



A G E N D A

NORTH IRVINE TRANSPORTATION MITIGATION ADVISORY COMMITTEE REGULAR MEETING

**February 22, 2017
4:00 p.m.**

Irvine Civic Center
One Civic Center Plaza,
Conference Room B200
Irvine, California 92606

Speaker's Form/Request to Speak: If you would like to address the North Irvine Transportation Mitigation Committee on a scheduled agenda item, please complete the Sign-In Sheet. The Sign-In Sheet is located on the table at the entrance to the conference room. Please identify on the sign-in sheet your name, address, and the item on which you would like to speak and return to the Recording Secretary. The Sign-In Sheet assists the Chair in ensuring that all persons wishing to address the Committee are recognized. Your name will be called at the time the matter is heard by the Committee.

CALL TO ORDER

ROLL CALL

CHAIR:	Manuel Gomez, City of Irvine
MEMBER:	John Boslet, Irvine Company
MEMBER:	Jennifer Bohlen, on behalf of Heritage Fields El Toro, LLC

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 3 minutes per person.

INTRODUCTION

COMMITTEE BUSINESS

1. Minutes (Page 4)

Recommended Action:

Approve the minutes of the North Irvine Transportation Mitigation (NITM) Advisory Committee Meeting held on March 22, 2016.

2. NITM Quarterly Status Report (Page 7)

Recommended Action:

Receive and file.

DISCUSSION ITEMS

3. Prioritization of NITM Projects for Inclusion in the Strategic Business Plan (Page 17)

4. Fair Share Agreement Regarding Sand Canyon Avenue and Oak Canyon/Laguna Canyon Road Improvements (Page 18)

STAFF UPDATES

5. LFTM/NITM Projects

6. NITM Fair Share Projects in Caltrans Facilities

ADJOURNMENT

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 Public Works Department at (949)724-7505 Notification of 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).

Any writings or documents provided to a majority of the Committee regarding any item on this agenda will be made available for public inspection at the Public Works counter at City Hall located at One Civic Center Plaza during normal business hours.

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

I declare under penalty of perjury that I am employed by the City of Irvine in the Public Works Department and that I posted this agenda in the binder located in the lobby of the Public Safety Department, One Civic Center Plaza, Irvine, California 92606.

Dated: 2/16/17 

ITEM 1: MINUTES



MINUTES

NORTH IRVINE TRANSPORTATION MITIGATION ADVISORY COMMITTEE REGULAR MEETING

**March 22, 2016
1:00 P.M.**

Irvine Civic Center
One Civic Center Plaza,
Conference Room B200
Irvine, California 92606

CALL TO ORDER

A regular meeting of the North Irvine Transportation Mitigation Advisory Committee was called to order at 1:06 p.m. on March 22, 2016, in Conference Room B200, Irvine Civic Center, One Civic Center Plaza, Irvine, California; Director Manuel Gomez presiding.

ROLL CALL

Present:	3	CHAIR:	Manuel Gomez, City of Irvine
		MEMBER:	John Boslet, Irvine Company
		MEMBER:	Jennifer Bohlen, on behalf of Heritage Fields El Toro, LLC

Also present: City Staff: Barry Curtis, Manager of Planning Services; Andy Do, Senior Accountant; Kristin Griffith, Manager of Fiscal Services; Shohreh Dupuis, Deputy Director of Public Works; Lisa Thai, Senior Transportation Analyst; Teri Washle, Finance Officer, and Kory Lynch, Five Point Communities.

ADDITIONS AND DELETIONS TO THE AGENDA

PUBLIC COMMENTS

There were no public comments.

INTRODUCTION

COMMITTEE BUSINESS

1. Minutes

ACTION: Approved the meeting minutes of the September 10, 2015 meeting.

2. NITM Quarterly Status Report

Mr. Do presented the NITM Quarterly Status Report. Mr. Boslet inquired whether the right-of-way credit balance could be added to the financial report. Ms. Thai responded that she'd add right-of-way credit balance to the NITM Quarterly Status Report. Also, Ms. Thai asked if page 7 (Historical Progression of NITM Fees) could be updated to reflect the actual fees paid. The NITM Committee concurred and the changes would be reflected on the next NITM Quarterly Status Report. Mr. Boslet inquired about NITM projects that would be implemented in FY 16/17. Mr. Gomez wanted to seek Committee's input on future capital improvement projects.

ACTION: Received report.

DISCUSSION ITEMS

3. Amendment No. 4 to Heritage Fields GP I Fee Credit and NITM Fee Allocation Plan Agreement

Ms. Thai presented the Amendment No. 4 to Heritage Fields GP I Fee Credit and NITM fee Allocation Plan Agreement. The NITM Committee did not have any comments on this item.

4. Amendment No. 1 to Heritage Fields GP II Fee Credit and NITM Fee Allocation Plan Agreement

Ms. Thai presented the Amendment No. 1 to Heritage Fields GP II Fee Credit and NITM Fee Allocation Plan Agreement. The NITM Committee did not have any comments on this item.

5. Amendment No. 2 to Heritage Fields GP III Fee Credit and NITM Fee Allocation Plan Agreement

Ms. Thai presented the Amendment No. 2 to Heritage Fields GP III Fee Credit and NITM Fee Allocation Plan Agreement. The NITM Committee did not have any comments on this item.

Mr. Boslet inquired how the next Five Year Review would be handled to reflect the changes. The Committee discussed that a manual approach perhaps would be more appropriate; the future fee allocation would have to document the manual approach.

6. Amendment No. 6 to PA 40 NITM Fee Credit and NITM Fee Allocation Plan Agreement

Ms. Thai presented the Amendment No. 6 to PA 40 NITM Fee Credit and NITM Fee Allocation Plan Agreement. The NITM Committee did not have any comments on this item.

7. Payment of Fair Share projects to other agencies

Ms. Thai discussed that the City of Mission Viejo was approached regarding the completion of one of the NITM fair share improvements. The NITM program has fair share contribution towards a number of improvements at the intersection of Los Alisos/Muirlands. The City would continue having discussions with the City of Mission Viejo to address the NITM obligations.

ADJOURNMENT AT 1:45 p.m., Tuesday, March 22, 2016 to the next NITM Advisory Committee meeting to a date to be determined.

Manuel Gomez
Chair, NITM Advisory Committee

Date:_____

ITEM 2: NITM QUARTERLY STATUS REPORT

**NORTH IRVINE TRANSPORTATION MITIGATION (NITM)
FUNDING SUMMARY
AT 12/31/2016**

REVENUES		
NITM Fees	\$ 102,348,388.38	
Interest	6,669,283.60	
Transfers-in from Systems Development Charge	3,107,126.00	¹
Transfers-in from Measure M	188,033.85	²
Transfers-in from Fee District 89-1	550,000.00	³
Prior Year Recovered Expendits	5,841.24	
TOTAL REVENUES		\$ 112,868,673.07

EXPENDITURES		
Irvine CIP Project Expenditures	17,345,420.33	
Administrative Costs (Non-Project Specific)	1,211,016.63	
Transfers-Out to Systems Development Charge	114,366.00	⁴
TOTAL EXPENDITURES		\$ 18,670,802.96

FUND BALANCE		
CALCULATED FUND BALANCE (REVENUES-EXPENDITURES)		\$ 94,197,870.11
GASB 31 FMV ADJ.(MARKET VALUE ADJUSTABLE) [OBJ 0201]		
ADJUSTED FUND BALANCE		\$ 94,197,870.11
<u>Anticipated</u>		
16-17 CIP Project Appropriations		(16,882,965.99)
16-17 Budgeted Administration ⁵		(173,572.75)
NET UNAPPROPRIATED FUND BALANCE		\$ 77,141,331.37

¹ For CIP 314210 (\$114,366), CIP 314250 (\$2,814,760) and CIP 338020 (\$178,000)

² For CIP 334100 (closed)

³ For CIP 314250

⁴ For CIP 314210, SDC matching fund is no longer required, removed through FY12-13 CIP Y-E process.

⁵ For 6/30/XX uses 7/1/XX budget. For other quarters, uses the balance at the end of the quarter.

