unit signs, and entrance directory shall be approved by the Chief of Police. Said plan shall be incorporated into the plan set approved for building permits

Standard Condition 3.20

CONSTRUCTION SITE SECURITY PLAN

Prior to the issuance of the first building permit, a Construction Site Security Plan, per the Irvine Uniform Security Code, Section 5-9-521, shall be approved by the Chief of Police. Said plan shall be incorporated into the plan set approved for building permits.

Condition 3.21

TITLE 24

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. (NOTE: In 1978 California established Energy Efficiency Standards for Residential and Nonresidential Buildings. Commonly referred to as Title 24, these standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. In 2001 new standards went into effect. To date, these standards are estimated to have saved more than \$11.3 billion in electricity and natural gas costs. Title 24 covers the use of energy efficient building standards, including ventilation, insulation and construction and the use of energy saving appliances, conditioning systems, water heating, and lighting.) (Mitigation Measure 15.1)

Condition 3.28

FIRE PROTECTION EASEMENTS

Prior to the issuance of the first building permit, all fire protection access easements shall be approved by the Orange County Fire Authority and irrevocably dedicated in perpetuity to the City.

Condition 3.29

OCFA - FIRE SPRINKLER SYSTEM

Prior to issuance of a building permit, the applicant shall submit to the Orange County Fire Authority and obtain approval of Fire Sprinkler System (Service Codes PR400-PR455).

Condition 3.30

WILDLIFE INTERFACE BROCHURE

(Mitigation Measure 4.8)

To educate homeowners of the responsibilities associated with living at the wildland interface, the Nature Reserve of Orange County wildland interface brochure, along with its 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.

Condition 3.32

SANTIAGO CANYON ROAD FEES

Prior to the issuance of the first building permit, the landowner or subsequent Project Applicant for development in Planning Area 6 shall pay applicable Santiago Canyon Road fees to provide its fair share funding of the Santiago Canyon Road improvements.

Condition 3.33

CONSTRUCTION OF PUBLIC TRAIL

Prior to the issuance of the 100th residential building permit for Vesting Tentative

Tract Maps 17831 through 17837, the eleven-foot wide Class 1 trail along the entire eastern edge fronting Modjeska between Portola Springs and Irvine Boulevard shall be completed.

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 AUTHORIZATION TO USE, OCCUPY, AND/OR OPERATE

Standard Condition 4.1

STREET MAINTENANCE

Prior to authorization to use, occupy, and/or operate, where streets have not been accepted, the applicant shall install the following sign at all entrances to the subdivision/tract:

THIS STREET IS OPEN FOR PUBLIC USE AND THE VEHICLE CODE IS BEING ENFORCED. MAINTENANCE OF THIS STREET AND RIGHT-OF-WAY IS THE DEVELOPER'S RESPONSIBILITY.

DEVELOPER: _____ PHONE: _____

The signs shall be approved in advance by the Director of Community Development and shall have, at a minimum, three inch (3") high lettering. The applicant shall remove the signs promptly after the City issues a certification of completion and accepts all of the streets for maintenance by the City.

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 (1) 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 (1) 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.

Standard Condition 6.3

RIGHT OF WAY EASEMENTS

Any easement that lies within or crosses rights-of-way proposed to be deeded or dedicated to the City shall be subordinated to the City prior to City acceptance of the rights-of-way, unless otherwise exempted by the City Engineer in writing.

Standard Condition 6.9 HOMEOWNER ASSOCIATIONS – STREET SWEEPING

The project applicant or subsequent home builder shall include language in the recorded Covenants, Conditions, and Restrictions (CC&Rs) for this project that requires the homeowners association (HOA) to cooperate with the City regarding the City's sweeping of public streets within and/or adjacent to the project. The HOA shall inform residents of when the City sweeps the public streets and request residents and their guests not to park on these streets during street sweeping hours. Information from the HOA regarding street sweeping times shall be provided to residents on at least a quarterly basis in newsletters, billing statements, web sites, and/or other communication methods. If requested by the City, the HOA shall increase the frequency of the information.

Condition 6.19

OCFA LUMBER-DROP

After installation of required fire access roadways and hydrants, the applicant shall receive clearance via a lumber-drop inspection from the Orange County Fire Authority prior to bringing combustible building materials on-site.

Condition 6.20

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 systems, etc. (Mitigation Measure 12.1)

Condition 6.23

The landowner shall consult with the Southern California Gas Company regarding feasible energy conservation measures and utilize measures to the maximum extent feasible. (Mitigation Measure 15.8)

Condition 6.25

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. (Mitigation Measure 15.17)

Condition 6.27

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 (SCH No. 2001051010) prepared for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8.

PASSED AND ADOPTED by the Subdivision Committee of the City of Irvine at a regular meeting held on the 22nd day of July 2015, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIR OF THE SUBDIVISION COMMITTEE

AGENDA ITEM NO. 3



REQUEST FOR SUBDIVISION COMMITTEE ACTION

MEETING DATE: JULY 22, 2015

TITLE: VESTING TENTATIVE TRACT MAP 17769 (FILE NO. 00613061-PTT) FOR A FUTURE COMMUNITY PARK AND DAY CARE SITE IN NEIGHBORHOOD 4B OF PORTOLA SPRINGS (PLANNING AREA 6)

A handwritten signature in black ink, appearing to read "Ben 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. 15-956 – A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17769 (FILE NO. 00631061-PTT) TO SUBDIVIDE 41.91 GROSS ACRES INTO FOUR NUMBERED LOTS AND THREE LETTERED LOTS FOR THE DEVELOPMENT OF AN 32.50 ACRE COMMUNITY PARK, A DAY CARE SITE, A TELECOMMUNICATIONS SITE AND ANCILLIARY USES; LOCATED IN PLANNING AREA 6 (PORTOLA SPRINGS); FILED BY STANTEC ON BEHALF OF IRVINE COMMUNITY DEVELOPMENT COMPANY

EXECUTIVE SUMMARY

Irvine Community Development Company (ICDC) has submitted an application for Vesting Tentative Tract Map (VTTM) 17769 to subdivide a 41.91 acre portion of previously approved VTTM 16814, and create four numbered lots and three lettered lots for the development of a future 32.50 acre Community Park, future child care use, and a future telecommunications site in Neighborhood 4B in Portola Springs (Planning Area 6). Neighborhood 4B is located at the northeasterly most portion of PA 6, specifically at the northwest corner of Portola Parkway and the Foothill Transportation Corridor (SR-214) (SC Attachment 1). Planning Area 6 (PA 6) is a 2,807 acre planning area generally bounded by Planning Area 3 (Limestone Canyon open space) to the north, Jeffrey Road and Eastern Transportation Corridor (SR-I33) to the west, Planning Area 51 (Orange County Great Park) to the south and east, as well as the city limit to the northeast. PA 6 is primarily comprised of residential developments with other supporting land uses, including the recently completed Portola Springs Elementary School, adjacent fire station, future child care site, future Portola Springs and Gateway Community Parks, and Tomato Springs open space area.

Staff has reviewed the vesting tentative tract map and has determined that the map complies with the requirements of the Irvine Subdivision Ordinance, Irvine Subdivision Manual, the Zoning Ordinance and the Park Standards Manual. Therefore, staff recommends the Subdivision Committee recommend Planning Commission approval of the requested map subject to the findings, conditions of approval, and mitigation measures in the attached Resolution (SC Attachment 5).

COMMISSION/ADVISORY BOARD RECOMMENDATION

None.

ANALYSIS

Project Description

Neighborhood 4 of Portola Springs, including the subject site, was approved by the Planning Commission on April 25, 2006 under VTTM 16814 ("A" map). VTTM 16814 covers a portion of Planning Area 6 and created 650 residential lots (for 2,053 residential units), eight private parks, one Community Park, an elementary school parcel, an IRWD (Irvine Ranch Water District) reservoir parcel, and various other lettered lots for street, common landscape/open space, fuel modification and drainage basin purposes.

VTTM 17769 is roughly a wedge shaped tract bounded by the Foothill Transportation Corridor (SR-241) to the north and east, future Pearblossom to the west, Portola Parkway to the south and Tomato Springs and future residential development to the west. The tract will create separate numbered lots for a future 32.50 Community Park, a future child care use, a telecommunications cell site and one lot serving as a future entryway monument lot. Additionally, three lettered lots are provided for landscaping and fuel modification areas. In total, VTTM 17769 encompasses 41.91 gross acres. For additional details on map acreage, and adjacent land uses, refer to the Subdivision Information Sheet VTTM 17831 (SC Attachment 2).

Vehicular access into the tract is provided via Tomato Springs, which will extend eastward from Portola Springs. Parking design and layout will be determined under a future Park Design application. Pedestrian access is provided by sidewalks that extend along Tomato Springs and Pearblossom.

Parks and Trails

The original Park Plan for PA 6 was approved by the Planning Commission on August 19, 2004 and assumed 4,500 units to be constructed and a population of 11,341 residents. The original Park Plan called for the Community Park included in this subdivision. The design elements for the Community Park (including parking and

amenities) will be established in a subsequent Park Design application and will be reviewed and approved by the Community Services Commission.

Child Care Center

Lot 2 of this subdivision is a 1.42 acre lot reserved for a future child care center. Zoning Ordinance Section 9-6-7.Q requires the designation of a child care site prior to approval of the first tentative tract map for residential land uses in this portion of Planning Area 6. This child care use was originally located within Neighborhood 3, adjacent to a planned elementary school and public neighborhood park. As the development pattern for Planning Area 6 has evolved, including the relocation of the school site and conversion of the public neighborhood park to a private facility, it was determined that the child care use is more appropriately located within the boundaries of the Community Park site.

Currently there is no specific design or operator for the child care center. The Zoning Ordinance regulations for both the 2.3K Medium Density Residential and the 3.1 Multi-Use land use designations requires a conditional use permit for a "child care center".

The Community Services Department's Child Care Coordination Office has reviewed the relocation of the day care use from Neighborhood 3 to the Community Park site and is fully supportive of the relocation. The Child Care Coordination Office believes that locating the day care use within the Community Park will provide for an optimum location by providing direct access to the Community Park and adjacent open space areas, while being conveniently located to residential development within Planning Area 6.

PUBLIC OUTREACH

A public meeting notice was published in the *Orange County Register* on July 6, 2015, and mailed to all property owners and tenants within 500 feet of the project site. To date, no comments have been received.

ENVIRONMENTAL DETERMINATION

Pursuant to Section 15168 of the California Environmental Quality Act (CEQA) Guidelines, these projects are covered by a previously certified Program EIR for the Northern Sphere of Influence, which includes Planning Area 6, and serves as a Program EIR for the proposed project (SCH. No. 2001051010). The effects of the projects were examined in the Program EIR and all feasible mitigation measures and alternatives developed in the Program EIR are incorporated into these projects and no new mitigation measures are required. The Program EIR is, therefore, determined to be adequate to serve as the environmental document for these projects and satisfies all requirements of CEQA. A copy of the Program EIR Environmental Evaluation is attached (SC Attachment 3).

ALTERNATIVES CONSIDERED

The proposed map complies with the City of Irvine's Subdivision Ordinance, Zoning Ordinance, and Irvine Subdivision Manual. Therefore, no alternatives to the proposed project were considered.

FINANCIAL IMPACT

Not applicable.

REPORT PREPARED BY: Eric J. Rubery, Senior Planner

ATTACHMENTS

1. Vicinity Map
2. Subdivision Information Sheet VTTM 17769
3. Environmental Evaluation
4. Vesting Tentative Tract Map 17769
5. Subdivision Committee Resolution No. 15-956 recommending Planning Commission approval of VTTM 17769

cc: Tom Heggi, ICDC (theggi@irvinecompany.com)
Jeff Davis, The Irvine Company (jsdavis@irvinecompany.com)
Rob Holland, Stantec (rob.holland@stantec.com)
Peggy Schneble, Acting Manager of Planning and Development Services
Joel Belding, Principal Planner
Trevor Lottes, Senior Planner
Eric J. Rubery, Senior Planner

File: 00613061-PTT



Vicinity Map - VTTM 17769

Portola Springs Community Park



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Printed: 7/1/2015

Case #: 00613061-PTT

THIS MAP IS NOT TO BE USED FOR NAVIGATION

**SUBDIVISION COMMITTEE INFORMATION SHEET
 VESTING TENTATIVE TRACT MAP 17769
 (FILE NO. 00631061-PTT)
 PLANNING AREA 6, NEIGHBORHOOD 4B**

Meeting Date: July 22, 2015

Applicant: Stantec, on behalf of Irvine Community Development Company

Staff Recommends: Approval of Vesting Tentative Tract Map 17769 to create four numbered lots and three lettered lots to allow for development of a 32.50 acre community park, a 1.42 acre child care site, a 0.26 acre telecommunications site and accompanying landscape, and monument lots.

Legal Description: A portion of Parcel 3 of L.L.A. LL 2003-007, O.R. 2003000416158, and a portion of Block 143 of Irvine's Subdivisions, M.R.M. 1/88, all within the City of Irvine, County of Orange, State of California.

Site Size: 41.91 gross acres (38.66 net acres)

Location: The project is bounded by the Foothill Transportation Corridor (SR-214) to the north and east, Pearblossom to the west, and Portola Parkway to the south.