**NORTH IRVINE TRANSPORTATION MITIGATION (NITM)
FUNDING DETAIL**

	FY 2003-04 to FY 2006-07	FY 2007-08	FY 2008-09	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17 12-31-16	CUMULATIVE TOTAL
Revenues & Transfers In												
NITM Fee Revenue												
Fee District Area 1 & 2	1,516,097.00											1,516,097.00 (1)
Fee District Area 5B (281)								4,853,052.00				4,853,052.00 (2)
Fee District Area 6	7,346,905.00											7,346,905.00 (3)
Fee District Area 8A	481,867.00											481,867.00 (4)
Fee District Area 9A	8,155,311.00											8,155,311.00 (5)
Fee District Area 9B	7,415,957.00											7,415,957.00 (6)
Fee District Area 40 (285)	276,179.39				2,341,308.00	5,445,151.00	14,804,202.00	1,516,078.45	551,808.55		6,396,107.00	31,330,834.39 (7)
Fee - Miscellaneous Development								21,456.00				21,456.00 (8)
Great Park I												-
District 8 (287)							8,429,984.00					8,429,984.00 (9)
District 1N (288)							5,733,230.31		11,640,549.26	7,227,564.54		24,601,344.11 (10)
District 1S										3,380,515.00		-
Great Park II (290)									4,815,065.88			4,815,065.88 (12)
Great Park III (291)												-
Great Park IV												-
NITM Fee Credit												-
Sub-Total: NITM Fee Revenue	<u>25,192,316.39</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,341,308.00</u>	<u>5,445,151.00</u>	<u>28,987,416.31</u>	<u>6,380,586.45</u>	<u>17,007,423.69</u>	<u>10,608,079.54</u>	<u>6,396,107.00</u>	<u>102,348,388.38</u>
Interest	1,513,835.08	1,315,879.21	928,052.79	595,665.52	434,664.22	278,262.85	214,750.28	263,064.78	375,470.27	528,015.94	221,622.66	6,969,283.60
Prior Year Recovered Expendits										5,841.24		5,841.24
Transfer-in from SDC	114,366.00	2,391,760.00	423,000.00				178,000.00					3,107,126.00
Transfer-in from Measure M		186,419.45	1,614.40									188,033.85
Transfer-in from FD 89-1 Bako/15 Interchange	550,000.00											550,000.00
Sub-Total: Interest & Transfers In	<u>2,178,201.08</u>	<u>3,894,058.66</u>	<u>1,352,667.19</u>	<u>595,665.52</u>	<u>434,664.22</u>	<u>278,262.85</u>	<u>392,750.28</u>	<u>263,064.78</u>	<u>375,470.27</u>	<u>533,857.18</u>	<u>221,622.66</u>	<u>10,520,284.69</u>
TOTAL REVENUE	<u>27,370,517.47</u>	<u>3,894,058.66</u>	<u>1,352,667.19</u>	<u>595,665.52</u>	<u>2,775,972.22</u>	<u>5,723,413.85</u>	<u>29,380,166.59</u>	<u>6,653,651.23</u>	<u>17,382,893.96</u>	<u>11,141,936.72</u>	<u>6,617,729.66</u>	<u>112,868,673.07</u>
Expenditures & Transfers Out												
Irvine CIP Expenditures	1,944,533.53	1,242,861.70	3,344,371.55	1,412,312.98	220,911.98	5,564,649.31	11,223,671.72	(10,334,521.43)	2,203,328.44	324,768.24	198,532.31	17,345,420.33 (13)
Payment to Other Agencies for NITM Work	-	-	-	-	-	-	-	-	-	-	-	-
Administrative Costs (Nor-Project Specific Overhead)	-	-	-	-	-	-	-	-	-	-	-	-
Fiscal Services Administration	13,650.19	4,439.05	5,407.63	5,087.47	4,447.00	4,850.68	5,264.47	5,396.32	7,184.59	11,448.36	4,538.43	71,712.19
Fiscal Services Contract Services	-	-	-	-	-	-	-	-	-	-	-	-
Community Development Administration	398.80	-	-	-	2,969.95	1,153.23	3,249.75	1,627.49	3,323.64	-	-	12,720.86
Community Development Contract Services	7,876.35	-	-	-	-	-	-	-	-	-	-	7,876.35
Public Works Administration	252,984.02	70,310.34	32,466.53	33,248.64	28,728.70	3,827.30	32,784.90	41,733.16	36,743.49	23,771.95	3,587.56	560,296.59
Public Works Contract Services	305,672.14	130,458.63	5,799.88	72,297.98	2,808.00		95.00	39,147.00	211.00	1,950.00		558,440.64
Sub-Total: Expenditures	<u>2,525,113.03</u>	<u>1,448,069.72</u>	<u>3,388,045.59</u>	<u>1,522,947.08</u>	<u>259,866.63</u>	<u>5,574,580.52</u>	<u>11,265,045.84</u>	<u>(10,246,617.46)</u>	<u>2,250,791.16</u>	<u>361,936.55</u>	<u>206,658.30</u>	<u>18,556,436.96</u>
Transfers-Out to SDC	-	-	-	-	-	-	-	114,366.00	-	-	-	114,366.00
Sub-Total: Transfers-Out	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>114,366.00</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>114,366.00</u>
TOTAL EXPENDITURES	<u>2,525,113.03</u>	<u>1,448,069.72</u>	<u>3,388,045.59</u>	<u>1,522,947.08</u>	<u>259,866.63</u>	<u>5,574,580.52</u>	<u>11,265,045.84</u>	<u>(10,132,251.46)</u>	<u>2,250,791.16</u>	<u>361,936.55</u>	<u>206,658.30</u>	<u>18,670,802.96</u>
NITM RESERVES	<u>\$24,845,404.44</u>	<u>\$ 2,445,988.94</u>	<u>\$ (2,035,378.40)</u>	<u>\$ (927,281.56)</u>	<u>\$ 2,516,105.59</u>	<u>\$ 148,833.33</u>	<u>\$ 18,065,120.75</u>	<u>\$ 16,785,902.69</u>	<u>\$ 15,132,102.80</u>	<u>\$10,780,000.17</u>	<u>\$6,411,071.36</u>	<u>\$ 94,197,870.11</u>

- (1) Paid via A.D. 05-21; 6/30/06 and \$814,109 6/11/07
- (2) \$4,536,402 Paid via PA 5B 2/24/14 (Non-Trabuco Interchange)
- (2) \$316,650 paid via ROW credit for Trabuco/SR 133 Interchange (2/21/14)
- (3) Paid via A.D. 04-20; 5/12/05
- (4) Paid via A.D. 03-19; 5/11/04
- (5) Paid via A.D. 03-19; 5/11/04
- (6) Paid via A.D. 07-22; 6/14/07
- (7) \$276,179 paid via credit
- (7) \$2,341,308 paid via building permits
- (7) \$4,806,096 paid via A.D. 11-24 (12/18/12)
- (7) \$451,883 paid for PA 40 East Apt
- (7) \$15,443,257 paid via ROW (Trabuco/SR 133 Inter.) Credits
- (7) \$1,064,195.45 (\$1,401,758 - \$337,562.55) paid via Trabuco/SR 133 Inter. ROW credit
- (7) \$214,246 paid via Laguna Canyon Rd/Lake Forest Dr. ROW credit
- (7) \$337,562.55 paid via Affordable Housing Project for Non-Trabuco Interchange fees (previously paid by TIC using R/W credit)
- (7) \$1,096,155 paid for PA 40's TTM 17761 less the affordable site paid on 9/30/16
- (7) \$4,389,952 paid via ROW (Trabuco/SR 133 Inter.) Credits recorded on 9/30/16
- (8) Mitigation Measure 13-1, collected from PA 33 for I-5 (Sand Canyon to Jeffrey) Fair Share Project
- (9) HF paid \$7,084,260 and \$1,345,724 for a total of \$8,429,984 from GPI-D8 for the Trabuco Interchange and Non-Trabuco Interchange, respectively.
- (10) HF paid \$20,830,447.08 and \$3,670,897.03 for a total of \$24,601,344.11 from GPI-D1N for the Trabuco Interchange and Non-Trabuco Interchange, respectively.
- (11) HF paid \$1,896,473 and \$1,484,042 for a total of \$3,380,515 from GPII for the Trabuco Interchange and Non-Trabuco Interchange, respectively.
- (12) HF paid \$926,441.53 and \$3,888,624.35 for a total of \$4,815,065.88 from GPIII for the Trabuco Interchange and Non-Trabuco Interchange, respectively.
- (13) Details on page 8

**NORTH IRVINE TRANSPORTATION MITIGATION (NITM)
Schedule NITM Fees And Other Revenues**

**NORTH IRVINE TRANSPORTATION MITIGATION (NITM)
CAPITAL PROJECT EXPENDITURE SUMMARY
AT 12/31/2016**

LOC. NO.	CIP NO.		PROJECT NAME	ORIGINAL PROJECT ESTIM.	CURRENT ESTIM. AT 2016	BUDGETED AMOUNT	EXPENDITURES 7/1/16 TO 12/31/16	EXPENDITURES TO DATE	REMAINING BUDGETED AMOUNTS
BUDGETED PROJECTS									
364	314210	314210 Total	BAKE & JERONIMO	\$ 2,795,000.00	\$ 6,926,000.00	\$ 1,212,000.00	\$ -	\$ 8,641.66	\$ 1,203,358.34
288	314240	314240 Total	JEFFREY & WALNUT	446,000.00	1,589,379.00	2,194,000.00	171,703.52	305,151.52	1,888,848.48
303, 305	314250	314250 Total	SAND CANYON & I-5 NB & SB RAMPS	2,836,000.00	5,215,999.00	8,440,948.45	-	7,992,463.58 ¹	448,484.87 ¹
289	311611	311611 Total	JEFFREY/ICD INT IMPROVEMENTS	6,789,000.00	15,269,000.00	1,007,000.00	-	-	1,007,000.00
19	316020	316020 Total	TRABUCO RD/EAST TRAN. CORR.	50,903,000.00	142,774,191.00	4,846,629.00	-	249,215.36	4,597,413.64
383	316040	316040 Total	LAKE FOREST & AVE DE CARLOTA/I-5 SB	534,000.00	1,589,000.00	853,000.00	-	-	853,000.00
125	316080	316080 Total	JAMBOREE / IRVINE INTERSECTION	651,000.00	1,584,000.00	138,000.00	-	-	138,000.00
362	317020	317020 Total	BAKE PKWY / IRVINE BLVD - (Physical Imprv.)	1,513,000.00	5,631,000.00	783,000.00	-	1,557.77	781,442.23
235	318030	318030 Total	CULVER @ UNIVERSITY DR.	2,153,000.00	6,429,000.00	5,158,600.00	16,421.37	969,290.97	4,189,309.03
34	338020	338020 Total	RED HILL & IRVINE ATMS	105,000.00	256,165.00	356,185.00	-	177,848.66 ²	178,336.34 ²
291	311406	311406 Total	JEFFREY /ALTON INTERSECTION IMPROVEMENT	446,000.00	1,814,000.00	731,307.00	10,407.42	160,149.22	571,157.78
306	311407	311407 Total	SAND/OAK CANYON INTERSECTION IMPROVEMENT	15,000.00	1,449,000.00	61,000.00	-	-	61,000.00
<u>BAKE/IRVINE TMSOS</u>									
<u>LAKE FOREST TMSOS</u>									
383	316100	316100 Total	LAKE FOREST & I-5 SB RAMPS TMSOS	272,000.00	272,000.00	272,000.00	-	-	272,000.00
SUB-TOTAL ACTIVE PROJECTS				69,458,000.00	190,798,734.00	26,053,669.45	198,532.31	9,864,318.74	16,189,350.71
BUDGETED FAIR SHARE PROJECTS									
3	316050	316050 Total	ALTON/I-5 SB RAMPS	2,031,000.00	977,405.00	257,329.00	-	55.72	257,273.28
8	316060	316060 Total	JAMBOREE & I-5 NB RAMPS	1,868,000.00	506,716.00	110,809.00	-	-	110,809.00
9	316070	316070 Total	JAMBOREE & I-5 SB RAMPS	1,673,000.00	41,093.00	51,838.00	-	-	51,838.00
13	318070	318070 Total	I-405 @ IRVINE CTR. DR.	2,145,000.00	413,289.00	119,102.00	-	-	119,102.00
4	318080	318080 Total	I-5 @ BAKE PKWY SB OFF-RAMP	856,000.00	284,534.00	116,188.00	-	-	116,188.00
11	318090	318090 Total	I-5 @ SAND CANYON NB ON-RAMP	131,000.00	211,702.00	38,405.00	-	-	38,405.00
SUB-TOTAL ACTIVE FAIR SHARE PROJECTS				8,704,000.00	2,434,739.00	693,671.00	0.00	55.72	693,615.28
TOTAL ACTIVE PROJECTS				78,162,000.00	193,233,473.00	26,747,340.45	198,532.31	9,864,374.46	16,882,965.99
GRAND TOTAL				\$ 78,162,000.00	\$ 193,233,473.00	\$ 26,747,340.45	\$ 198,532.31	\$ 9,864,374.46	\$ 16,882,965.99

¹ Funds used: NITM, \$5,076,188.45; SDC, \$2,366,275.13; Fee District No. 89-1, \$550,000. Project Balance: SDC, \$448,484.87

² Funds used: SDC, \$177,848.66. Project Balance: NITM, \$178,185; SDC, \$151.34

**NORTH IRVINE TRANSPORTATION MITIGATION (NITM)
Schedule NITM Fees And Other Revenues**

CIP #	LOC#	DESCRIPTION	2016	Current				STATUS	COMMENTS	
			PROJ. ESTIM.	Budget	FY 16/17	FY 17/18	FY 18/19			FY 19/20
NITM ONLY IMPROVEMENTS										
338020	34	Red Hill Ave at Irvine Blvd	256,165	\$356,185					NS	
	91	Tustin Ranch at Irvine Blvd	256,165						NS	
316080	125	Jamboree Rd at Irvine Blvd	1,584,000	\$138,000					NS	
317100	127	Jamboree Rd at El Camino Real	702,000						NS	Deleted during Five Year Review
314220	222	Culver Dr at Trabuco Rd	3,193,600						F	Closed by FY 10-11 CIP Year End Review
314230	223	Culver Dr at I-5 SB Ramps	417,374						F	Closed by FY 10-11 CIP Year End Review
	224	Culver Dr at Walnut Ave	256,165						NS	
318030	235	Culver Dr at University Dr	6,429,000	\$5,158,600					FD	
	249	Yale Ave at Irvine Blvd	6,561,000						NS	
	285	Jeffrey Rd at Trabuco Rd	405,000						NS	Deleted during Five Year Review
314240	288	Jeffrey Rd at Walnut Ave / I-5 SB Ramps	1,589,379	\$2,194,000					FD	Final Design
311611	289	Jeffrey Rd at Irvine Center Dr	15,269,000	\$1,007,000	630,000	7,170,000	5,088,000		NS	
311406	291	Jeffrey Rd at Alton Pkwy	1,814,000	\$731,307		225,000	2,200,000		PE	
310130		Trabuco Rd Widening- Sand SR133	413,219						F	AD 03-19 has been cash reimbursed in July 2009
310140	302	Sand Cyn Ave at Trabuco Rd	416,839						F	AD 03-19 has been cash reimbursed in July 2009
314250	303, 305	Sand Cyn Ave at I-5 NB Ramps / Marine Way / SB Ramps	5,215,999	\$8,440,948					F	
311407	306	Sand Cyn Ave at Oak Cyn / Laguna Canyon Rd	1,449,000	\$61,000				10,000	NS	
	310	Sand Cyn Ave at Alton Pkwy	514,000						NS	
	311	Sand Cyn Ave at I-405 NB Ramps	1,760,000						NS	
	321	Laguna Cyn Rd at Old Laguna Cyn Rd	2,970,000						NS	
	338	Alton Pkwy at Irvine Blvd	3,967,396						NS	
	344	Alton Pkwy at Muirlands Blvd/Barranca Pkwy	45,000						NS	Deleted during Five Year Review
	345	Alton Pkwy at I-5 NB Ramps	41,000						NS	
317020	362	Bake Pkwy at Irvine Blvd	5,631,000	\$783,000					NS	
314210	364	Bake Pkwy at Jeronimo Dr	6,926,000	\$1,212,000			1,050,000		NS	
	366	Bake Pkwy at Rockfield Blvd	10,000						NS	This project was deleted as a result of PA 1/9 Re-allocation Study.
	368	Bake Pkwy at I-5 SB Ramps	4,205,000						NS	
	379	Lake Forest Dr at Muirlands Blvd	22,324						NS	
316040	383	Lake Forest Dr at Avenida De La Carlota / I-5 SB Ramps	1,589,000	\$853,000					NS	
314503	406	Laguna Canyon Rd at Lake Forest Drive (Future)	409,612	\$369,612			40,000		NS	Closed by FY 14-15 CIP Year End Review
	407	Laguna Canyon Rd at Bake Pkwy	0						NS	Deleted during 2013 CCI Update. Intersection deleted as part of Bake/Santa Maria/Ridge Route MPAH Amendment
INTERCHANGES										
316020	19	SR-133 at Trabuco Rd	142,774,191	\$4,846,629					PE	
TMSOS										
316100	383	Lake Forest & I-5 SB Ramps TMSOS	272,000	\$272,000					NS	
334100	362	Bake / Irvine TMSOS (Culver Signal Upgrade & Coord.)	1,239,000						F	Closed by FY 10-11 CIP Year End Review
338010	N/A	Future TMSOS (Bake/Irvine TMSOS)	\$2,243,000	\$863,442					F	Closed by FY 14-15 CIP Year End Review