Topography: Gently sloping from east to west

General Plan: Medium Density Residential

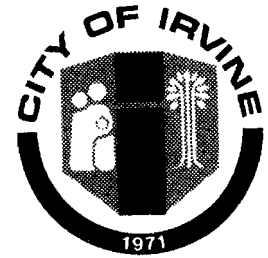
Existing Zoning: 3.1 Multi-Use and 2.3K Medium Density Residential

Existing Land Use: Vacant

ADJACENT ZONING/ LAND USES

	<u>Zoning Designation</u>	<u>Land Use</u>
North:	1.4 Preservation	SR-214 w/preserved open space beyond
West:	2.3K Medium Density Residential	Vacant/Proposed Residential
East:	2.3K Medium Density Residential	Vacant/Proposed Residential
South:	2.3K Medium Density Residential	Vacant/Proposed Residential

City of Irvine
Community Development Department
P.O. Box 19575
Irvine, CA 92623-9575



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

NORTHERN SPHERE - PA 6

SECTION I. PROJECT INFORMATION

PROJECT TITLE AND NUMBER: Portion of Neighborhood 4B of Planning Area 6 - VTTM 17769: 00613061-PTT

PROGRAM EIR NAME:
Northern Sphere Area Draft Environmental Impact Report

EIR NUMBER:
SCH# 2001051010

PROJECT APPLICANT: Stantec, on behalf of Irvine Company Community Development

PROJECT LOCATION (SPECIFIED): The project site is bounded the Foothill Transportation Corridor (SR-241) to the north and east, future Pearblossom to the west, Portola Parkway to the south, and Tomato Springs and future residential development to the west.

PROJECT LOCATION (CITY): Irvine

PROJECT LOCATION (COUNTY): Orange

PROJECT DESCRIPTION: Vesting Tentative Tract Map 17769 covers an area of land not previously subdivided at a "B" map level. The proposed map subdivides the site into four numbered lots and three lettered lots to allow for development of a 32.50 acre community park, a 1.42 acre child care site, a 0.26 acre telecommunications site and accompanying landscape, and monument lots.

GENERAL PLAN LAND USE DESIGNATIONS: Medium Density Residential / Multi-Use

ZONING DESIGNATIONS: 2.3K Medium Density Residential / 3.1 Multi-Use

PREPARED BY: Eric J. Rubery
Senior Planner
City of Irvine

DATE: July 6, 2015

APPROVED BY: Joel Belding, AICP
Principal Planner
City of Irvine

DATE: July 6, 2015

SC ATTACHMENT 3

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>	X	1
	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>	X	1
	C. Substantially degrade the existing visual character or quality of the site and its surroundings?	Yes / <u>No</u>		X
	D. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area	<u>Yes / No</u>		X
2.	<u>AGRICULTURE.</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?	Yes / <u>No</u>	X	S.O.C. 6,7,8, 9,10
	B. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	Yes / <u>No</u>	X	S.O.C. 6,7,8, 9,10
	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>	X	S.O.C. 6,7,8, 9,10
3.	<u>AIR RESOURCES.</u> Will the proposal:			
	A. Conflict with or obstruct implementation of the applicable air quality plan?	<u>Yes / No</u>		X
	B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<u>Yes / No</u>		X

	Project related impact	Impact DOES NOT require mitigation through EIR analysis	Impact DOES require mitigation through EIR analysis	Assigned mitigation measures
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)?	Yes / No		X	S.O.C., 11,12,13, 14,15
D. Exposure of sensitive receptors to substantial pollutant concentrations?	Yes / No		X	S.O.C., 11,12,13, 14,15
E. The creation of objectionable odors?	Yes / No		X	11,12
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 Game or U.S. Fish and Wildlife Services?	Yes / No		X	16,21 22,23,24
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 Game or U.S. Fish and Wildlife Services?	Yes / No		X	16,20,22, 23,24,25, 26,27,28, 29
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?	Yes / No	X		16,18,19, 22,24,26, 28,29
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 / No		X	16,22,23, 24,26,27, 28,29
E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Yes / No	X		17

	Project related impact	Impact DOES NOT require mitigation through EIR analysis	Impact DOES require mitigation through EIR analysis	Assigned mitigation measures
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?	<u>Yes / No</u>		X	<u>21,22,23, 24,25, 27, 28, 29</u>
5. <u>CULTURAL/SCIENTIFIC RESOURCES.</u> Will the proposal:				
A. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<u>Yes / No</u>	X		<u>30,35,37, 40, 41</u>
B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<u>Yes / No</u>		X	<u>31,32, 34,38,39</u>
C. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<u>Yes / No</u>		X	<u>31,32, 33,38,39</u>
D. Disturb any human remains, including those interred outside of formal cemeteries?	<u>Yes / No</u>		X	<u>36,39</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 Division of Mines and Geology Special Publication 42.	<u>Yes / No</u>	X		
ii. Strong seismic ground shaking?	<u>Yes / No</u>		X	<u>42, 43, 44, 45, 46,48</u>
iii. Seismic-related ground failure, including liquefaction?	<u>Yes / No</u>		X	<u>42, 43, 44, 45, 46,48</u>
iv. Landslides?	<u>Yes / No</u>		X	<u>42, 43, 44, 45, 46,48</u>
B. Result in substantial soil erosion or loss of topsoil?	<u>Yes / No</u>		X	<u>42, 43, 44, 45, 46,48</u>
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 / No</u>		X	<u>42, 43, 44, 45, 46,48</u>

	Project related impact	Impact DOES NOT require mitigation through EIR analysis	Impact DOES require mitigation through EIR analysis	Assigned mitigation measures
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?	Yes / No		X	<u>42, 43, 44,45,46, 47, 48</u>
7. <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		<u>52,53, 54, 55</u>
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		<u>50, 51, 52, 53, 54, 55</u>
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?	Yes / <u>No</u>	X		<u>50,51,52</u>
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?	Yes / <u>No</u>	X		<u>49,50</u>

	Project related impact	Impact DOES NOT require mitigation through EIR analysis	Impact DOES require mitigation through EIR analysis	Assigned mitigation measures
8. <u>HYDROLOGY AND WATER QUALITY.</u> Would the project:				
A. Violate any water quality standards or waste discharge requirements?	<u>Yes / No</u>		X	<u>56,57,58, 61,63,64, 66,67,68</u>
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 / No</u>		X	<u>61</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 / No</u>		X	<u>56,57,58, 59,61,62, 64,66,67, 68</u>
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 / No</u>		X	<u>56,57,58, 59,61,62, 64,66,67, 68</u>
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 / No</u>		X	<u>56,57,58, 62,66,67, 68,69,70, 71</u>
F. Otherwise substantially degrade water quality?	<u>Yes / No</u>		X	<u>56,57,58, 62,63,64, 66,67,68, 69,70,71</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?	<u>Yes / No</u>		X	<u>59,60,62, 65,66,67, 68,69,70, 71</u>

	Project related impact	Impact DOES NOT require mitigation through EIR analysis	Impact DOES require mitigation through EIR analysis	Assigned mitigation measures
H. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<u>Yes / No</u>		X	<u>59,60,62,65,66,67,68</u>
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?	<u>Yes / No</u>		X	<u>59,60,62,65</u>
J. Inundation by seiche, tsunami, or mudflow?	<u>Yes / No</u>		X	<u>59,60</u>
9. LAND USE. Will the proposal:				
A. Physically divide an established community?	<u>Yes / No</u>	X		
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 / No</u>	X		<u>72,73</u>
C. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<u>Yes / No</u>	X		
10. MINERAL RESOURCES. 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?	<u>Yes / No</u>	X		
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?	<u>Yes / No</u>	X		
11. NOISE. Would the project 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 / No</u>		X	<u>74,75,76,77,78</u>
B. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<u>Yes / No</u>		X	<u>74,75,76,77,78</u>
C. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<u>Yes / No</u>		X	<u>77,78,79</u>

	Project related impact	Impact DOES NOT require mitigation through EIR analysis	Impact DOES require mitigation through EIR analysis	Assigned mitigation measures
D. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	Yes / <u>No</u>	<u>X</u>		<u>79</u>
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 expose people residing or working in the project area to excessive noise levels?	Yes / <u>No</u>	<u>X</u>		<u>79</u>
F. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	Yes / <u>No</u>	<u>X</u>		
12. <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 / <u>No</u>	<u>X</u>		
B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	Yes / <u>No</u>	<u>X</u>		
C. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	Yes / <u>No</u>	<u>X</u>		
13. <u>PUBLIC SERVICES.</u> Would the project 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?	<u>Yes / No</u>		<u>X</u>	<u>80,81,82</u>
B. Police protection?	<u>Yes / No</u>		<u>X</u>	<u>83</u>
C. Schools?	<u>Yes / No</u>		<u>X</u>	<u>84</u>
				<u>85,86,87,88,89,90,</u>
D. Parks?	<u>Yes / No</u>		<u>X</u>	<u>91, 92, 93</u>
E. Other public facilities?	<u>Yes / No</u>		<u>X</u>	<u>89,109</u>

	Project related impact	Impact DOES NOT require mitigation through EIR analysis	Impact DOES require mitigation through EIR analysis	Assigned mitigation measures
14. <u>RECREATION.</u> Will the proposal:				
A. Would the project 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	85,86,87,88,89,90,91,92,93
B. Does the project 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	85,86,87,88,89,90,91,92,93
15. <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	94,95,96,97,98,99,100
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	94,95,96,97,98,99,100
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		

	Project related impact	Impact DOES NOT require mitigation through EIR analysis	Impact DOES require mitigation through EIR analysis	Assigned mitigation measures
16. UTILITIES, SERVICE SYSTEMS AND ENERGY.				
Will the proposal:				
A. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<u>Yes / No</u>		X	<u>56,57,58, 61,62,63, 64,66, 67,68</u>
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?	<u>Yes / No</u>	X		<u>110,111, 113</u>
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?	<u>Yes / No</u>	X		<u>110,111, 113</u>
D. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<u>Yes / No</u>	X		<u>110,111, 113</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?	<u>Yes / No</u>	X		<u>110,111, 113</u>
F. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<u>Yes / No</u>		X	<u>117</u>
G. Comply with federal, state, and local statutes and regulations related to solid waste?	<u>Yes / No</u>		X	<u>114,115, 116,117</u>
H. Result in wasteful use of fuel or energy?	<u>Yes / No</u>		X	<u>101,102, 105,106, 107,108</u>
I. Abnormally increase demand for existing sources of energy, or require the development of new sources of energy?	<u>Yes / No</u>		X	<u>101,102, 103,104, 105,106, 107,108</u>

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 a EIR on the project.	<hr/>	<hr/> X <hr/>
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	<hr/>	<hr/> X <hr/>
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	<hr/>	<hr/> X <hr/>
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;	<hr/>	<hr/> X <hr/>
2. Significant effects previously examined will be substantially more severe than shown in the EIR;	<hr/>	<hr/> X <hr/>
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	<hr/>	<hr/> X <hr/>
4. Mitigation measures or alternatives which were not previously considered in the EIR would substantially lessen one or more significant effects on the environment.	<hr/>	<hr/> X <hr/>

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.	<hr/>	<hr/> X <hr/>
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.	<hr/> X <hr/>	<hr/>

Case Nos.: VTTM 17769: 00613061-PTT
Date: July 22, 2015 (Prepared July 6, 2015)
Planner: Eric J. Rubery, Senior Planner

**SUBSEQUENT ACTIVITY UNDER A PROGRAM EIR
NORTHERN SPHERE – Neighborhood 3 of Planning Area 6**

*[Mitigation Measures 1.1 to 15.17 correspond to order of mitigation measures in the PEIR
Mitigation Summary]*

- A - Previously applied mitigation measures**
B - Mitigation measures for this project
S - Mitigation Measures Satisfied for Entire Planning Area
N/A - Not applicable mitigation measures for this project
-

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. 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 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 1.7). (NOTE: Implementation District P is outside the Northern Sphere Area entirely within the NCCP/HCP area. Unlike the remainder of the dedicated open space areas, Implementation District "P" will not be annexed to the City as part of the Northern Sphere Area project and is not covered by the proposed Northern Sphere Area General Plan Amendment and Zone Change. (Mitigation Measure 1.1))
- B 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. (NOTE: The City of Irvine Community Services Lighting Standards for Public Facilities limit the maximum footcandle level on the property line of park facilities to 1.5 footcandles, and require a numerical lighting model showing compliance with that standard to be submitted and approved with the lighting plans for recreational athletic fields. A footcandle is a unit of illuminance produced by one candle on a surface that is uniformly one foot from the light source. Ambient light at a property line that is 1.4 footcandles or less is not considered significantly adverse.) (Mitigation Measure 1.2)

- B 3. Prior to the issuance of building permits, the [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 3.2, Mitigation Measure 1.3)

- B 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. (Mitigation Measure 1.4)

- B 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. (Additional Mitigation Measures) (NOTE: See explanatory note for Mitigation Measure 1.2. This measure provides the City with authority to regulate park lighting plans, in concert with Mitigation Measure 1.2, to not only ensure that ambient light from park lighting meets the City's 1.5 footcandle standard at property lines, but also to ensure that ambient light is limited to the maximum extent consistent with the public use and enjoyment of such parks.) (Mitigation Measure 1.5)

Agricultural Resources

- N/A 6. The City shall permit agricultural uses 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 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 Director of Community Development certifies in writing that farming uses for at least 300 acres have commenced under the program described in 2.3 and 2.4 below. For each acre which has been put into farming uses under 2.3 and 2.4 below, the Director of Community Development may release the equivalent acreage required by this mitigation measure. (Mitigation Measure 2.1)