**NORTH IRVINE TRANSPORTATION MITIGATION (NITM)
Schedule NITM Fees And Other Revenues**

CIP #	LOC#	DESCRIPTION	2016	Current				STATUS	COMMENTS	
			NITM SHARE	Budget	FY 16/17	FY 17/18	FY 18/19			FY 19/20
FAIR SHARE FUNDED IMPROVEMENTS										
	123	Jamboree Rd at Tustin Ranch Rd	764						NS	
	228	Culver Dr at Barranca Pkwy	48,195						NS	
	290	Jeffrey Rd at Barranca Pkwy	92,211						NS	
	293	Jeffrey Rd at I-405 NB Ramps	138,600						NS	
	327	Barranca Pkwy at Technology Dr	80,808						NS	
	344	Alton Pkwy at Technology Dr West	2,939						NS	
	348	Alton Pkwy at Irvine Center Dr	155,762						NS	
	358	Irvine Center Dr at Enterprise Dr	590						NS	
	359	Irvine Center Dr at I-405 SB Ramps	18,758						NS	
	378	Lake Forest Dr at Jeronimo Rd	148,654						NS	
	380	Lake Forest Dr at Rockfield Blvd	1,814						NS	
	385	Lake Forest Dr at Irvine Center Dr	-385,043						NS	Deleted during Five Year Review
	387	Ridge Route Dr at Rockfield Blvd	9,030						NS	
	389	Ridge Route Dr at Moulton Pkwy	-4,844						NS	Deleted during Five Year Review
	390	Paseo de Valencia at Avenida De La Carlota	18,779						NS	
	391	Santa Maria Dr at Moulton Pkwy	-764,639						NS	Deleted during Five Year Review
	396	El Toro Rd at Avenida De La Carlota	308						NS	
	420	El Toro Rd at Jeronimo Rd	270,522						NS	
	421	Los Alisos Blvd at Trabuco Rd	-366,654						NS	Deleted during Five Year Review
	422	Los Alisos Blvd at Jeronimo Rd	68,036						NS	
	423	Muirlands Blvd at Los Alisos Blvd	200,091						NS	
	424	Los Alisos Blvd at Rockfield Blvd/Fordview St	34,711						NS	
	427	Moulton Pkwy at Glenwood Dr/Indian Creek Ln	-434,844						NS	Deleted during Five Year Review
	429	Moulton Pkwy at Laguna Hills Dr	-28,260						NS	Deleted during Five Year Review
	432	Alicia Pkwy at Muirlands Blvd	130,782						NS	
	557	Ridge Valley at Irvine Blvd	80,800						NS	
ROADWAY SEGMENTS										
	Seg 2	Jamboree Rd (Portola Pkwy to Irvine City Limits north of Tustin Ranch)	414,211						NS	
317110	Seg 3	Jeffrey Rd (Future extension from Portola Pkwy to SR-241)	4,987,232						NS	
311502	Seg 4	SR-133 (I-405 to Lake Forest)	220,413	220,413					F	Closed by FY 14-15 CIP Year End Review
FREEWAY MAINLINE										
	1	I-5 (Sand Cyn Ave to Jeffrey Rd)	704,146						NS	
	2	I-405 (Sand Cyn Ave to Jeffrey Rd)	20,590						NS	
FREEWAY/TOLLWAY RAMPS										
316050	3	I-5 at Alton Pkwy (SB Off-Ramp)	977,405	257,329					NS	
318080	4	I-5 at Bake Pkwy (SB Off-Ramp)	284,534	116,188					NS	
	5	I-5 at Culver Dr (SB Off-Ramp)	1,045,886						NS	
	6	I-5 at El Toro Rd (NB Loop On-Ramp)	20,184						NS	
	7	I-5 at El Toro Rd (SB Off-Ramp)	100,972						NS	
316060	8	I-5 at Jamboree Rd (NB Off-Ramp)	506,716	110,809					NS	
316070	9	I-5 at Jamboree Rd (SB Off-Ramp)	41,093	51,838					NS	
	10	I-5 at Jeffrey Rd (SB On-Ramp)	18,691						NS	

**NORTH IRVINE TRANSPORTATION MITIGATION (NITM)
Schedule NITM Fees And Other Revenues**

CIP #	LOC#	DESCRIPTION	2016	Current				STATUS	COMMENTS
			NITM SHARE	Budget	FY 16/17	FY 17/18	FY 18/19		
318090	11	I-5 at Sand Cyn Ave (NB On-Ramp)	211,702	38,405				NS	
318070	13	I-405 at Irvine Center Dr (SB Off-Ramp)	\$413,289	119,102				NS	
	14	I-405 at Jeffrey Rd (NB Off-Ramp)	\$98,002					NS	
	15	I-405 at Sand Canyon Ave (NB Direct On-Ramp)	127,002					NS	
	16	I-405 at Sand Canyon Ave (SB Off-Ramp)	665,656					NS	
	17	SR-133 at Barranca Pkwy (SB Loop On-Ramp)	109					NS	
	48	SR-241 at Lake Forest Dr (SB Off-Ramp)	-1,953,408					NS	Deleted during Five Year Review

INTERCHANGES

	20	SR-241 at Jeffrey Rd	3,692,895					NS	
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Sub-Total (Before NITM Program Admin) 232,631,721 28,200,807 630,000 7,395,000 8,378,000 10,000

NITM PROGRAM ADMINISTRATIVE COSTS AND CALTRANS CONTINGENCY FUND

NITM Program Establishment Cost	276,179						
NITM Program Administration Cost	2,428,000	250,000	250,000	250,000	100,000	100,000	
Caltrans Contingency Fund	500,000						
Subtotal	3,204,179	250,000	250,000	250,000	100,000	100,000	
TOTAL	\$235,835,900	\$28,450,807	\$880,000	\$7,645,000	\$8,478,000	\$110,000	

KEY:
S = Started
NS = Not Started
PE = Prelim. Engineering
FD = Final Design
C = Construction
F = Complete (Finish)

Note: The above data are compiled from 2016 NITM Improvement Costs

**NORTH IRVINE TRANSPORTATION MITIGATION (NITM)
Schedule NITM Fees And Other Revenues**

HISTORICAL PROGRESSION OF NITM FEES

Future Development Area	Initial Allocation (Ordinance 03-20)	PA 40 NITM Re-allocation Study (March 2011)	GPN 2011 GPA/ZC Re-allocation Study (May 2013)	2013 CCI Adjustment (December 2013)	GPN 2012 GPA/ZC Re-allocation Study (Oct. 2014)	2015 CCI Adjustment (Aug 2015)	2016 CCI Adjustment (July 2016)	NITM Fees Paid
1 & 2	\$ 490,893	\$ 1,657,554	1,778,672	\$ 1,733,611	\$ 2,073,662	\$ 2,299,107	\$ 2,632,954	\$ 1,516,097
5B	2,492,163	4,802,071	4,919,327	4,853,052	\$ 5,494,376	\$ 5,901,526	\$ 6,569,604	\$ 4,853,052
6	6,851,207	11,560,200	11,698,175	11,376,541	\$ 12,474,342	\$ 13,492,000	\$ 14,958,734	\$ 7,346,905
8A	481,867	732,643	755,043	745,450	\$ 842,394	\$ 903,273	\$ 1,004,922	\$ 481,867
9A	8,155,311	17,408,840	17,293,441	17,071,588	\$ 19,001,969	\$ 20,435,714	\$ 22,303,884	\$ 8,155,311
9B	6,660,870	12,103,625	12,754,740	12,578,056	\$ 14,545,656	\$ 15,722,198	\$ 17,336,296	\$ 7,415,957
40	27,055,825	44,612,810	40,664,109	40,123,968	\$ 44,486,330	\$ 47,992,333	\$ 52,468,326	\$ 31,330,834
Great Park IA	9,846,194	31,454,805	25,671,689					
Great Park IB	19,415,490	20,113,250	23,986,421	58,123,357	\$ 64,598,411	\$ 69,728,578	\$ 77,258,424	\$ 33,031,328
Great Park IC	5,466,582	8,938,422	9,216,975					
Great Park II	4,020,696	12,001,685	18,485,370	18,121,127	\$ 22,783,791	\$ 24,661,570	\$ 27,285,611	\$ 3,380,515
Great Park III	3,678,873	6,515,227	7,468,877	7,261,475	\$ 8,649,886	\$ 9,396,115	\$ 10,367,292	\$ 4,615,066
Great Park IV	1,892,591	4,373,246	3,730,692	3,612,701	\$ 2,114,172	\$ 2,293,799	\$ 2,583,091	\$ -
Total Anticipated NITM Fee Revenue	\$ 96,508,562	\$ 176,274,378	178,423,531	\$ 175,600,926	\$ 197,064,989	\$ 212,826,213	\$ 234,769,138	\$ 102,326,932