- N/A 7. Heritage and community service/educational farming operations 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. (Mitigation Measure 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:
- a. 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.
 - b. Approximately 11 acres within the Jeffery Open Space Spine south of Interstate 5, between Walnut Ave and the railroad right-of-way.
 - c. Approximately 266 acres within Planning Area 16 (Implementation Districts G and H). Habitat sensitive agricultural operations could be considered within this area.
 - d. Approximately 51 acres within minor preservation areas P-10 and P-13.
 - e. 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 from among the foregoing. The dedication of these lands to the City of Irvine or another entity for the administration of agricultural operations maybe 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 2.5 below. (Mitigation Measure 2.3)

- S 9. The landowner and the City shall work cooperatively with farmers to minimize conflicts between agricultural operations and adjacent urban uses. (Mitigation Measure 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 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 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 project (PA 5B, 8A, 6 and 9) or for that portion of Planning Area 9 south of Trabuco (PA 40/Spectrum 8), if that development project is approved in the future. (Mitigation Measure 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 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. (NOTE: The SCAQMD has adopted standard “rules” to minimize the air quality impacts associated with development activities to the extent feasible. SCAQMD Rule 403 is one such rule. Rule 403 prohibits the creation of fugitive dust from any active operation, open storage pile, or disturbed surface area where dust remains visible in the atmosphere beyond the property line. Under Rule 403, the Project is required to employ best available control measures to minimize fugitive dust emissions, including frequent watering, use of dust suppressants, installation of temporary enclosures, and/or planting of a vegetative ground cover after active operations have ceased. Other SCAQMD requirements that minimize short-term construction impacts include Rule 401 and Rule 402. The mitigation measures ensure compliance with SCAQMD rules and emissions. (Mitigation Measure 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 following measures during grading. These measures shall also be discussed at the pre-grade conference. (Mitigation Measure 3.2)
- 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 to a minimum.
 - f. Minimize obstruction of through-traffic lanes. When feasible, construction should be planned so that lane closures on existing streets are kept hours.
 - 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).
- B 13. Prior to the approval of each final map for commercial uses, the landowner or subsequent project applicant shall submit a plan to the Department of Community Development 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 hour 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. (Mitigation Measure 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 operational emissions mitigation plan.
- a. Utilize built-in 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. (Mitigation Measure 3.4)
- A 15. Prior to 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. (Mitigation Measure 3.5)

Biological Resources

- S 16. Prior to the issuance of permits for any grading activity including, but not limited to, clearing, grubbing, mowing, discing, trenching, grading, fuel modification, agriculture planting activity and/or other related construction activity, the landowner or subsequent project applicant shall obtain written authorization from the 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 incorporated 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 have been approved prior to any grading activity. (Standard Condition 2.6.) [Note: This standard condition only applies to the removal of non-covered habitats. Covered habitats are subject to the provisions of the NCCP/HCP as set forth in Mitigation Measure 4.7.] (Note:

Federally, the United States Fish and & Wildlife Service regulates the removal of listed native plant communities through the Federal Endangered Species Act (“FESA”) and the requirement for an incidental take permit (or take authorization). In essence, the FESA prohibits activities resulting in take of listed species that (1) are not minimized or mitigated to the maximum extent practicable, and/or (2) jeopardize the continued existence of listed species. The Army Corps of Engineers regulates activities impacting wetlands and other waters of the United States through the Clean Water Act and the requirement for a Section 404 dredge and fill permit, generally with a requirement of “no net loss” of wetlands and their habitat values.) (Mitigation Measure 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. (NOTE: The City of Irvine’s Urban Forestry Ordinance (“UFO”) establishes criteria for removal of “significant trees” on private property, including eucalyptus windbreaks. Under the UFO, permits are required for removal of significant trees, to be issued under the guidance of the City’s Urban Forestry Guideline Manual (“Manual”). The UFO and Manual establish criteria for identifying those trees that may be removed (i.e., trees that are dead, in irreversible decline, potentially hazardous, malformed due to crowding, insect or disease infected, damaging structures, or “significantly inhibiting the utilization of the property and removal can be determined to provide a public benefit”), and establishes criteria for replacement plantings (on at least a one-to- one ratio).) (Mitigation Measure 4.2)
- A 18. Prior to the issuance of a grading permit covering jurisdictional areas, the landowner or subsequent project applicant shall
- 1) Provide evidence to the City of Irvine Director of Community Development that (a) all necessary permits or authorizations have been obtained from the State Department of Fish and Game (pursuant to Section 1601-1603 of the Fish and Game Code) and the U.S. Army Corps of Engineers (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 Director of Community Development that the project and the riparian mitigation and restoration program has been coordinated with the Special Area Management Plan/Master Streambed Alteration Agreement (SAMP/MSAA) for the San Diego Creek Watershed. (Mitigation Measure 4.3)

- A 19. If a 404 Permit or other authorization is required from the Army Corps of Engineers, 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. (Additional Mitigation Measures) (NOTE: Section 401 of the federal Clean Water Act requires any applicant for a Federal permit, such as a Clean Water Act § 404 dredge and fill permit, to provide the licensing agency a certification from the California Regional Water Quality Control Board that the project will comply with adopted water quality standards. The City has found that compliance with Section 401 requirements equates to evidence of mitigation of potential storm water runoff impacts to receiving waters to levels of insignificance. This condition ensures that the City acts as an independent enforcement agency for the Section 401 program. The condition also ensures that the City is provided information about any storm water protection measures before permits are issued, so that the City can exercise its independent judgment concerning avoidance or mitigation of storm water impacts in the event of unusual, unforeseen circumstances.) (Mitigation Measure 4.4)
- A 20. Prior to issuance of a grading permit for any area containing resources subject to the jurisdiction of California Department of Fish and Game and the Army Corps of Engineers other than occupied or potential least Bell's vireo 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 Protocol area will be determined in coordination with the landowner or subsequent project applicant, California Department of Fish and Game and Army Corps of Engineers. The site will either be located within the Protocol area in 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 vireos (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 California Department of Fish and Game and Army Corps of Engineers, 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) seed 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 observation),
 - 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,
 - 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 landowner or subsequent project applicant.
- 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.
- i. Mexican elderberry woodland and mulefat. The riparian mitigation and restoration program will address impacts to Mexican elderberry woodland and mulefat. (Mitigation Measure 4.5)

A 21. Prior to the 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 impacts to occupied least Bell's vireo 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 least Bell's vireo (LBV) within identified occupied and potential LBV habitat in the Protocol 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 documented 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 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:

- a. Provide evidence to the City of Irvine Director of Community Development that:

1. all necessary permits or authorizations for impacts to LBV have been obtained from the State Department of Fish and Game USFWS under the NCCP/HCP; or
 2. no such permits or authorizations are required, and
- b. Provide evidence to the City of Irvine Director of Community Development that the project and the LBV avoidance measures have been coordinated with USFWS and CDFG. Prior to issuance of a grading permit for any area containing occupied LBV habitat, detailed avoidance measures shall be developed in coordination with USFWS and CDFG and in accordance with the NCCP, and such measures shall, at a minimum, address the following items:
1. 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.
 2. 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.
 3. Construction Noise. Removal of occupied LBV habitat shall occur outside of the breeding season (March 15 to Sept. 15). If construction will occur adjacent to occupied vireo habitat during the 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 vireo nesting areas do not exceed 60 dBA, taking into account, however the noise levels preceding construction activity at the nesting location which may be high due to proximity of nesting sites.

4. 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.
5. 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.
6. 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 5 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.
7. Resident/Recreational User 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. (Mitigation Measure 4.6).

- 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 15 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 circumstances, land owners or public agencies/utilities will provided 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 disturbance, 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 the commencement of grading operations or other activities involving disturbance of CSS, a survey will be conducted to locate gnatcatchers and cactus wrens within 100 feet of the outer extent of projected soil disturbance 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 preferably 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 initial grading/earth movement 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 marked 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 located within the likely dust drift radius of construction areas shall be periodically sprayed with water to reduce accumulated dust on the leaves as recommended by the monitoring biologist. (Mitigation Measure 4.7)

B 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 its 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. (Mitigation Measure 4.8)

S 24. Prior to the issue of the first building permit for Planning Area 6, the landowner or 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 plant 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 (OCFA). (Mitigation Measure 4.9)

- A 25. Prior to the issuance of permits for any grading activity that will impact jurisdictional riparian habitat or raptor nests during the period from March 15 to September 15 (the nesting season), including but not limited to, clearing, grubbing, mowing, discing, trenching, grading, fuel modification, agriculture planting activity and/or other related construction 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. During the nesting season, the survey will be conducted 72 hours prior to clearing riparian vegetation. The survey results shall be submitted by the landowner or subsequent project applicant to the Director of Community Development. Any occupied nests/burrows found during survey efforts shall be mapped on the construction plans and protected by a buffer until nesting activity has ended. To protect any nest/burrow site, the following restrictions on construction activities are required during the nesting season (or until nest/burrows are no longer active as determined by a qualified biologist): 1) a buffer will be established a minimum of 200 feet in any direction from any occupied nest/burrow; 2) the buffer shall remain in place until the nest is no longer active or the young have fledged; 3) if the monitoring biologist determines that the nesting activities are being substantially disrupted by adjacent construction activity, USFWS/CDFG shall be notified and measures to avoid or minimize such impacts shall be developed in consultation with those agencies. The biologist will then remove the nest site or excavate the burrow site with hand tools or fill with soil so owls cannot return to burrow site. (Mitigation Measure 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. (NOTE: This is a standard condition requested by CalTrans with respect to all projects that may impact CalTrans rights-of-way. It was included in this EIR in recognition that this is a standard request by CalTrans. This condition is CalTrans' equivalent to Mitigation Measure 4.1.) (Mitigation Measure 4.11)

- A 27. To the extent practical, prior to issuance of grading permits within Planning Area 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. (Mitigation Measure 4.12)
- A 28. Prior to issuance of grading permits within Planning Area 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 areas 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 pools. (Mitigation Measure 4.13)
- A 29. Prior to issuance of grading permits within Planning Area 6, focused surveys for Riverside fairy shrimp and San Diego fairy shrimp will be conducted within the Planning Area 6 development area including, to the extent necessary, in any man-made seasonal wetlands. If either shrimp is found within the development areas of Planning Area 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 Planning Area 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. (Mitigation Measure 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. (Mitigation Measure 5.1)
- B 31. Prior to issuance of the first preliminary or precise grading permit, and for any subsequent permit involving excavation to increased depth, the landowner or subsequent project applicant shall provide evidence that an archaeologist and/or paleontologist 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 archaeologist and paleontologists maintained by the County of Orange. Should any cultural/paleontological resources be

discovered, the monitor is authorized to stop all grading in the immediate area of the discovery, and shall make recommendations to the Director of Community Development on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. If the resources are determined to be “historic resources” at that term is defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the monitor and recommended to the Director of Community Development. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in greenspace, parks or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Director of Community Development approves the measures to protect these resources. Any paleontological or archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Director of Community Development where they would be afforded long term preservation to allow future scientific study. (Mitigation Measure 5.2)

- S 32. The EIR concludes that there are or may be significant archaeological resources within areas where ground disturbing activity is proposed by the Project. Therefore, prior to issuance of the first preliminary or precise grading permit for development within Planning Areas 5B, 6 and 9, the landowner or subsequent project applicant shall provide evidence that an archaeologist and/or paleontologist have been retained by the landowner or subsequent project 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. 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. Upon completion of the test level investigations, for sites are determined to be unique archaeological sites or historical resources as set forth in CEQA Guidelines Section 15064.5, the following measures shall be undertaken: the archaeologist shall submit its recommendations to, the landowner or subsequent project applicant and the Director of Community Development on the measures that shall be implemented to protect the sites.

Appropriate measures for unique archaeological resources or historical resources could include preservation in place through planning construction to avoid archaeological sites; incorporation of sites within parks, greenspace, or other open space; covering the archaeological sites with a layer of chemically stable soil before building tennis courts, parking lots, or similar facilities on the site or deeding the site into a permanent conservation easement. When data recovery through excavation is the only feasible mitigation, a data recovery plan, which makes provision for adequately recovering the scientifically consequential information from and about the historical resource, shall be

prepared and adopted prior to any excavation being undertaken. Such studies shall be deposited with the California Historical Resources Regional Information Center. Archaeological sites known to contain human remains shall be treated in accordance with the provisions of Section 7050.5 Health and Safety Code. To the extent these sites are not preserved in place, the archaeologist shall conduct a data recovery program, which shall include:

- a. Preparation of a research design for those sites determined to be “historical resources” or “unique archaeological resources” that cannot be avoided that describes the recommended field investigations and makes provisions for adequately recovering the scientifically consequential information from and about the “historical resource.”
- b. Conducting site excavations in accordance with the research design with an emphasis on obtaining an adequate sample for analysis within the limits of the research questions being addressed. Special studies such as pollen analyses, soil analyses, radiocarbon dating, and obsidian hydration dating should be conducted as appropriate.
- c. Monitoring of all field excavations by a Native American representative.
- d. Preparation of a final report of the Phase 3 data recovery work and submittal of the research design and final report to the South Central Coastal Information Center (SCCIC), and other agencies, as appropriate.
- e. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Director of Community Development where they would be afforded long term preservation to allow future scientific study. (Mitigation Measure 5.3)

B 33. Prior to the 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 evaluation 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 Development where they would be afforded long term preservation to allow future scientific study. (Mitigation Measure 5.4)

- A 34. The EIR concludes that there are or may be significant archaeological resources within areas where ground disturbing activity is proposed by the Project. Therefore, 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 in Section 4.5.1 (including but not limited to, CR-ORA-244, known as the Tomato Springs site) and located within the project grading footprint must be tested and evaluated, following clearing and scraping activities. 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. Upon completion of the test level investigations, for sites determined to be unique archaeological sites or historical resources as set forth in CEQA Guidelines Section 15064.5, the following measures shall be undertaken: the archaeologist shall submit its recommendations to, the landowner or subsequent project applicant and the Director of Community Development on the measures that shall be implemented to protect the sites. Appropriate measures for unique archaeological resources or historical resources could include preservation in

place through planning construction to avoid archaeological sites; incorporation of sites within parks, greenspace, or other open space; covering the archaeological sites with a layer of chemically stable soil before building tennis courts, parking lots, or similar facilities on the site or deeding the site into a permanent conservation easement. When data recovery through excavation is the only feasible mitigation, a data recovery plan, which makes provision for adequately recovering the scientifically consequential information from and about the historical resource, shall be prepared and adopted prior to any excavation being undertaken. Such studies shall be deposited with the California Historical Resources Regional Information Center. Archaeological sites known to contain human remains shall be treated in accordance with the provisions of Section 7050.5 Health and Safety Code. To the extent these sites are not preserved in place, the archaeologist shall conduct a data recovery program, which shall include:

- a. Preparation of a research design for those sites determined to be “historical resources” or “unique archaeological resources” that cannot be avoided that describes the recommended field investigations, and makes provisions for adequately recovering the scientifically consequential information from and about the “historical resource.”
- b. Conducting site excavations in accordance with the research design with an emphasis on obtaining an adequate sample for analysis within the limits of the research questions being addressed. Special studies such as pollen analyses, soil analyses, radiocarbon dating, and obsidian hydration dating should be conducted as appropriate.
- c. Monitoring of all field excavations by a Native American representative.
- d. Preparation of a final report of the Phase 3 work and submittal of the research design and final report to the South Central Coastal Information Center (SCCIC), and other agencies, as appropriate.
- e. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Director of Community Development where they would be afforded long term preservation to allow future scientific study. 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. (Mitigation Measure 5.5)

- S 35. Prior to issuance of the first preliminary or precise grading permit for development in Planning Area 6, each historic site listed in Table 4-27 of Section 4.5.1 must be evaluated to determine if the site is a “historical resource” as defined under 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. If upon completion of the test level investigations, the sites are determined to be “historical resources,” the archaeologist shall submit its recommendations to the landowner or subsequent project applicant and the Director of Community Development on the measures that shall be implemented to protect the sites. Appropriate mitigation measures for “historical resources” could include preservation of the site through avoidance or capping, incorporation of the site in greenspace, parks or open space, data recovery excavations of the finds, or compliance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995). To the extent these sites are not preserved in place, the archaeologist shall conduct a data recovery program which includes:

- a. Preparation of a research design for those sites determined to be “historical resources” that cannot be avoided that describes the recommended field investigations, and makes provisions for adequately recovering the scientifically consequential information from and about the “historical resource.”
- b. Conducting site excavations in accordance with the research design with an emphasis on obtaining an adequate sample for analysis within the limits of the research questions being addressed. Special studies such as pollen analyses, soil analyses, radiocarbon dating, and obsidian hydration dating should be conducted as appropriate.
- c. Monitoring of all field excavations by a Native American representative.
- d. Preparation of a final report of the Phase 3 work and submittal of the research design and final report to the South Central Coast Information Center (SCCIC), and other agencies, as appropriate.
- e. Any archaeological or historical artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Director of Community Development where they would be afforded long term preservation to allow future scientific study. 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. (Mitigation Measure 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; or
 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. (Mitigation Measure 5.7)
- N/A 37. Prior to the issuance of grading permits for development in Planning Area 9, a Phase II evaluation of the Valencia Growers Packing House shall be completed to provide a more detailed evaluation of the site in accordance with Section 15064.5 of the CEQA Guidelines. The Phase II evaluation will identify which criteria for eligibility for listing on the California Register of Historic Places the site meets, if any, and will include, as determined appropriate by the cultural resource investigator, information regarding the historical context of the Packing House, a review of relevant published literature and historical interpretation, documentary research (e.g., review of historical maps, land use records and historical archives); informant interviews (i.e., identify and interview "old

timers"); and an architectural history analysis of the structure. If the Phase II evaluation determines that the Packing House is not a "historical resource" as defined by Section 15064.5, no further mitigation will be necessary. However, if the site is determined to be a "historical resource" as defined by Section 15064.5, the site shall be preserved within the Jeffrey Open Space Spine or relocated to another appropriate area (e.g., Old Town Irvine, Orange County Historical Park, etc.) for permanent preservation in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995). If further actions are proposed that may have a significant environmental effect on the Packing House site, additional environmental review would be required. (Mitigation Measure 5.8)

- N/A 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 by the City, by a qualified archaeologist, for the area within Implementation District "P," "Q," and "R." The archaeologist will identify and record all visible cultural resources, and will develop appropriate mitigation measures for them consistent with Mitigation Measure 5.2. (Mitigation Measure 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. (NOTE: This is a standard condition requested by CalTrans with respect to all projects that may impact CalTrans rights-of-way. It was included in this EIR in recognition that this is a standard request by CalTrans.) (Mitigation Measure 5.10)
- N/A 40. A Historic American Buildings Survey (HABS) outline format narrative description of the property, contemporary and historic photographs, and other relevant documentation shall be prepared by an historic consultant approved by the City. Prior to issuance of the demolition permit for the subject property, the report shall be submitted for approval to the City of Irvine Director of Community Development and the Director of Community Services, and an approved original shall be deposited in the Irvine Branches of the Orange County Public Library (or other suitable repository as determined by the Directors of Community Development and Community Services). (Mitigation Measure 1.1, NS Supplemental EIR)

- N/A 41. Prior to the issuance of building permits for the segment of the Jeffrey Open Space Spine in Planning Area 9, a historic depiction program shall be developed by the City and shall be included in the building plans for the project site, depicted in the general location of the packing house. The program to be installed on site shall describe the packing house history, contribution to the citrus industry, and regional history, and include a graphic depiction of the building. (Mitigation Measure 1.2, NS Supplemental EIR)

Geology/Soils

- B 42. 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 policies 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 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." (Appendix H). (Mitigation Measure 6.1)
- B 43. 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. (Mitigation Measure 6.2)
- B 44. 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 materials, and placement and compaction of all structural fill. (Mitigation Measure 6.3)

- B 45. 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. (Mitigation Measure 6.4)
- B 46. 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. (Mitigation Measure 6.5)
- B 47. The abandonment of the septic tanks, leach field, and seepage pits, if encountered during grading, shall be performed in accordance with the Orange County Health Care Agency requirements, and in compliance with a removal permit issued by the City of Irvine. 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. (Mitigation Measure 6.6)
- B 48. Prior to the issuance of grading permits for Planning Area 6, proposed grading sites shall be evaluated for erosion potential. If the sites have adverse erosion conditions:
- a. The areas shall be capped with an appropriately cohesive fill material;
 - b. Cut slopes shall be provided with replacement fills containing appropriate cohesive materials; and/or
 - c. Erosion protections, such as polymer coatings, jute matting, geotextiles, or gunite V-ditches shall be placed on the surface of the soils. (Mitigation Measure 6.7)

Hazards/Hazardous Materials

- A 49. 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." (Mitigation Measure 7.1)

- A 50. 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 all applicable OCFA and/or City of Irvine conditions of approval for development projects within a High Fire Hazard Zone. (Mitigation Measure 7.2)
- S 51. Prior to issuance of grading permits for each Planning Area, the DEIR Environmental Site Assessments (ESAs) will be updated. If actual or potential impacts are identified by the Phase I Update, a Phase II ESA will be completed for the Planning Area by the landowner or subsequent project applicant and the results will be submitted to the Community Development Department. During the Phase II ESA, samples from potential areas of concern will be collected and submitted for laboratory analysis to confirm the nature and extent of potential impacts. If hazardous materials are identified during the site assessments, the appropriate response/remedial measures will be implemented in accordance with, the Remediation Procedures Report, The Irvine Final Risk Report, the Summary of Environmental Services, General Electric/Energy and Environmental Resources Facility, and the directives of the OCHCA and/or the Regional Water Quality Control Board (RWQCB), as appropriate. If soil is encountered during site development that is suspected of being impacted by hazardous materials, work will be halted and site conditions will be evaluated by a qualified environmental professional. The results of the evaluation will be submitted to OCHCA and/or RWQCB, and the appropriate response/remedial measures will be implemented, as directed by OCHCA, RWQCB, or other applicable oversight agency, until all specified requirements of the oversight agencies are satisfied and a no-further-action status is attained. (Mitigation Measure 7.3)
- N/A 52. Prior to issuance of a grading permit or a demolition permit, an asbestos survey of irrigation pipes and/or on-site buildings shall be conducted 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 the remediation and mitigation procedures detailed in Remediation Procedures Report, and in accordance with federal, state and local law. Buildings constructed prior to 1973 shall be screened for lead-based paint prior to demolition. If lead-based paint is identified, it shall be mitigated in accordance with the procedures set forth in the Remediation Procedures Report. (Mitigation Measure 7.4)
- A 53. 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 and under the oversight of OCHCA. The process for AST/UST removal is detailed in the AST/UST Removal Report and Remediation Procedures Report. Soil samples from areas where storage tanks have been removed shall be analyzed for hydrocarbons

including gasoline and diesel in accordance with procedures set forth in AST/UST Removal Report and Remediation Procedures Report and as directed by OCHCA. If hydrocarbons are identified in the soil, the appropriate response/remedial measures will be implemented as directed by OCHCA or other appropriate agency until all specified requirements of the oversight agencies are satisfied and a no-further-action status is attained. (Mitigation Measure 7.5)

- A 54. If septic tanks and associated leach fields are identified prior to issuance of grading permits or encountered during site development, the landowner or subsequent project applicant shall obtain a removal permit from the City of Irvine and excavate the septic tank and leach field in accordance with the procedures described in the Remediation Procedures Report, and as directed by City inspectors. If soil contamination is encountered, OCHCA will be notified and the appropriate response/remedial measures will be implemented as directed by OCHCA or other appropriate agency until all specified requirements of the oversight agencies are satisfied and a no-further-action status is attained. Clean, imported backfill shall be utilized to replace the void created by the removed septic tank and leach field as described in Remediation Procedures Report. (Mitigation Measure 7.6)
- N/A 55. Prior to issuance of the Demolition Permit for the Packing House, the developer shall demonstrate compliance with SCAQMD Rule 1403. (Mitigation Measure 2.1, NS Supplemental EIR)

Hydrology

- B 56. Prior to the issuance of grading permits, the landowner or subsequent project applicant shall submit for approval 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 preconstruction 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. (Mitigation Measure 8.1)

- B 57. Prior to 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 approve the WQMP prior to the 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 process for identifying BMPs is included in the Water Quality Assessment Technical Appendix. (Mitigation Measure 8.2)

- N/A 58. 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 rights-of-way must fully conform to the CalTrans Statewide NPDES Permit No. CAS000003 (Order No. 99-06-DWQ). (Mitigation Measure 8.3)

- B 59. 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 the following public and/or private improvements in conformance with applicable City standards and the City's Capital Improvement Policy: Storm drain facilities, including detention basins, in accordance with the approved Drainage Concept Plan. (Standard Condition 1.1, Mitigation Measure 8.4)

- N/A 60. 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 of required improvements. However, if the City is unable to obtain funding for all or a portion of it's 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 it's 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. (Mitigation Measure 8.5)
- B 61. Prior to the issuance of precise grading permits, the applicant [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 the footings. (Standard Condition 2.2) Prior to the discharge of any wastewaters from dewatering activities, the landowner or subsequent project applicant shall submit for approval to the Regional Water Quality Control Board, a Notice of Intent to be covered under the De Minimus permit (or its equivalent). The landowner or subsequent project applicant shall comply with the De Minimus permit, including its notification and monitoring requirements for any wastewaters from dewatering activities that will be discharged from the project site. (Mitigation Measure 8.6)
- N/A 62. Prior to the issuance of a 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 2.4, Mitigation Measure 8.7)

- B 63. 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 the Regional Water Quality Control Board, or a letter from either agency stating that the NOI has been filed. (Standard Condition 2.5, Mitigation Measure 8.8)
- B 64. Prior to the issuance of precise grading permits, the landowner or subsequent project applicant 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 2.10, Mitigation Measure 8.9)
- N/A 65. 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. The project proponent will include as part of the project design the Project Design Feature described in 8.11, 8.12 and 8.13 that will further improve the quality of storm water runoff from developed areas of the site. (Standard Condition 3.3, Mitigation Measure 8.10)
- S 66. Construction of the following improvements to the existing Marshburn Retarding Basin shall commence prior to issuance of the first occupancy permit for any residence (except a model home) in Planning Area 6: the existing Marshburn Retarding Basin shall be modified provide a water quality pool of 79 acre-feet, which shall at a minimum treat over a 24-hour period the volume of runoff produced by a 24-hour, 85th percentile storm event (runoff from a 0.75 inch storm) from approximately 1955 acres in Planning Area 6, which constitutes approximately 50 percent of the development area; and, to treat low flows, the Marshburn Retarding Basin shall also include a natural water quality treatment BMP. (Mitigation Measure 8.11)