Partial Payment

**NORTH IRVINE TRANSPORTATION MITIGATION (NITM)
Schedule NITM Fees And Other Revenues**

ACTIVE NITM PROJECTS

<u>Project</u>	<u>Proj Desc</u>	<u>Budget</u>	<u>Year-to-Date</u>	<u>Project-to-Date</u>	<u>Encumbrance</u>	<u>Balance</u>
311406 Total	JEFFREY/ALTON INTER IMPROVEMENT	731,307.00	10,407.42	160,149.22	61,060.20	510,097.58
311407 Total	SAND/OAK CANYON INTER IMPROVEMENT	61,000.00	-	-	-	61,000.00
311611 Total	JEFFREY/ICD INT IMPROVEMENTS	1,007,000.00	-	-	-	1,007,000.00
314210 Total	BAKE AND JERONIMO	1,212,000.00	-	8,641.66	-	1,203,358.34
314240 Total	JEFFREY & WALNUT	2,194,000.00	171,703.52	305,151.52	109,602.50	1,779,245.98
314250 Total	SAND CANYON @ I5 NB RAMPS	8,440,948.45	-	7,992,463.58	-	448,484.87
316020 Total	TRABUCO RD/E TRNSPTN CORRIDOR	4,846,629.00	-	249,215.36	-	4,597,413.64
316040 Total	LK FRST&AVE DE CARLOTA/I5 SB	853,000.00	-	-	-	853,000.00
316050 Total	ALTON/I5 SOUTHBOUND RAMPS	257,329.00	-	55.72	-	257,273.28
316060 Total	JAMBOREE & I5 NORTHBOUND RAMPS	110,809.00	-	-	-	110,809.00
316070 Total	JAMBOREE & I5 SOUTHBOUND RAMPS	51,838.00	-	-	-	51,838.00
316080 Total	JAMBOREE/IRVINE INTERSECTION	138,000.00	-	-	-	138,000.00
316100 Total	TMSOS LAKE FOREST DR/I5 SB RMP	272,000.00	-	-	-	272,000.00
317020 Total	BAKE PKWY/IRVINE (PHYS.IMPRV.)	783,000.00	-	1,557.77	-	781,442.23
318030 Total	CULVER/UNIVERSITY	5,158,600.00	16,421.37	969,290.97	43,191.23	4,146,117.80
318070 Total	I-405 AT IRVINE CENTER DRIVE	119,102.00	-	-	-	119,102.00
318080 Total	I-5 AT BAKE PKWY (SB OFF-RAMP)	116,188.00	-	-	-	116,188.00
318090 Total	I-5 AT SAND CANYON NB ON-RAMP	38,405.00	-	-	-	38,405.00
338020 Total	RED HILL & IRVINE ATMS	356,185.00	-	177,848.66	-	178,336.34
19 projects	TOTAL EXPENDITURES OF ACTIVE PROJECTS	26,747,340.45	198,532.31	9,864,374.46	213,853.93	16,669,112.06

CLOSED NITM PROJECTS

310130 Total	TRABUCO RD WIDENING:SAND-SR 55	413,218.30		413,218.30		-
310140 Total	SAND/TRABUCO INTERSECTION IMPROV	436,439.05		436,439.05		-
314220 Total	CULVER AND TRABUCO	3,193,600.22		3,193,600.22		-
314230 Total	CULVER & I5 SOUTHBOUND RAMPS	417,373.84		417,373.84		-
314260 Total	SAND CANYON @ I5 SB RAMPS	139,811.55		139,811.55		-
311502 Total	L.C. RD/SR-133 WIDENING	220,413.00		220,413.00		-
311503 Total	L.C. RD/L.F. DR INTERSECT IMP	369,612.00		369,612.00		-
317100 Total	JAMBOREE/EL CAMINO REAL INTERSECTION	-		-		-
334100 Total	CULVER SIGNAL UPG-BAKE/IRVINE TMSOS	1,427,033.85		1,427,033.85		-
336020 Total	JEFFREY/WALNUT TMS IMPROVEMENT	102.44		102.44		-
338010 Total	FUTURE TMSOS-BAKE/IRVINE TMSOS	863,441.62		863,441.62		-
11 projects	TOTAL EXPENDITURES OF CLOSED PROJECTS	7,481,045.87		7,481,045.87		
30 projects	TOTAL EXPENDITURES OF ALL NITM PROJECTS	34,228,386.32		17,345,420.33	213,853.93	16,669,112.06

**NORTH IRVINE TRANSPORTATION MITIGATION (NITM)
Schedule NITM Fees And Other Revenues**

**PA 40 Right of Way
Updated 2.1.17**

Development Area	<u>Trabuco/SR 133</u> <u>Interchange Cash or</u>		Cash Paid
	<u>Credits Needed</u> ¹	<u>Actual R/W Credit Applied</u>	
PA 40 TTM 17277			
Apartments	\$5,445,151.00		
Site 1 (628 units)		\$2,039,090.53	June 30, 2012
Site 2 (262 units)		\$850,703.38	June 30, 2012
Site 3 (352 units)		\$1,142,929.73	June 30, 2012
Site 4 (435 units)		\$1,412,427.36	June 30, 2012
		<u>\$5,445,151.00</u>	
For Sale/Affordable	\$9,660,543.45	\$9,660,543.45	December 31, 2012
	\$337,562.55		\$337,562.55 November 4, 2013 ²
Retail Mixed Use (PA 40 E Apartment)	\$1,401,758.00	\$1,401,758.00	February 26, 2014
Retail Mixed Use	\$5,783,505.00		
Affordable Housing	\$276,158.00		
PA 40 Mixed Use E/O SR-133			
TTM 17761 Less Affordable	\$4,399,952.00	\$4,399,952.00	September 30, 2016
TTM 17761 Affordable Site	\$794,695.00		
TTM 17996	\$2,274,292.00	\$2,274,292.00	February 1, 2017
PA 40 North Marine Way Parcel	\$662,216.00		
PA 40 South Marine Way Parcels	\$1,516,155.00		
PA 5B	\$ 316,650.00	\$ 316,650.00	February 21, 2014
TOTAL	\$32,868,638.00	\$23,498,346.45	
Remaining R/W Needs	\$9,032,729.00		

<u>R/W Credit Value</u>	
Parcels 1 & 2 ³	\$ 20,286,010.48
Parcel 3 ⁴	\$ 3,617,361.22
Total R/W Values	\$ 23,903,371.70
R/W Credits Applied to Date	\$23,498,346.45
R/W Credits Remaining	\$ 405,025.25

Notes:

- Per Exhibit 1 of Amendment No. 7 to PA 40 NITM Fee Credit and NITM Fee Allocation Plan Agreement.
- Affordable Housing paid cash for the Trabuco Interchange fees (\$337,562.55) on Nov. 4, 2013.
- The total amount of acreage for Interchange Parcels 1 and 2 is 13.111 acres (2.809+10.302). This equates to 571,115.16 SF. The amount of credits for Parcels 1 & 2 is based on \$35.52/SF which equates to \$20,286,010.48. The Irrevocable Offers of Dedication for Parcels 1 & 2 were recorded on March 30, 2011.
- Irrevocable Offer of Dedication for Parcel 3 (portion of it) was recorded on April 13, 2016. The portion offered was 79,783 SF at \$45.34/SF (2015 value). The amount of credits for this portion is \$3,617,361.22.

**ITEM 3: PRIORITIZATION OF NITM PROJECTS
FOR INCLUSION IN THE STRATEGIC BUSINESS
PLAN**

NITM Projects in the Draft Strategic Business Plan

	Existing Budget	2017-18	2018-19	2019-20	2020-21	2021-22	Notes:
Alton/Irvine						Construction	Striping improvements at this location
Bake/Jeronimo	Prelim. Engr/Final Design (Partial)	Final Design	R/W	Construction			
Jeffrey/Alton	Prelim. Engr/Final Design/RW	Construction					
Jeffrey/ICD	Prelim. Engr/Final Design (Partial)	Final Design	R/W	Construction			
Laguna Canyon/Lake Forest			Construction				Striping improvements at this location
Sand Canyon/Oak Canyon		All Phases					Irvine Co. will request reimbursement for improvements

**ITEM 4: FAIR SHARE AGREEMENT REGARDING
SAND CANYON AVENUE AND OAK
CANYON/LAGUNA CANYON ROAD
IMPROVEMENTS**

**Fair Share Agreement Regarding
Sand Canyon Avenue and Oak Canyon/Laguna Canyon Road Improvements
(Planning Areas 12 & 40)**

THIS FAIR SHARE AGREEMENT REGARDING SAND CANYON AVENUE AND OAK CANYON/LAGUNA CANYON ROAD IMPROVEMENTS (Planning Areas 12 & 40) (“*Agreement*”) is entered into as of _____, 20__ (“*Effective Date*”), by and between IRVINE COMMUNITY DEVELOPMENT COMPANY LLC, a Delaware limited liability company (“*Company*”), and the CITY OF IRVINE, a California municipal corporation (“*City*”). The City of Irvine and Company are sometimes referred to herein individually as a “*party*” and collectively as the “*parties*.”