- N/A 67. Construction of the following improvements to the existing Trabuco Retarding Basin shall commence prior to issuance of the first occupancy permit for any residence (except a model home) in Planning Area 9: the existing Trabuco Retarding Basin shall be modified to provide a water quality pool of approximately 76 acre-feet, which will at a minimum treat over a 24-hour period the volume of runoff produced by a 24-hour 85th percentile storm event (runoff from a 0.75 inch storm) from approximately 1523 acres (1277 acres in Planning Area 9 and 246 acres in Planning Area 5B), which constitutes approximately 40 percent of the development area; and, to treat low flows, the Trabuco Retarding Basin shall also include a natural water quality treatment BMP. 8.12 For the remaining ten percent of the development area (those areas that are not tributary to the Trabuco Retarding Basin and Marshburn Retarding Basin, and which shall be developed), prior to issuance of the first occupancy permit for any residence (other than a model home) installation of the following BMPs shall commence: BMPs that achieve similar performance per National BMP Database ratings as catch basin inserts, and that are designed to infiltrate, filter or treat the volume of runoff produced by either (a) a 24-hour, 85th percentile storm event (0.75 inch), or (b) the maximum flow rate of runoff produced by a rainfall intensity of 0.2 inch of rainfall per hour. (Mitigation Measure 8.12)
- A 68. 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 under CEQA. The project proponent nonetheless proposes to include as part of the project a PDF to improve the quality of storm water runoff and low flows from developed areas of the site. Accordingly, as a monitoring device to ensure the PDF is implemented, the following identification of the PDF shall be included in the Mitigation Monitoring Report for this project: Prior to issuance of the first occupancy permit for any residence (except a model home) for Planning Area 6, commence construction of a water quality pool of 79 acre-feet in the Marshburn Retarding Basin. Prior to issuance of the first occupancy permit for any residence (except a model home) for Planning Area 9, commence construction of a water quality pool of approximately 76 acre-feet in the Trabuco Retarding Basin. For the remaining ten percent of the development area (those areas that are not tributary to the Trabuco Retarding Basin and Marshburn Retarding Basin, and which will be developed), prior to issuance of the first occupancy permit for any residence (other than a model home) commence installation of BMPs that achieve performance similar to catch-basin inserts. (Mitigation Measure 8.13)
- B 69. Prior to issuance of any building permit, the landowner or subsequent project applicant shall complete, and submit to the Department of Public Works, a hydrology and hydraulics report to ensure the final development conforms to the proposed drainage patterns and flow rates shown in the FCMPSDC. The final pad layout and street locations along with final onsite storm drain design shall be verified with more refined flow rates and pipeline layouts, to the satisfaction of the City Engineer. (Mitigation Measure 8.14)

- A 70. 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 deficiencies in the downstream drainage system, in conjunction with the approval of the first final map for the project. (Mitigation Measure 8.15)
- N/A 71. 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. (NOTE: This is a standard mitigation measure requested by CalTrans, and is included for that purpose.) (Mitigation Measure 8.16)

Land Use

- A 72. The proposed project shall be designed in accordance with all relevant development standards and regulations set forth by the adopted Zone Change. (Mitigation Measure 9.1)
- N/A 73. 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. (Mitigation Measure 9.2)

Noise

- B 74. 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 3.1, Mitigation Measure 10.1)
- B 75. Prior to 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 by 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. (Mitigation Measure 10.2)

- B 76. 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. (Mitigation Measure 10.3)
- N/A 77. Prior to issuance of the building permit for the 3,750th residence, or sooner if updated noise studies submitted with the updated traffic studies required to be submitted pursuant to Mitigation Measure 14.5, demonstrate that the noise thresholds have been exceeded, 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. (NOTE: The time and occupancy of the 3750th residence was identified as the point at which the noise increases due to the project will become substantial enough to require construction of the noise barrier based upon projected traffic volume increases between 2007 and 2025 and the number of residential units developed during this time period). (Mitigation Measure 10.4)
- A 78. 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. (Mitigation Measure 10.5)

- N/A 79. 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. The City's single event noise standard requires that the maximum interior noise levels of the loudest 10% of single noise events [L_{max}(10)] for noise sensitive land uses within the 60 CNEL of aircraft and railroad noise sources shall not exceed 65 dBA between 7 a.m. and 7 p.m. nor 55 dBA between 7 p.m. and 7 a.m. for typical occupancy. Typical building upgrades would usually consist of a high-quality double pane windows, noise baffles for the attic vents, and an extra layer of gypsum board drywall for portions of walls that have a wood siding (stucco without extra drywall would be adequate). The level of attenuation needed is achievable with common noise insulation practices. The exact noise insulation features would be spelled out in a noise analysis required by the City prior to the issuance of building permits. (Mitigation Measure 10.6)

Public Services

- B 80. 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. (Mitigation Measure 12.1)
- B 81. 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. (Standard Condition 1.10, Mitigation Measure 12.2)
- S 82. 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 necessary to establish adequate fire protection facilities, apparatus and equipment to serve the project. (Mitigation Measure 12.3)
- B 83. 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. (Mitigation Measure 12.4)

- B 84. 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 and TIC of a Facility and Financing Supplement to the 1985 Mitigation Agreement. (Mitigation Measure 12.5)

Recreation

- S 85. Concurrent with submittal of the first residential tract map for each planning area within the Northern Sphere 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 in the Northern Sphere 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. (Mitigation Measure 13.1)
- B 86. 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. (Standard Condition 1.1, Mitigation Measure 13.2)
- A 87. 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 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 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 1.7, Mitigation Measure 13.3)

- B 88. 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 2.7, Mitigation Measure 13.4)
- A 89. 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 (Mitigation Measure 13.5)
- S 90. 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. (Additional Mitigation Measures) (NOTE: The Planning Commission's approval of the Master Trails Plan must be accompanied by findings that the Plan is in conformance with the City's General Plan.) (Mitigation Measure 13.6)
- N/A 91. In conjunction with the submittal of 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. (Mitigation Measure 13.7)
- N/A 92. 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. (Mitigation Measure 13.8)

- B 93. Post-construction signage, fencing, vegetative 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 are planned. (Mitigation Measure 13.9)

Transportation/Circulation

- B 94. 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. (Standard Condition 1.1) 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. (Mitigation Measure 14.1)
- A 95. 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 Bryan Avenue, 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). (Mitigation Measure 14.2)

N/A 96. Prior to the release of the Final Map for Planning Area 9 and/or Planning Area 8A by the City, the landowner or subsequent project applicant shall coordinate with the City of Tustin and shall participate in the ATMS program at the Jamboree Road/EI Camino Real, Tustin Ranch Road/Irvine Boulevard, Red Hill Avenue/Irvine Boulevard, Jamboree Road/Irvine Boulevard and Jamboree Road/Edinger Avenue intersections. (Mitigation Measure 14.3)

N/A 97. Prior to recordation of each final map for the project, the landowner or subsequent project applicant shall apply for annexation of any non-residential areas (except institutional areas within the project and except community commercial in Planning Area 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 landowner or subsequent project applicant shall develop and implement a similar transportation management plan containing the elements and meeting the criteria described below:

Transportation Management Plan

The development and implementation of a Transportation Management Plan is an identified mitigation measure to manage transportation access for the Northern Sphere Project. This document summarizes the key elements of the Transportation Management Plan.

1.0 Introduction

The purpose of this document is to provide an outline for a comprehensive Transportation Management Plan (TMP) for the Northern Sphere. This report is not intended to provide the specific details of the plan, but rather to highlight the key components and provide direction for subsequent detailed planning and implementation activities. When preparation of the TMP is undertaken, all of the agency and stakeholders will be invited to provide input.

It is the intent to annex the Northern Sphere non-residential area (except institutional areas and community commercial in PA 6) into the Irvine Spectrum Transportation Management Association (Spectrumotion). Spectrumotion is a private, non-profit Transportation Management Association (TMA) formed to reduce traffic congestion in Irvine Spectrum. It currently serves approximately 55,000 employees and is projected to grow to 120,000 employees within this

employment area, not including the North Irvine Sphere. Spectrumotion promotes, markets and subsidizes alternatives to solo-commuting and assists the business community in complying with trip reduction related requirements. Membership is mandatory to property owners with deed restrictions requiring participation in the TMA. Membership dues provide the funding for the Association and its programs, which offer a variety of employer and commuter services focused on reducing vehicular trip generation. In the event that annexation of the Northern Sphere into Spectrumotion is not approved, a Transportation Management Plan similar to that provided by Spectrumotion will be implemented. This document sets forth the components of this TMP should it become necessary.

2.0 Transportation Management Plan Framework

The key elements of a Northern Sphere Transportation Management Plan are set forth below:

- **New Hire Orientation:** Inform newly hired employees of available commuting services available to them.
- **Public Transportation Pass Sales:** Provide a central location for purchase of passes to available transit services (i.e., OCTA buses, Metrolink, Amtrak, etc.).
- **Van Pool and Car Pool Formation Assistance:** Perform all of the administrative work necessary to establish van pools and car pools.
- **On-Site Promotions:** Hold rideshare promotions at work sites and assist in employer assistance promotions.
- **Telecommuting/Alternative Work Schedule Consulting:** Assist employers in developing and implementing a telecommuting or alternative work schedule program.
- **Personalized Commute Consulting:** Provide a personalized commute profile to any commuter, which includes carpool match list containing the names of other commuters in the North Irvine Sphere that live and work near each other.
- **Website:** Maintain a website with all of their program information available.
- **Rideshare Promotions:** Conduct high visibility rideshare promotions as a means to advertise its services.
- **Subsidies:** To the extent financially feasible, offer subsidies to assist in the formation of van pools, the formation of car pools and to encourage the trying of transit services.
- **Public Agency Coordination:** Work closely with various public and quasi-public agencies to improve bus and commuter rail service to the Spectrum and North Irvine Sphere Areas.

3.0 Transportation Management Plan Implementation

Once the TMP is developed, a process will be established to monitor its effectiveness in reducing peak hour trip generation in the Northern Sphere. The Plan will be modified as appropriate to enhance its effectiveness. (Mitigation Measure 14.4)

- A 98. The landowner or subsequent project applicant shall implement traffic improvements as identified in the project traffic study (Austin-Foust, November 2001) and supplemental traffic study (Austin-Foust, March 2002) to maintain satisfactory levels of service as defined by the City's General Plan, based on thresholds of significance, performance standards and methodologies utilized in this DEIR, Orange County Congestion Management Program and established in City of Irvine Traffic Study Guidelines. 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 4-90, Table 4-94B and/or additional traffic improvements, if any, are necessary based on 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. Furthermore, the traffic study area boundary shall be consistent with the study area boundary utilized in the traffic study prepared for this EIR. The landowner or subsequent project applicant shall construct, bond for or enter into a funding agreement for necessary circulation system improvements. (Mitigation Measure 14.5)
- A 99. In conjunction with the preparation of any updated traffic study as required in Mitigation Measure 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 these impacts (assuming tolled conditions on the Transportation Corridors) based on thresholds of significance, performance standards and methodologies utilized in this DEIR

and established in the Orange County Congestion Management Program and 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 the landowner or subsequent project applicant's fair share contribution to 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. (Mitigation Measure 14.6)

- A 100. Following adoption of the General Plan/Zoning 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. (Mitigation Measure 14.7)

Utilities/Energy

- B 101. 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. (NOTE: In 1978 California established Energy Efficiency Standards for Residential and Nonresidential Buildings. Commonly referred to as Title 24, these standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. In 2001 new standards went into effect. To date, these standards are estimated to have saved more than \$11.3 billion in electricity and natural gas costs. Title 24 covers the use of energy efficient building standards, including ventilation, insulation and construction and the use of energy saving appliances, conditioning systems, water heating, and lighting.) (Mitigation Measure 15.1)
- B 102. The project shall comply with all the State Energy Insulation Standards (Title 24) and City of Irvine codes in effect at the time of application for building permits. (Mitigation Measure 15.2)
- B 103. This development necessitates the construction of public and/or private infrastructure improvements. Prior to the release of a final map by the City, the applicant [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, Mitigation Measure 15.3)

- B 104. Development maps shall be conditioned to require that all electrical service lines serving development within the Northern Sphere Area will be underground. (Mitigation Measure 15.4)
- B 105. The project shall comply with City of Irvine and State of California insulation standards. (NOTE: In 1978 California established Energy Efficiency Standards for Residential and Nonresidential Buildings. Commonly referred to as Title 24, these standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. In 2001 new standards went into effect. To date, these standards are estimated to have saved more than \$11.3 billion in electricity and natural gas costs. Title 24 covers the use of energy efficient building standards, including ventilation, insulation and construction and the use of energy saving appliances, conditioning systems, water heating, and lighting.) (Mitigation Measure 15.5)
- B 106. The project shall comply with all the State Energy Insulation Standards (Title 24) and City of Irvine codes in effect at the time of application for building permits. (Mitigation Measure 15.6)
- B 107. The landowner or subsequent project applicant shall consult with the Southern California Gas Company regarding feasible energy conservation measures. (Mitigation Measure 15.7)
- B 108. The landowner shall consult with the Southern California Gas Company regarding feasible energy conservation measures and utilize measures to the maximum extent feasible. (Mitigation Measure 15.8)
- B 109. All telephone lines shall be located underground. (Mitigation Measure 15.9).
- A 110. 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. (Mitigation Measure 15.10)
- B 111. 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. (Mitigation Measure 15.11)

- A 112. Prior to the final approval of the location of potable and non-potable tanks proposed for Planning Area 6 (Implementation Area “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. (Mitigation Measure 15.12)
- A 113. 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. (Mitigation Measure 15.13)
- N/A 114. 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. (Mitigation Measure 15.14)
- N/A 115. 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. These sections establish standards for the capacity, location, design and maintenance of refuse and recycling collection bins. (Mitigation Measure 15.15)
- B 116. This 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. Subject to the approval 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 provided that the landowner or subsequent project applicant provides a letter verifying that recycling will be conducted off site in an acceptable manner. (Standard Condition A.12, Mitigation Measure 15.16)
- B 117. 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

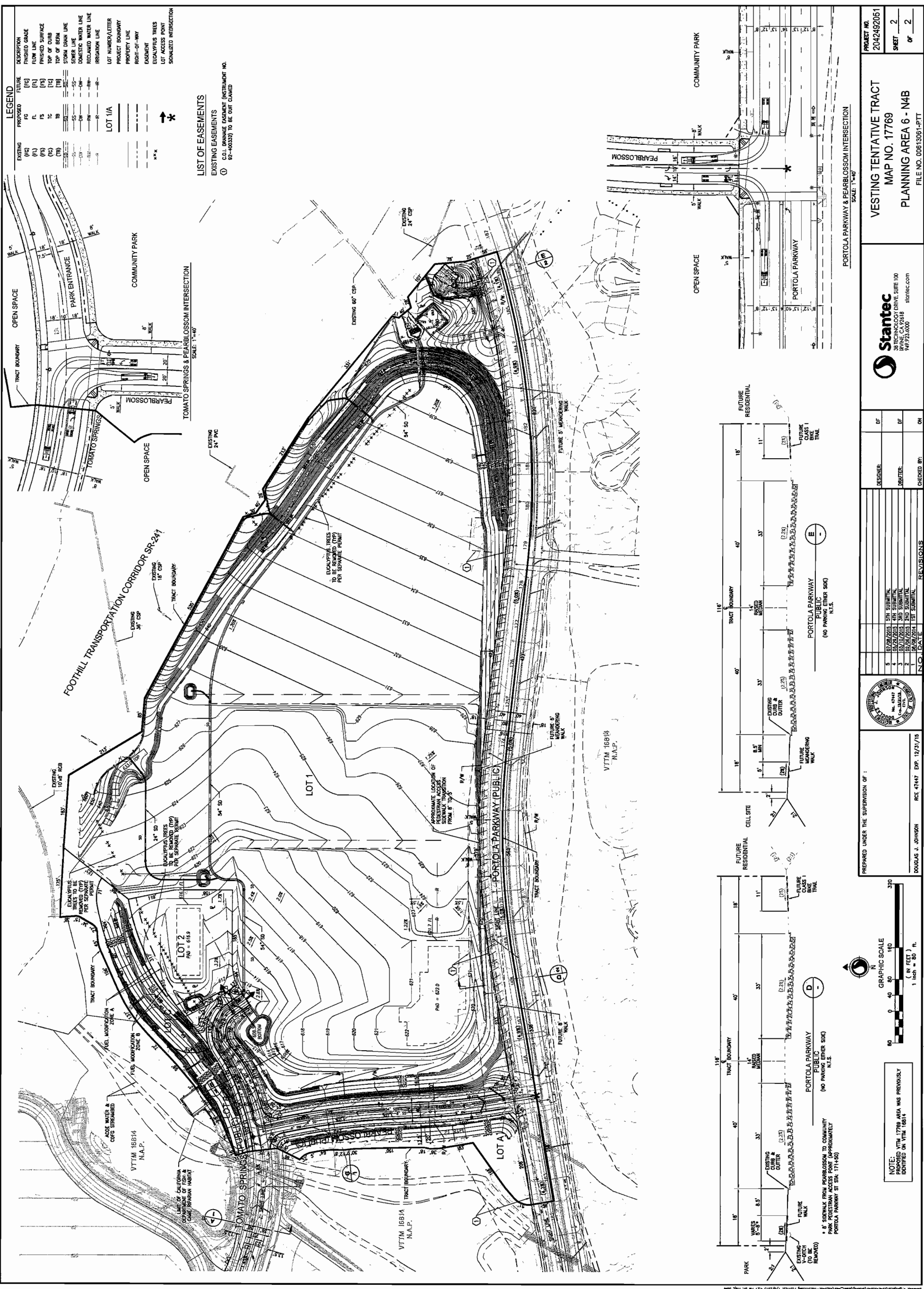
for review and approval to ensure that the plan is in compliance with AB 939, the Solid Waste Reduction Act of 1989, as implemented by the City of Irvine and the County of Orange Integrated Waste Management Plan. (Mitigation Measure 15.17)

VESTING TENTATIVE TRACT MAP NO. 17769

LEGAL DESCRIPTION
 A PORTION OF PARCEL 3 OF L.L.A. II 2003-007, O.R. 2003000416158, AND A PORTION OF BLOCK 143 OF IRVINE'S SUBDIVISIONS, M.R.M. 1/88, ALL WITHIN THE CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA

GENERAL NOTES

- EXISTING LAND USE: AGRICULTURE AND WACANT
- ADJACENT LAND USE:
 - NORTH - FOOTHILL TRANSPORTATION CORRIDOR
 - WEST - OPEN SPACE
 - EAST - FOOTHILL TRANSPORTATION CORRIDOR
- GENERAL PLAN USE:
 - GREEN SPACE, MEDIUM DENSITY RESIDENTIAL, MULTI-USE (EASTERN EDGE)
- EXISTING ZONING: 2.3K MEDIUM DENSITY RESIDENTIAL, 3.1 MULTI-USE
- GAS SERVICE WILL BE PROVIDED BY THE SOUTHERN CALIFORNIA GAS COMPANY.
- ELECTRICAL SERVICE WILL BE PROVIDED BY THE SOUTHERN CALIFORNIA Edison UNDERGROUND.
- TELEPHONE SERVICE WILL BE PROVIDED BY SBC.
- CABLE TV SERVICES WILL BE PROVIDED BY COX COMMUNICATION
- DOMESTIC WATER, RECLAIMED WATER AND SEWER SERVICE WILL BE PROVIDED BY THE IRVINE RANCH WATER DISTRICT.
- THE DEVELOPER WILL COMPLY WITH ENERGY CONSERVATION MEASURES SET FORTH IN TITLE XXIV OF THE CALIFORNIA ADMINISTRATIVE CODE.
- FLOOD ZONE AND BASE FLOOD ELEVATIONS ARE PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA MAP NO. 0605030305A) EFFECTIVE DATE: DECEMBER 01, 2009.
- PROPOSED SEWER FACILITIES: STANDARD LATERAL CONNECTIONS TO EXISTING WATER SYSTEM SHALL BE IN ACCORDANCE WITH THE IRVINE RANCH WATER SEWER AND RECLAIMED WATER FACILITIES.
- PROPOSED WATER FACILITIES: STANDARD DOMESTIC CONNECTIONS TO EXISTING WATER SYSTEM SHALL BE IN ACCORDANCE WITH THE IRVINE RANCH WATER DISTRICT'S STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF WATER, SEWER AND RECLAIMED WATER FACILITIES.
- THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS FOR THIS VESTING TENTATIVE TRACT MAP.
- MAINTENANCE OF ALL LETTERED LOTS SHALL BE THE RESPONSIBILITY OF A HOMEOWNER'S ASSOCIATION, HOA, HOMEOWNERS' ASSOCIATION, OR PRIVATE ENTITY. SEE THIS SHEET FOR DETAILED INFORMATION.
- A PORTION OF THE OTHER ORAN SYSTEM WITHIN THE MAPS OF THIS PROJECT (I.E. WITHIN PRIVATE STREETS, PRIVATE LOTS OR WITHIN GATED COMMUNITIES) ARE PRIVATELY OWNED AND MAINTAINED.
- ORANGE ON THIS SITE WILL BE CONVEYED BY MEANS OF A STORM DRAIN SYSTEM CONSISTING OF VARYING SIZES OF STORM DRAIN PIPES, RGS, AREA DRAINS, AND BROW DITCHES.
- EXISTING IRRIGATION LINES WILL BE REMOVED, RELOCATED OR PROTECTED IN PLACE.
- ALL EXISTING EASEMENTS ARE TO REMAIN IN THEIR CURRENT DESIGNATED LOCATIONS UNLESS OTHERWISE NOTED.
- TOTAL LENGTH OF PROPOSED STREETS IS APPROXIMATELY 1,070 LF.
- TOTAL PROJECT AREA IS 41.91 ACRES.
- NEW CAPITAL WATERLINE FACILITIES HAVE NOT BEEN DEPICTED ON THIS MAP TO MAINTAIN UNIFORMITY WITHIN STREETS MORE RELEVANT.
- LOTS 1 THROUGH 4 AND LETTERED LOTS SHOWN WITHIN THIS MAP ARE SUBJECT TO THE CITY OF IRVINE'S STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF STREETS. ADDITIONAL LETTERED LOTS MAY BE REQUIRED BY OCA FOR FUEL AND/OR PARKING PURPOSES.
- PRIOR TO THE RECOMMENDATION OF A SUBMISSION MAP, THE APPLICANT SHALL OBTAIN APPROVAL FROM THE CITY OF IRVINE FOR THE PROPOSED TRACT MAP AND APPROVAL. THIS PLAN SHALL INCLUDE THE STREETS AS SHOWN ON THE VESTING TENTATIVE TRACT MAP (VTM). THIS PLAN SHALL INCLUDE ALL UTILITIES, EASEMENTS, AND OTHER FEATURES SHOWN ON THE VESTING TENTATIVE TRACT MAP. MARKERS, WATER AVAILABILITY FOR FLOW REPORTS, AND ANY GATES PROPOSED ACROSS FIRE DEPARTMENT ACCESS.
- EXISTING EUCALYPTUS TREES/WINDOWS WILL BE PROTECTED AND PRESERVED EXCEPT THOSE THAT WILL BE REQUIRED FOR REMOVAL DUE TO CONFLICT WITH ONE TO FOUR INCHES OR AS RECOMMENDED BY A CERTIFIED ARBORIST OR TO REMOVE.
- ALIGNED WITH THE PUBLIC STREET RIGHT-OF-WAY (R/W) WILL BE CURB RETURNING, PEDESTRIAN CROSSINGS AND RAMPS WILL MEET TITLE 24 AND AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
- ALL PROPOSED PUBLIC STREETS ARE TO BE MAINTAINED BY THE CITY OF IRVINE. EASEMENTS FOR EMERGENCY AND PUBLIC SERVICE VEHICULAR INGRESS-EGRESS WILL BE PROVIDED WITHIN ALL PRIVATE STREETS AS REQUIRED.
- THE ASSessor'S PARCEL NUMBERS FOR THE PROJECT AREA ARE 104-144-14, 104-144-15, 104-144-16, 104-144-17, 104-144-18, 104-144-19, 104-144-20, 104-144-21, 104-144-22, 104-144-23, 104-144-24, 104-144-25, 104-144-26, 104-144-27, 104-144-28, 104-144-29, 104-144-30, 104-144-31, 104-144-32, 104-144-33, 104-144-34, 104-144-35, 104-144-36, 104-144-37, 104-144-38, 104-144-39, 104-144-40, 104-144-41, 104-144-42, 104-144-43, 104-144-44, 104-144-45, 104-144-46, 104-144-47, 104-144-48, 104-144-49, 104-144-50, 104-144-51, 104-144-52, 104-144-53, 104-144-54, 104-144-55, 104-144-56, 104-144-57, 104-144-58, 104-144-59, 104-144-60, 104-144-61, 104-144-62, 104-144-63, 104-144-64, 104-144-65, 104-144-66, 104-144-67, 104-144-68, 104-144-69, 104-144-70, 104-144-71, 104-144-72, 104-144-73, 104-144-74, 104-144-75, 104-144-76, 104-144-77, 104-144-78, 104-144-79, 104-144-80, 104-144-81, 104-144-82, 104-144-83, 104-144-84, 104-144-85, 104-144-86, 104-144-87, 104-144-88, 104-144-89, 104-144-90, 104-144-91, 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LEGEND

EXISTING	PROPOSED	DESCRIPTION
(P)	(P)	PROPOSED GRADE
(L)	(L)	FLOW LINE
(S)	(S)	FINISHED SURFACE
(T)	(T)	TOP OF CURB
(B)	(B)	TOP OF BERM
(D)	(D)	STORM DRAIN LINE
(S)	(S)	SEWER LINE
(W)	(W)	DOMESTIC WATER LINE
(R)	(R)	REGULATED WATER LINE
(H)	(H)	IRREGULAR LINE
(N)	(N)	LOT NUMBER/LETTER
(P)	(P)	PROJECT BOUNDARY
(P)	(P)	PROPERTY LINE
(P)	(P)	RIGHT-OF-WAY
(P)	(P)	EASEMENT
(P)	(P)	EUCALYPTUS TREES
(P)	(P)	LOT ACCESS POINT
(P)	(P)	NON-CLANDED INTERSECTION