RECITALS

- A. Company is the developer of land located within Planning Area 12 (the “*PA 12 Development*”) and Planning Area 40 (“*PA 40 Development*”) as such Planning Areas are described in the General Plan Amendment for Planning Areas 12 and 40 approved by the City Council of City on August 12, 2008 under Resolution No. 08-93 (collectively, the “*Developments*”).
- B. In connection with (a) conditions of approval imposed by the City of Irvine Planning Commission on Vesting Tentative Tract Map 17761 for land within the PA 40 Development east of the SR-133 transportation corridor (specifically, Condition 3.38 of Planning Commission Resolution No. 15-3482 adopted by said Planning Commission on November 5, 2015), and (b) Mitigation Measure MM-TR-1 of the Environmental Impact Report filed under SCH No. 2000071014 (the “*EIR*”) for the PA 12/40 General Plan Amendment and Zone Change for the Developments, Company is required to enter into an agreement with the City regarding Company’s fair share obligation for the construction of a westbound free right-turn lane and the conversion of the westbound shared through/right-turn lane to a through lane at Sand Canyon Avenue and Oak Canyon/Laguna Canyon Road (the “*Road Project*”). After completion of construction of the Road Project, the westbound approach at this intersection will have two left-turn lanes, one through lane and one free right-turn lane. The Planning Commission Conditions and EIR Mitigation Measure referenced in the preceding sentence are sometimes referred to herein collectively as the “*Development Conditions*.” The approximate location of the Road Project is depicted on the design plans attached hereto as Exhibit A.
- C. The total cost (design, permitting and construction) of the Road Project (not including right of way) is estimated as of the Effective Date to be One Million Six Hundred Thirty-One Thousand Dollars (\$1,631,000) as itemized on Exhibit B attached hereto and referred to as the “*Construction Cost Estimate*.” The cost estimate included in Exhibit B is based on the conversion of the existing conditions to the Road Project configuration.
- D. The North Irvine Transportation Mitigation (NITM) Program based on the NITM 5 Year Review dated 6/22/2010 includes, as of the Effective Date, an improvement at the Sand Canyon/Laguna Canyon Road intersection and is depicted on Exhibit C (the “*NITM Sand Canyon Project*”). The total cost (design, permitting and construction) of the NITM Sand Canyon Project is estimated as of the Effective Date to be One Million Two Hundred Fifty-Nine Thousand Dollars (\$1,259,000) as itemized on Exhibit D. The NITM Sand Canyon Project does not include the cost of right of way as shown in Exhibit C and as assumed in the cost estimate in Exhibit D.
- E. Based on the information contained in Exhibit E, Company and City agree that the NITM Sand Canyon Project will provide adequate and acceptable level of service at the intersection of Sand Canyon Avenue and Oak Canyon/Laguna Canyon Road. However, in recognition of the high level

of projected westbound right-turn volume at this intersection and as further provided in this Agreement, the Parties have determined that Company should implement the Road Project in place of the NITM Sand Canyon Project to further enhance the capacity and operational performance of this intersection.

- F. City and Company desire to address their respective obligations regarding construction and implementation of the Road Project in accordance with the terms and conditions of this Agreement to satisfy the requirements of the Development Conditions.

AGREEMENT

NOW, THEREFORE, in consideration of the above recitals and the mutual covenants set forth below, City and Company agree as follows:

1. Recitals Incorporated. The above Recitals are true and correct and are incorporated into this Agreement by this reference.
2. Design and Construction of Road Project. To satisfy the requirements of the Development Conditions regarding the Road Project, Company shall, subject to Section 3 below, design and construct the Road Project at Company's sole cost and expense. To that end, Company shall submit design drawings and plans for the Road Project (the "*Plans*") to City on the first to occur of (a) one year after the Effective Date of this Agreement, or (b) September 1, 2018. Company shall thereafter award the contract for construction of the Road Project within one year after City's approval of the Plans. Additional right of way required for the Road Project will be dedicated to the City by Company at no cost.
3. Determination of Need for Road Project. If at any time prior to commencement of construction of the Road Project, City determines that the Road Project is no longer needed based on projected traffic, then City shall provide written notice to Company that either (a) the Road Project is not needed and that Company's obligations under this Agreement are terminated and Company's obligations under the Development Conditions have been fully satisfied, or (b) identify an alternative improvement at this location to be designed and constructed by Company provided that the cost of such alternative improvement does not exceed the estimated total cost of the Road Project at the time of written notice from City based on updates to construction costs per the adopted NITM Program methodology. The cost of such alternative improvement will include any design costs for the Road Project incurred by Company prior to receipt of subject written notice from City.
4. NITM Fee Credits. City and Company are parties to that certain NITM Program Implementing Agreement between City, Company and Company's affiliate, The Irvine Company, dated July 15, 2003 (the "*NITM Agreement*"), and to that certain PA 40 NITM Fee Credit and NITM Fee Allocation Plan Agreement between City and Company dated as of March 28, 2011, as amended (the "*PA 40 NITM Agreement*"). Among other things, said Agreements require Company to pay fees ("*NITM Fees*") for transportation improvements needed for Company's development of land within the northern portion of the City of Irvine, and for City to issue Fee Credits to Company for NITM Improvements that Company constructs. In accordance with Section 6-3-706(F), the parties acknowledge that Company has submitted the Road Project as an alternative mitigation measure to eliminate the need to construct the NITM Sand Canyon Project. The parties further acknowledge that Company has agreed to accelerate the timing of construction of the Road Project resulting in the ability to eliminate the need for the NITM Sand Canyon Project shown on Exhibit C. Therefore, in consideration of the elimination of the NITM Sand Canyon Project and in view of Company's agreement to accelerate the timing of the design and construction of the Road Project, City shall issue to Company, effective upon completion of the Road Project improvements in accordance with the Plans therefor approved by City, NITM Fee Credits equal to the lesser of (a) the estimated cost of the NITM Sand Canyon Project at the time of award of the construction contract for the Road Project, or (b) the actual cost of

implementing the Road Project exclusive of any right of way costs. Said Fee Credits may be applied by Company to NITM Fees associated with any future Company development within the NITM Program Development Area. Such issuance of Fee Credits is subject to City following the requirements of consultation with the NITM Advisory Committee as required in Section 6-3-706 (F) of the NITM Ordinance.

5. Disputes. In the event of any dispute arising under this Agreement, the injured party shall notify the injuring party in writing of the injured party's contentions by submitting a claim to the other party by written notice sent in accordance with Section 9 below. The injured party shall continue performing its obligations hereunder so long as the injuring party commences to cure such default within thirty (30) days of service of such notice. Compliance with the provisions of this Section shall be a condition precedent to (a) termination of the Agreement for cause and (b) any legal action; provided, however, that such compliance shall not be a waiver of either party's right to take legal action in the event that the dispute is not cured.

6. Waiver. No delay or omission in the exercise of any right or remedy of a non-defaulting party regarding any default by the other party shall impair such right or remedy or be construed as a waiver. A party's consent or approval of any act by the other party requiring consent or approval shall not be deemed to waive or render unnecessary said party's consent to or approval of any subsequent act of the other party. Any waiver by either party of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Agreement.

7. Legal Action. In addition to any other rights or remedies either party has under this Agreement, either party may take legal action to: (a) cure, correct or remedy any default by the other party; (b) compel specific performance of this Agreement; (c) obtain injunctive relief; or (d) obtain any other remedy consistent with the purpose of this Agreement.

8. Attorney's Fees. If either party commences an action against the other party arising out of or in connection with this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and costs of suit from the losing party.

9. Notices. Any notice, demand, request, consent, approval or communication under this Agreement shall be in writing and served personally or by reputable overnight mail or sent by prepaid, registered or certified mail to the address set forth below. Either party may change its address by notifying the other party of the change of address in writing. Notice shall be deemed given (a) upon receipt, if personally delivered or sent by overnight mail, or (b) forty-eight (48) hours from deposit of such notice in the United States registered or certified mail, postage prepaid.

To the City of Irvine:

City of Irvine
P.O. Box 19575
Irvine, CA 92623-9575
Attention: Director of Public Works

To Company:

Irvine Community Development Company LLC
550 Newport Center Drive
Newport Beach, CA 92660
Attention: Jamie Yoshida

With a copy to:

Irvine Community Development Company LLC
550 Newport Center Drive
Newport Beach, CA 92660
Attention: General Counsel

10. Successors in Interest. This Agreement and the provisions contained herein shall be binding upon and inure to the benefit of City, Company, and their respective successors and assigns.
11. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of California.
12. Amendment. This Agreement may be amended at any time by the mutual consent of the parties by a written instrument signed by both parties.
13. Authority. The persons executing this Agreement on behalf of the parties hereto warrant that they are duly authorized to execute this Agreement on behalf of said parties and that by so executing this Agreement, the parties hereto are formally bound to the provisions of this Agreement.
14. Severability. Each term, covenant, condition or provision of this Agreement is intended to be severable. If any term, covenant, condition or provision contained in this Agreement is held to be invalid, void or illegal by any court of competent jurisdiction, such provision shall be deemed severable from the remainder of this Agreement and shall in no way affect, impair or invalidate any other term, covenant, condition or provision contained in this Agreement. If such term, covenant, condition or provision shall be deemed invalid due to its scope or breadth, such covenant, condition or other provision shall be deemed valid to the extent of the scope or breadth permitted by law.
15. Interpretation. The paragraph headings of this Agreement are for reference and convenience only, are not made part of this Agreement and shall have no effect upon the construction or interpretation of any part hereof. The provisions of this Agreement shall be construed in a reasonable manner to implement the purposes of the parties and of this Agreement. This Agreement shall be construed as if drafted jointly by City and Company.
16. Satisfaction of Obligations. City acknowledges that Company's construction of the Road Project in compliance with the terms of this Agreement shall fully satisfy the requirements imposed on Company in the Development Conditions relative to entry into an agreement regarding Company's fair share obligation for the Road Project.
17. Entire Agreement. This Agreement, together with Exhibits A, B, C, D and E attached hereto, represents the entire understanding of City and Company as to Company's obligations related to the funding, construction and implementation of the Road Project, and no prior oral or written understanding shall be of any force or effect with respect to the matters covered in this Agreement.