LIST OF EASEMENTS

EXISTING EASEMENTS

① COL. FRANKIE EASMENT (ASTROWAY NO. 82-403333) TO BE OUIT CLANDED

LOT 1A

↑ *

SCALE 1"=40'

SCALE 1"=40'

SCALE 1"=40'

SCALE 1"=40'

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PROJECT NO.	204242051
SHEET	2
OF	2

VESTING TENTATIVE TRACT
MAP NO. 17769
PLANNING AREA 6 - N4B
 FILE NO. 00613061-PTT

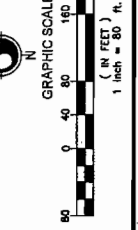


NO.	DATE	REVISIONS	DESIGNER	DR
1	07/02/2015	5TH SUBMITTAL		
2	08/12/2015	4TH SUBMITTAL		
3	09/16/2015	3RD SUBMITTAL		
4	09/29/2015	2ND SUBMITTAL		
5	09/29/2015	FINAL		

DESIGNED BY	DF
DRAWN BY	DF
CHECKED BY	OK

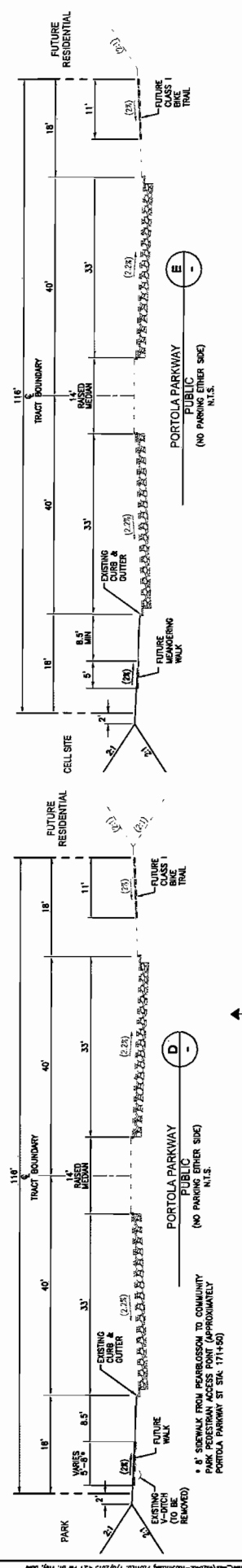


PREPARED UNDER THE SUPERVISION OF :
 DOUGLAS J. JOHNSON REE 47447 EXP. 12/31/15



NOTE: VTM 17769 (66) WAS PREVIOUSLY IDENTIFIED ON VTM 16814.

PREPARED UNDER THE SUPERVISION OF :
 DOUGLAS J. JOHNSON REE 47447 EXP. 12/31/15



PORTOLA PARKWAY & PEARBLOSSOM INTERSECTION
 SCALE: 1"=40'

PORTOLA PARKWAY & COMMUNITY PARK INTERSECTION
 SCALE: 1"=40'

SUBDIVISION COMMITTEE RESOLUTION NO. 15-956

A RESOLUTION OF THE SUBDIVISION COMMITTEE OF THE CITY OF IRVINE, CALIFORNIA, RECOMMENDING PLANNING COMMISSION APPROVAL OF VESTING TENTATIVE TRACT MAP 17769 (FILE NO. 00631061-PTT) TO SUBDIVIDE 41.91 GROSS ACRES INTO FOUR NUMBERED LOTS AND THREE LETTERED LOTS FOR THE DEVELOPMENT OF AN 32.50 ACRE COMMUNITY PARK, A DAY CARE SITE, A TELECOMMUNICATIONS SITE AND ANCILLIARY USES; LOCATED IN PLANNING AREA 6 (PORTOLA SPRINGS); FILED BY STANTEC ON BEHALF OF IRVINE COMMUNITY DEVELOPMENT COMPANY

WHEREAS, an application for Vesting Tentative Tract Map 17769 (00613061-PTT) has been filed by Stantec on behalf of the Irvine Community Development Company to subdivide a 41.91 gross acre site into four numbered lots and three lettered lots for the development of a 32.50 acre Community Park, a 1.42 acre day care center site, a 0.26 acre telecommunications site and ancillary uses; and

WHEREAS, Vesting Tentative Tract Map 17769 has a General Plan land use designation of Medium Density Residential and Zoning Designations of 2.3K Medium Density Residential and 3.1 Multi-Use; and

WHEREAS, Vesting Tentative Tract Map 17769 is consistent with the previously approved "A" Map (VTTM 16814) for Neighborhood 4 of Planning Area 6; and

WHEREAS, the subject Vesting Tentative Tract Map 17769 is consistent with the approved Master Landscape and Trails Plan Modification (00627595-PMP); and

WHEREAS, the subject Vesting Tentative Tract Map 17769 conforms with the City of Irvine Subdivision Ordinance, General Plan and Zoning Ordinance; and

WHEREAS, Vesting Tentative Tract Map 17769 is considered a "project" under regulations of the State of California Environmental Quality Act (CEQA); and

WHEREAS, a Program Environmental Impact Report (SCH No. 2001051010) was prepared for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8 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 22, 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 California Environmental Quality Act (CEQA) Guidelines, these projects are covered by a previously certified Program EIR for the Northern Sphere of Influence, which includes Planning Area 6, and serves as a Program EIR for the proposed project (SCH. No. 2001051010). The effects of the projects were examined in the Program EIR and all feasible mitigation measures and alternatives developed in the Program EIR are incorporated into these projects and no new mitigation measures are required. The Program EIR is, therefore, determined to be adequate to serve as the environmental document for these projects and satisfies all requirements of CEQA.

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 (SCH No. 2001051010) for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8.

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.
- 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:
 - 1. 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.

2. 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 that 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.
 3. The implementation of a systems development charge for development in Planning Area 6 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 6 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 approving a Vesting Tentative Tract Map has been established:

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

VTTM 17769 creates a total of four numbered lots, including one lot for Community Park use, one lot for a child care center, one lot for a telecommunications site, and one lot for entry monument purposes, along with supporting landscape lots. The map 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 2.3K Medium Density Residential and 3.1 Multi-Use zoning districts in which it is located. This map is also designed in accordance with the special development standards applicable to Planning Area 6 and consistent with the "A" map for Neighborhood 4 (VTTM 16814) previously approved on April 25, 2006.

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

The design and improvements of VTTM 17769 are consistent with all applicable previous approvals, including the underlying master subdivision map (VTTM 16814) for Planning Area 6. All on-site improvements will be completed according to City standards, the 2.3K Medium Density Residential and 3.1 Multi-Use zoning requirements and all Planning Area 6 special development standards. The project also complies with the approved Master Landscape and Trails Plan Modification (00627595-PMP) which establishes designs for walls, trails, monuments and pedestrian circulation/connections within the tract.

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

Neighborhood 4B consists of generally flat hillside terrain that has previously been rough graded. A geotechnical analysis was prepared in conjunction with the Program EIR. The analysis concluded that the Community Park, and telecommunications development and accessory land uses can physically be accommodated on the subject site. Additionally, soil and groundwater conditions will be analyzed prior to construction as required by Standard Conditions 2.6 and 2.7 contained in this Resolution.

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

The Program EIR evaluated the physical and environmental constraints of the subject property and identified the property for the Community Park site. As the Community Park is a non-residential use, there is no specific residential density proposed. Therefore, it has been determined that the site is suitable for the proposed type of development.

- 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 17769 is in accordance with the certified Program EIR (SCH No. 2001051010) for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8. 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 or 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 buildings and infrastructure improvements will be constructed in compliance with all Zoning, Building, Fire, and Security Code standards applicable to this project at the time of permit processing.

- 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 subdivision includes a future Community Park site. The map indicates that all easements shall remain in place, with the exception of one drainage easement which will be quitclaimed. All easements will provide a benefit to the public for access to streets and pedestrian amenities within the project boundaries, and therefore, do not pose a conflict in any way.

- 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. 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, the proposed map is considered to be subsequent activity under a previously certified Program EIR (SCH No. 2001051010) for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8. 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 (MMRP).

SECTION 6. Vesting Tentative Tract Map 17769 subdivides 41.91 gross acres into four numbered lots and three lettered lots for the development of a Community Park, child care center and telecommunications site in Planning Area 6.

SECTION 7. That the Secretary to the Subdivision Committee of the City of Irvine shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

NOW, THEREFORE, based on the above findings the Subdivision Committee of the City of Irvine DOES HEREBY RECOMMEND that the Planning Commission approve Vesting Tentative Tract Map 17769 (00613061-PTT) 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) as set forth by the Program EIR (SCH No. 2001051010) for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8, and subject to the following conditions:

PRIOR TO THE RELEASE OF A FINAL MAP BY THE CITY

Standard Condition 1.1 PUBLIC / PRIVATE IMPROVEMENTS
(Mitigation Measures 8.4, 13.2, 14.1 and 15.3)

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, and signing and striping. Street improvements include the extension of Tomato Springs and Pearblossom within the map boundaries.
- n/a b. Traffic signal systems, interconnect and other traffic control and management devices as follows:
- 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
- X 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 depicted on the approved tentative map or as follows:

Standard Condition 1.2

This subdivision includes public trails as identified in the City's General Plan. Prior to the release of a final map by the City, an irrevocable offer of dedication for nonexclusive easements for public use of any public trail(s) shall be shown on the final

map. At the discretion of the City Engineer, the easements may be recorded after the final map. Improvements and dedication of public trails shall be subject to the approval of the Director of Community Services.

Standard Condition 1.3

This subdivision requires the irrevocable offer of dedication of public park land. At the discretion of the City Engineer, the dedication may be recorded after the final map. Improvements and dedication of public parks, or payment of in lieu fees, shall be subject to the approval of the Director of Community Services.

Standard Condition 1.4

This subdivision includes property within an existing assessment district. Prior to release of a final map by the City, 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 1.7

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 1.8

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 1.9

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 1.10

(Mitigation Measure 12.2)

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 1.13

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.

Condition 1.14

Mitigation Measure 3.3

Prior to the approval of each final map for commercial uses, the landowner or subsequent project applicant shall submit a plan to the Department of Community Development 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 hour 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.

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.

Modified Standard Condition 2.5
(Mitigation Measure 5.2)

ARCHAEOLOGIST / PALEONTOLOGIST

Prior to issuance of the first preliminary or precise grading permit, and for any subsequent permit involving excavation to increased depth, the landowner or subsequent project applicant shall provide evidence that an archaeologist and/or paleontologist 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 archaeologist and paleontologists maintained by the County of Orange. Should any cultural/paleontological resources be discovered, the monitor is authorized to stop all grading in the immediate area of the discovery, and shall make recommendations to the Director of Community Development on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. If the resources are determined to be "historic resources" at that term is defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the monitor and recommended to the Director of Community Development. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in greenspace, parks or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Director of Community Development approves the measures to protect these resources. Any paleontological or archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Director of Community Development where they would be afforded long term preservation to allow future scientific study.

Standard Condition 2.6

SITE SPECIFIC GEOTECHNICAL STUDY

Prior to the issuance of grading permits, the applicant shall provide to the Chief Building Official a site-specific geotechnical study for each proposed structure. The geotechnical report shall be prepared by a registered civil engineer or certified engineering geologist, having competence in the field of seismic hazard evaluation and mitigation. The geotechnical report shall contain site-specific evaluations of the seismic hazard affecting the project, and shall identify portions of the project site containing seismic hazards. The report shall also identify any known off-site seismic hazards that could adversely affect the site in the event of an earthquake. The contents of the geotechnical report shall include, but shall not be limited to, the following:

- a. Project description.
- b. A description of the geologic and geotechnical conditions at the site, including an appropriate site location map.
- c. Evaluation of site-specific seismic hazards based on geological and geotechnical conditions, in accordance with current industry standards of practice.
- d. Recommendations for earthwork and construction.
- e. Name of report preparer(s), and signature(s) of a certified engineering geologist and/or registered civil engineer, having competence in the field of seismic hazard evaluation and mitigation.
- f. Include the official professional registration or certification number and license expiration date of each report preparer in the signature block of the report.

Standard Condition 2.7
(Mitigation Measure 8.6)

GROUNDWATER SURVEY

Prior to the issuance of precise grading permits, the applicant shall submit to the Chief Building Official a groundwater survey of the entire site. The analysis shall be prepared by a licensed 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 build-out.
- b. Analysis for relief of groundwater buildup and properties of soil materials on-site.

- 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 the footings.

Standard Condition 2.12
(Mitigation Measure 8.8)

WATER QUALITY – NOTICE OF INTENT

Prior to the issuance of preliminary or precise grading permits for a project that will result in soil disturbance of one (1) or more acres of land, the applicant shall provide the Chief Building Official 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 the Regional Water Quality Control Board, or a letter from either agency stating that the NOI has been filed.

Standard Condition 2.13
(Mitigation Measures 8.2, 8.9)

WATER QUALITY MANAGEMENT PLAN

Prior to the issuance of preliminary or precise grading permits, the applicant shall submit to the Chief Building Official for review and approval, 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.

Modified Standard Condition 2.16

PUBLIC TRAIL DEDICATION

Prior to the issuance of a precise grading permit, the applicant shall submit all documents necessary to record nonexclusive easements for public use of such trails in a form or forms approved by the City Attorney and prepared to the satisfaction of the City Engineer, Director of Community Services, and Director of Community Development. The City Engineer may permit the public trail dedication to be recorded separately from the final map.