[Signature Page Follows]

[Signature Page to Agreement]

IN WITNESS WHEREOF, City and Company have caused this Agreement to be executed by their respective duly authorized officers and representatives as of the date first set forth above.

IRVINE COMMUNITY DEVELOPMENT COMPANY LLC,
a Delaware limited liability company

By: _____
J. David Conley
Senior Vice President

By: _____
Jamie Yoshida
Assistant Secretary

CITY OF IRVINE,
a California municipal corporation

By: _____
James Houlihan
City Engineer

ATTEST:

Molly McLaughlin
City Clerk

APPROVED AS TO FORM:

By: _____
Jeffrey T. Melching
City Attorney

Exhibit A

Design Plans Depicting Location of Road Project

[see attached page]

Exhibit B

Construction Cost Estimate of Road Project

[see attached pages]

PRELIMINARY ESTIMATE

Prepared by: BTF

November 1, 2016

Item No.	Quantity	Unit	Item Description	Unit Cost	Item Cost
GENERAL ITEMS, REMOVALS & ADJUSTMENTS					
1	1	LS	MOBILIZATION (5% MAX OF CONTRACT BID)	\$25,000	\$25,000
2	1	LS	CONSTRUCTION SURVEY	\$10,000	\$10,000
3	1	LS	CLEARING AND GRUBBING	\$5,000	\$5,000
4	1,285	LF	REMOVE CONCRETE (C&G)	\$4	\$5,100
5	5,800	SF	REMOVE CONCRETE (SIDEWALK)	\$2	\$11,600
6	430	SF	REMOVE CONCRETE (DRIVEWAY)	\$5	\$2,200
7	3	EA	REMOVE CATCH BASIN	\$2,000	\$6,000
8	63	LF	REMOVE 18" RCP	\$75	\$4,700
9	1	EA	RELOCATE FIRE HYDRANT ASSEMBLY	\$5,000	\$5,000
10	4	EA	RELOCATE STREET LIGHTS	\$5,700	\$22,800
11	9	EA	RELOCATE PALM TREES	\$2,500	\$22,500
12	4	EA	RELOCATE TREES (LARGER THAN 6" DIAMETER TRUNK)	\$2,000	\$8,000
13	3	EA	RELOCATE STREET LIGHT PULLBOX	\$500	\$1,500
14	3	EA	RELOCATE ELECTRICAL PULLBOX	\$500	\$1,500
15	8	EA	RELOCATE IRRIGATION CONTROL VALVE	\$500	\$4,000
16	18	EA	RELOCATE IRRIGATION PULLBOX	\$500	\$9,000
17	1	EA	RELOCATE BROADBAND PULLBOX	\$500	\$500
18	1	EA	RELOCATE COX PULLBOX (5' x 3')	\$1,000	\$1,000
19	1	EA	RELOCATE SEWER CLEANOUT	\$2,000	\$2,000
20	1	EA	RELOCATE GAS VALVE	\$750	\$800
21	3,300	CY	UNCLASSIFIED EXCAVATION (INCLUDES EXCAVATION FOR 34" THICK ROADWAY SECTION + 18" OVER-EXCAVATION + RETAINING WALL)	\$40	\$132,000
22	750	CY	STRUCTURAL BACKFILL (RETAINING WALL)	\$100	\$75,000
SUBTOTAL - GENERAL ITEMS, REMOVALS & ADJUSTMENTS					\$355,200
ROADWAY, DRAINAGE, & LANDSCAPING IMPROVEMENTS					
23	600	TON	CONSTRUCT ASPHALT CONCRETE (7" THICK)	\$90	\$54,000
24	945	TON	CRUSHED MISCELLANEOUS BASE (11" THICK)	\$40	\$37,800
25	680	CY	SELECT SUBBASE (16" THICK)	\$40	\$27,200
26	1,250	LF	CONSTRUCT CONCRETE CURB AND GUTTER TYPE A-2 PER COI STD. PLAN NO. 200	\$25	\$31,300
27	185	LF	CONSTRUCT CONCRETE MEDIAN CURB AND GUTTER TYPE A PER COI STD. PLAN NO. 200	\$20	\$3,700
28	3	EA	CONSTRUCT LOCAL DEPRESSION PER COI STD. PLAN NO. 303	\$1,600	\$4,800
29	170	SF	CONSTRUCT PCC CURB RAMP PER COI STD. PLAN NO. 202	\$15	\$2,600
30	8,960	SF	CONSTRUCT 4" PCC SIDEWALK	\$5	\$44,800
31	2,160	SF	CONSTRUCT REINFORCED CONCRETE RETAINING WALL (TYPE 1) PER SPPWC STD. PLAN NO. 610-3	\$50	\$108,000
32	430	SF	CONSTRUCT DRIVEWAY TYPE 1 PER COI STD. PLAN NO. 204	\$15	\$6,500
33	1	EA	CONSTRUCT CATCH BASIN TYPE II PER COI STD. PLAN NO. 301 (W=7')	\$4,000	\$4,000

PRELIMINARY ESTIMATE

Prepared by: BTF

November 1, 2016

Item No.	Quantity	Unit	Item Description	Unit Cost	Item Cost
34	1	EA	CONSTRUCT CATCH BASIN TYPE II PER COI STD. PLAN NO. 301 (W=10')	\$6,000	\$6,000
35	1	EA	CONSTRUCT CATCH BASIN TYPE II PER COI STD. PLAN NO. 301 (W=21')	\$10,000	\$10,000
36	40	LF	CONSTRUCT 18" RCP	\$170	\$6,800
37	60	LF	CONSTRUCT 24" RCP	\$200	\$12,000
38	2	EA	CONSTRUCT DRAINAGE INLET (FOR SLOPE AREAS)	\$500	\$1,000
39	2	EA	CONSTRUCT BIORETENTION PLANTER BOX	\$13,000	\$26,000
40	1	LS	REESTABLISH LANDSCAPING & IRRIGATION	\$60,000	\$60,000
41	1	LS	WQMP (2% OF PROJECT COST)	\$21,000	\$21,000
SUBTOTAL - ROADWAY, DRAINAGE, & LANDSCAPING IMPROVEMENTS					\$467,500
TRAFFIC					
42	1	LS	PAVEMENT DELINEATION (STRIPING), MARKINGS, LEGENDS & REFLECTIVE PAVEMENT MARKINGS	\$10,000	\$10,000
43	1	LS	TRAFFIC CONTROL (3% OF PROJECT COST)	\$55,000	\$55,000
44	1	LS	SIGNAL MODIFICATION	\$175,000	\$175,000
45	1	LS	SIGNAL (FIBER OPTIC) MODIFICATION	\$10,000	\$10,000
SUBTOTAL - TRAFFIC					\$250,000
SUBTOTAL					\$1,073,000
20% CONTINGENCY					\$215,000
2% PRELIMINARY DESIGN					\$21,000
15% FINAL DESIGN					\$161,000
15% CONSTRUCTION ADMINISTRATION					\$161,000
TOTAL					\$1,631,000

Since ENGINEER has no control over the cost of labor, materials, equipment or services furnished by others or over the Contractor(s) methods of determining prices, or over competitive bidding or market conditions, its opinions of probable Project Cost and Construction Costs provided for herein are made on the basis of its experience and qualifications and represents its best judgment as an experienced and qualified professional engineer, familiar with the construction industry; but ENGINEER cannot and does not guarantee that proposals, bids or actual Project or Construction Cost will not vary from its opinion of probable cost. If prior to the Bidding or Negotiating Phase, OWNER wishes greater assurance as to Project or Construction Costs, it shall employ an independent cost estimator.

Design Parameters

- Use 5' sidewalk and 2' in front of wall for a landscape pocket or hedge line (per email on 8/6/15)
- Daylighting at 2:1 behind curb return will be required to join original ground. No retaining wall was included in this area.
- Proposed pavement section is 7" AC over 11" CMB over 16" subbase and is based on the "BID SET" of Sand Canyon Avenue Grade Separation plans. Sand Canyon Ave. pavement section was 2" ARHM over 5" AC over 11" CMB over 16" subbase; however, ARHM was not included in this estimate.
- Reinforced concrete retaining wall per 2012 Standard Plans for Public Works Construction (SPPWC).