Standard Condition 2.21

PARK PLAYGROUND

Prior to the issuance of the first precise grading permit for any park that includes a playground, the applicant shall submit for review and obtain approval of a Playground Plan by the Director of Community Development. The Playground Plan shall include all information specified in City of Irvine Park/Public Facility Standards, Section VII-B.3.4.

Standard Condition 2.22

PUBLIC PARK / TRAIL FACILITY REVIEW

Prior to the issuance of a precise grading permit for any public park or trail, the applicant shall submit a Public Facility Design Review (PFDR) application to the Director of Community Development for review and approval.

Condition 2.26

OCFA FIRE MASTER PLAN

Prior to issuance of a precise grading permit, the applicant shall submit to the Orange County Fire Authority and obtain approval of a fire master plan (Service Code PR145).

Condition 2.27

(Mitigation Measure 5.4)

Prior to the 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 evaluation 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 Development where they would be afforded long term preservation to allow future scientific study.

Condition 2.28
(Mitigation Measure 5.7)

HUMAN REMAINS

The following note shall be placed on each grading plan:

“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; or
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.”

Condition 2.28
(Mitigation Measure 5.4)

FOSSIL PROCEDURES

Prior to the 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 evaluation 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 Development where they would be afforded long term preservation to allow future scientific study.

Condition 2.29

SCAQMD RULES 402 and 403

(Mitigation Measure 3.1)

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 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. (NOTE: The SCAQMD has adopted standard “rules” to minimize the air quality impacts associated with development activities to the extent feasible. SCAQMD Rule 403 is one such rule. Rule 403 prohibits the creation of fugitive dust from any active operation, open storage pile, or disturbed surface area where dust remains visible in the atmosphere beyond the property line. Under Rule 403, the Project is required to employ best available control measures to minimize fugitive dust emissions, including frequent watering, use of dust suppressants, installation of temporary enclosures, and/or planting of a vegetative ground cover after active operations have ceased. Other SCAQMD requirements that minimize short-term construction impacts include Rule 401 and Rule 402. The mitigation measures ensure compliance with SCAQMD rules and emissions.

Condition 2.30

CONSTRUCTION EQUIPMENT EMISSIONS MEASURES

(Mitigation Measure 3.2)

Prior to issuance of each grading permit, the following information shall be included as a note on the cover sheet of the grading plans. The following measures shall be implemented during grading and construction of the project:

- a. Use low emission mobile construction equipment. The property owner/ developer shall comply with CARB requirements for heavy 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 available.
- e. Configure construction parking to minimize traffic interference.
- f. Minimize obstruction of through-traffic lanes. 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 to the extent practical.
- 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).

Condition 2.31
(Mitigation Measure 10.3)

NOISE SEPARATION

Prior to issuance of grading permits, the 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.

- 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.

Condition 2.32
(Mitigation Measure 15.16)

SOLID WASTE FOR RECYCLING

This project will result in new construction that will generate solid waste. Prior to the issuance of precise grading permits, the 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 a nonresidential project may be permitted to contract with a waste recycler for offsite materials recovery. In this case the applicant must provide a letter verifying that recycling will be conducted off site in an acceptable manner.

Condition 2.33

(Mitigation Measure 6.4)

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.

Condition 2.34

(Mitigation Measure 6.7)

Prior to the issuance of grading permits for Planning Area 6, proposed grading sites shall be evaluated for erosion potential. If the sites have adverse erosion conditions:

- a. The areas shall be capped with an appropriately cohesive fill material;
- b. Cut slopes shall be provided with replacement fills containing appropriate cohesive materials; and/or
- c. Erosion protections, such as polymer coatings, jute matting, geotextiles, or gunite V-ditches shall be placed on the surface of the soils.

Condition 2.35

(Mitigation Measure 8.1)

Prior to the issuance of grading permits, the landowner or subsequent project applicant shall submit for approval 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 preconstruction 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.

Condition 2.36

(Mitigation Measure 6.6)

The abandonment of the septic tanks, leach field, and seepage pits, if encountered during grading, shall be performed in accordance with the Orange County Health Care Agency requirements, and in compliance with a removal permit issued by the City of Irvine. 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.

Condition 2.37

(Mitigation Measure 13.9)

Post-construction signage, fencing, vegetative 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 are planned.

Condition 2.38

(Mitigation Measure 15.11)

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.

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.

Standard Condition 3.3

DISCLOSURE STATEMENTS

Prior to the issuance of building permits, the applicant shall submit to the Director of Community Development for review and approval a completed occupancy disclosure form for the project. The approved disclosure form, along with its attachments, shall be included as part of the rental/lease agreements and as part of the sales literature for the project. The disclosure statement shall include information, current as of the date of submittal, with respect to each item marked with an "x" on the list below. The items marked "n/a" need not be included.

- N/A a. Information on Noise resulting from aircraft and/or helicopter operations from John Wayne Airport.
- X b. A copy of the City's earthquake preparedness packet (commercial, industrial, and ownership residential only). To obtain packets, contact the City of Irvine Emergency Management Specialist (949) 724-7148.
- N/A c. Map of Special Flood Hazard Area information for areas subject to inundation.
- N/A d. Notice that initial occupancy and any subsequent change in use or occupancy of any non-residential condominium space, requires the buyer or the new or existing occupant to apply to the Community Development Department and obtain approval by way of a of written zoning confirmation letter or obtain a building permit and obtain inspection approval for any necessary work to establish the use and/or occupancy consistent with that intended.
- N/A e. Notice that the property owner shall be responsible for continuous maintenance of the emergency access equipment thus ensuring these systems will be operational at all times, as required by the Chief of Police.

- X f. Notice that the property is located near and/or adjacent to private and/or public park(s) that may include recreational, field/court lighting, and other related improvements.
- X g. Notice that the property is located near and/or adjacent to public open space land that may include trails, trailheads, parking facilities, and other related improvements and operations.
- X h. Notice that the property is located near and/or adjacent to public trails and/or related improvements and operations.

Standard Condition 3.5
(Mitigation Measure 10.1)

FINAL ACOUSTICAL REPORT

Prior to the issuance of building permits for each structure or tenant improvement, other than a parking structure, the applicant shall submit a final acoustical report prepared to the satisfaction of the Director of Community Development. The report shall demonstrate that the development will be sound attenuated against present and projected noise levels including stationary, roadway, aircraft, helicopter, and railroad noise 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). The report shall be accompanied by a list identifying the sheet(s) of the building plans that include required sound attenuation measures.

Standard Condition 3.6
(Mitigation Measure 1.3)

SITE LIGHTING REQUIREMENTS

Prior to the issuance of building permits, the applicant shall demonstrate they have met the Irvine Uniform Security Code requirements for lighting by providing the below listed items for a complete review by the Police department. Failure to provide a complete lighting package will result in the delay of satisfaction of this condition.

- a. Electrical plan showing light fixture locations, type of light fixture, height of light fixture, and point-by-point photometric lighting analysis overlaid on the landscape plan with a tree legend. The photometric plan should only show those fixtures used to meet the Irvine Uniform Security Code requirements.
- b. Corresponding fixture cut-sheets (specifications) of those lights used to meet the Irvine Uniform Security Code.
- c. Site plan demonstrating that landscaping shall not be planted so as to obscure required light levels.
- d. Site plans that are full-scale and legible.

Standard Condition 3.7

SOLID WASTE RECYCLING

Prior to the issuance of building permits for a project that involves new construction or that involves the demolition or renovation of existing buildings on site, the applicant shall comply with requirements of Title 6, Division 7 of the City of Irvine Municipal Code relating to recycling and diversion of construction and demolition waste as applicable to said project. Over the course of demolition or construction, the applicant shall ensure compliance with all code requirements related to the use of City-authorized waste haulers.

Standard Condition 3.18

WAYFINDING (DIRECTIONAL) PLAN

Prior to the issuance of the first building permit, a Wayfinding (directional) Plan including exterior building numbers, unit numbers, directional unit signs, and entrance directory shall be approved by the Chief of Police. Said plan shall be incorporated into the plan set approved for building permits

Standard Condition 3.20

CONSTRUCTION SITE SECURITY PLAN

Prior to the issuance of the first building permit, a Construction Site Security Plan, per the Irvine Uniform Security Code, Section 5-9-521, shall be approved by the Chief of Police. Said plan shall be incorporated into the plan set approved for building permits.

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.

Condition 3.28

TITLE 24

(Mitigation Measure 15.1)

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. (NOTE: In 1978 California established Energy Efficiency Standards for Residential and Nonresidential Buildings. Commonly referred to as Title 24, these standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. In 2001 new standards went into effect. To date, these standards are estimated to have saved more than \$11.3 billion in electricity and natural gas costs. Title 24 covers the use of energy efficient

building standards, including ventilation, insulation and construction and the use of energy saving appliances, conditioning systems, water heating, and lighting.)

Condition 3.29

FIRE PROTECTION EASEMENTS

Prior to the issuance of the first building permit, all fire protection access easements shall be approved by the Orange County Fire Authority and irrevocably dedicated in perpetuity to the City.

Condition 3.30

OCFA - FIRE SPRINKLER SYSTEM

Prior to issuance of a building permit, the applicant shall submit to the Orange County Fire Authority and obtain approval of Fire Sprinkler System (Service Codes PR400-PR455).

Condition 3.31

WILDLIFE INTERFACE BROCHURE

(Mitigation Measure 4.8)

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 and tenants of the responsibilities associated with living at the wildland interface. The approved wildland interface brochure, along with its 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.

Condition 3.32

(Mitigation Measure 1.5)

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. (Additional Mitigation Measures) (NOTE: See explanatory note for Mitigation Measure 1.2. This measure provides the City with authority to regulate park lighting plans, in concert with Mitigation Measure 1.2, to not only ensure that ambient light from park lighting meets the City's 1.5 foot-candle standard at property lines, but also to ensure that ambient light is limited to the maximum extent consistent with the public use and enjoyment of such parks.)

Condition 3.33
(Mitigation Measure 1.2)

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. (NOTE: The City of Irvine Community Services Lighting Standards for Public Facilities limits the maximum foot-candle level on the property line of park facilities to 1.5 foot-candles, and requires a numerical lighting model showing compliance with that standard to be submitted and approved with the lighting plans for recreational athletic fields. A foot-candle is a unit of luminance produced by one candle on a surface that is uniformly one foot from the light source. Ambient light at a property line that is 1.4 foot-candles or less is not considered significantly adverse.)

PRIOR TO AUTHORIZATION TO USE, OCCUPY, AND/OR OPERATE

Standard Condition 4.1

STREET MAINTENANCE

Prior to authorization to use, occupy, and/or operate, where streets have not been accepted, the applicant shall install the following sign at all entrances to the subdivision/tract:

THIS STREET IS OPEN FOR PUBLIC USE AND THE VEHICLE CODE IS BEING ENFORCED. MAINTENANCE OF THIS STREET AND RIGHT-OF-WAY IS THE DEVELOPER'S RESPONSIBILITY.

DEVELOPER: _____ PHONE: _____

The signs shall be approved in advance by the Director of Community Development and shall have, at a minimum, three inch (3") high lettering. The applicant shall remove the signs promptly after the City issues a certification of completion and accepts all of the streets for maintenance by the City.

Standard Condition 4.2

PLAYGROUND INSPECTION

Prior to authorization to use, occupy, and/or operate the playground, the applicant shall submit to the Chief Building Official a letter stating that the play equipment installation has been inspected by a person authorized by the manufacturer, that the equipment has been installed per manufacturer's specifications, and that it complies with minimum playground safety regulations, adopted by the State of California (CA Code of Regulations, Title 22, Division 4, Chapter 22, Article 1-4).

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 (1) 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 (1) 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.

Standard Condition 6.3

RIGHT OF WAY EASEMENTS

Any easement that lies within or crosses rights-of-way proposed to be deeded or dedicated to the City shall be subordinated to the City prior to City acceptance of the rights-of-way, unless otherwise exempted by the City Engineer in writing.

Condition 6.19

OCFA LUMBER-DROP

After installation of required fire access roadways and hydrants, the applicant shall receive clearance via a lumber-drop inspection from the Orange County Fire Authority prior to bringing combustible building materials on-site.

Condition 6.20

(Mitigation Measure 12.1)

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 systems, etc.

Condition 6.25

(Mitigation Measure 15.17)

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.

Condition 6.26

COMPLIANCE WITH MAP CONDITIONS

Development of this project shall also comply with all applicable conditions of approval for Vesting Tentative Tract Map 16814 (00381135-PTT) as set forth in Planning Commission Resolution No. 06-2697.

Condition 6.27

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 (SCH No. 2001051010) prepared for Planning Areas 3, 5B, 6, 9 and a portion of Planning Area 8.

Condition 6.28

(Mitigation Measure 1.4)

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.

Condition 6.29

(Mitigation Measure 12.4)

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.

Condition 6.30

(Mitigation Measure 15.4)

Development maps shall be conditioned to require that all electrical service lines serving development within the Northern Sphere Area will be underground.

Condition 6.31
(Mitigation Measure 15.9)

All telephone lines shall be located underground.

Condition 6.32

The Child Care site and the Telecommunications Site identified on VTTM 17769 shall be reviewed and approved through separate conditional use permit reviews and approvals.

PASSED AND ADOPTED by the Subdivision Committee of the City of Irvine at a regular meeting held on the 22nd day of July 2015, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIR OF THE SUBDIVISION COMMITTEE