Construction Costs

- Remove & Reconstruct new roadway pavement area + re-grade the 2:1 slope
-
- Remove & Reconstruct C&G

PRELIMINARY ESTIMATE

Prepared by: BTF

November 1, 2016

Item No.	Quantity	Unit	Item Description	Unit Cost	Item Cost
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4. Construct concrete median C&G (porkchop median) + median paving
5. Remove & Reconstruct local depressions
6. Remove & Reconstruct sidewalk
7. Construct curb ramp
8. Construct retaining wall
9. Remove & Reconstruct concrete driveway
10. Remove & Reconstruct catch basins + lateral(s)
11. Remove & Reconstruct 2 drainage inlets (for slope areas)
12. Remove & Reconstruct 2 bioretention planter boxes
13. Reestablish Landscaping & Irrigation
14. Pavement delineation, traffic control, & signal modification

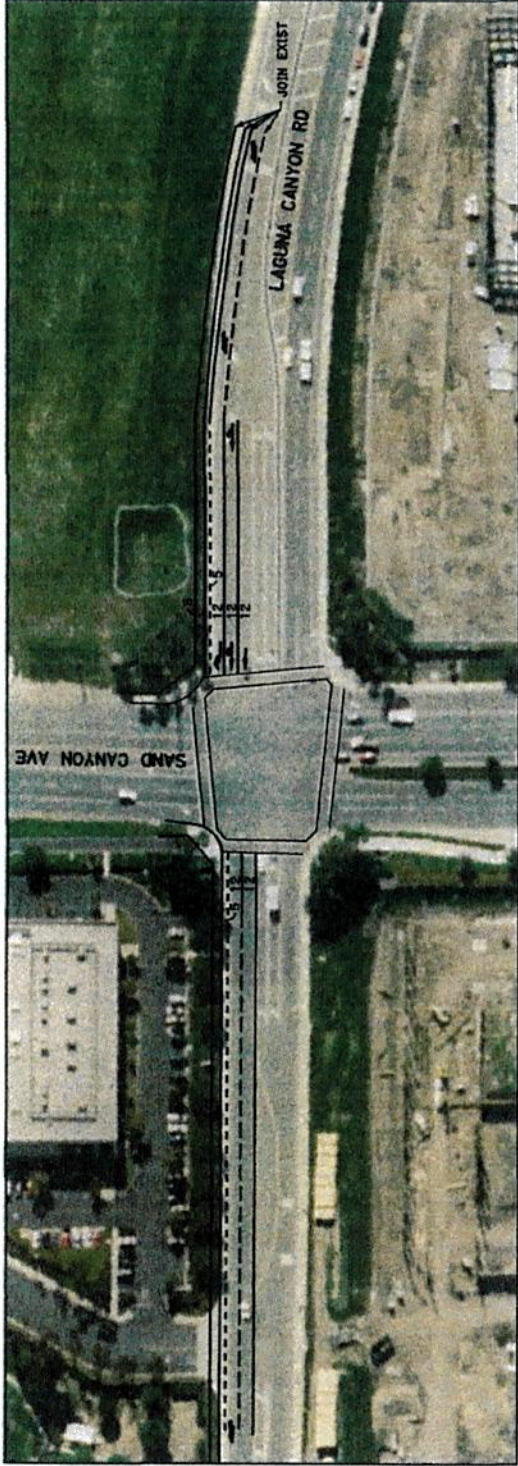
Design Costs

1. Revise pavement hatching + revise typical sections + re-grade 2:1 slope grading + annotation to street and grading plans
2. Re-design a portion of the maintenance road east + annotation
3. Re-design profile + annotation
4. Design detail for free-right turn area + annotation + add new sheet
5. Re-design local depression details + annotation
6. Revise sidewalk hatching base + add annotation
7. Design curb ramp + annotation
8. Design + profile retaining wall
9. Design detail for concrete driveway + annotation
10. Re-design catch basins + lateral profiles + annotation
11. Re-design inlets (for slope areas)
12. Re-design 2 bioretention planter boxes
13. Design landscaping & irrigation (behind curb return)
14. Design striping, traffic control, & signal modification

Exhibit C

Depiction of NITM Sand Canyon Project

[see attached page]



306. SAND CANYON AVE AT OAK CANYON/LAGUNA CANYON RD
PART 1

MITIGATIONS
+ RESTRIPE WB APPROACH TO PROVIDE 2 LEFT TURN, 1.5 THROUGH, AND 1.5 RIGHT TURN LANES

ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE SHOWN.

N.T.S.



Exhibit D

Construction Cost Estimate of NITM Sand Canyon Project

[see attached pages]

**NORTH IRVINE TRANSPORTATION MITIGATION (NITM) PROGRAM
PRELIMINARY 2015 COST ESTIMATES**

Location: 306 Sand Canyon Ave & Oak Canyon/Laguna Canyon Rd
Mitigation: Part 1 - Add WB approach lane to provide 2 left-turn lanes
1.5 through lanes and 1.5 right-turn lanes

Date: 10/9/2013
Originally Estimated by: RBF
Revised by: City

DESCRIPTION OF WORK	UNIT PRICE	QUANTITY	COST
1 Mobilization	10.00% (\$2,000 Min)	0	\$64,000
2 Clear & Grub	\$12200 / AC	0.3	\$3,000
3 Earthwork	\$46.00 / CY	0	\$0
4 Remove Striping	\$13.00 / LF	440	\$6,000
5 Remove Curb & Gutter	\$36.00 / LF	1,570	\$57,000
6 Remove Median Curb	\$37.00 / LF	0	\$0
7 Remove PCC Sidewalk	\$5.00 / SF	12,560	\$63,000
8 Remove Pavement	\$5.00 / SF	0	\$0
9 Remove Channel	\$19.00 / LF	0	\$0
10 Remove/Replace Chain Link Fence	\$31.00 / LF	0	\$0
11 Reconstruct Metal Beam Guard Rail	\$86.00 / LF	0	\$0
12 Remove & Relocate Tree	\$1,300.00 / EA	22	\$29,000
13 Sawcut	\$1.25 / LF	0	\$0
14 Relocate Street Light	\$5,700.00 / EA	6	\$34,000
15 Relocate Traffic Signal System	\$225,000.00 / EA	0.50	\$113,000
16 Relocate Freeway Sign (2 post)	\$700.00 / EA	0	\$0
17 Relocate Sign (1 post)	\$220.00 / EA	1	\$0
18 Reconstruct Overhead Sign	\$240,000.00 / EA	0	\$0
19 Relocate Call Box	\$2,051.00/EA	0	\$0
20 Relocate Power Pole	\$25,000 / EA	0	\$0
21 Relocate Catch Basin	\$9,760.00 / EA	0	\$0
22 Relocate Fire Hydrant	\$5,000.00 / EA	4	\$20,000
23 Relocate Bus Bench	\$1,458.00/ EA	0	\$0
24 Relocate Monument Wall	\$6,100.00 / EA	1	\$6,000
25 Relocate Utility Boxes	\$895.00 / EA	7	\$6,000
26 Relocate Main Water Valve	\$12,200.00 / EA	1	\$12,000
27 Relocate Utility Vault	\$10,000 / EA	0	\$0
28 Adjust Manhole to Grade	\$1,500.00 / EA	2	\$3,000
29 Adjust Water Meter	\$610.00 / EA	1	\$1,000
30 Adjust Water Valve	\$610.00 / EA	16	\$10,000
31 Adjust Minor Above Ground Utilities	\$610.00 / EA	0	\$0
32 Modify Driveway	\$6,100.00 / LS	1	\$6,000
33 Construct PCC Pavement	\$7.50 / SF	0	\$0
34 Construct AC Pavement	\$6.00 / SF	8,140	\$49,000
35 Construct AC Overlay	\$2.50 / SF	0	\$0
36 Construct Slurry Seal	\$0.4 / SF	0	\$0
37 Construct Striping & Marking	\$2.00 / LF	1,172	\$2,000
38 Construct AC Dike	\$4.00 / LF	0	\$0
39 Construct Curb & Gutter	\$19.00 / LF	1,570	\$30,000
40 Construct Concrete Barrier	\$295.00 / LF	0	\$0
41 Construct Median Curb	\$31.00 / LF	0	\$0
42 Construct Median Concrete	\$7.9 / SF	0	\$0
43 Construct Median/Parkway Landscaping	\$13.00 / SF	0	\$0
44 Construct PCC Sidewalk	\$9.05 / SF	12,560	\$114,000
45 Construct Wheelchair Ramp	\$5,200.00 / EA	2	\$10,000
46 Construct Retaining Wall	\$114 / SF	0	\$0
47 Construct Storm Drain Main	\$122.00 / LF	0	\$0
48 Construct RCB	\$549.00 / CY	0	\$0
49 Construct Concrete V-Ditch	\$19.00 / LF	0	\$0
50 Construct Bridge Widening	\$500.00 / SF	0	\$0
51 Install Ramp Metering System	\$80,000.00 / EA	0	\$0
52 Apply ATMS	\$113,165.00 / LS	0	\$0
53 Traffic Control	8% (\$2,000 Min)		\$2,000
54 SWPPP Plan and Implementation	6%		\$0
CONSTRUCTION SUBTOTAL			\$640,000
California Highway Price Index	+3.6%	CCI 2008 --> 2009	\$23,000
CONSTRUCTION SUBTOTAL			\$663,000
California Highway Price Index	(7.7%)	CCI 2009 --> 2010	-\$51,000
CONSTRUCTION SUBTOTAL			\$612,000
California Highway Price Index	(6.5%)	CCI 2010 --> 2010*	-\$40,000
CONSTRUCTION SUBTOTAL			\$572,000
California Highway Price Index	(2.9%)	CCI 2010* --> 2011	-\$17,000
CONSTRUCTION SUBTOTAL			\$555,000
California Highway Price Index	+8.8%	CCI 2011 --> 2012	\$49,000
CONSTRUCTION SUBTOTAL			\$604,000
California Highway Price Index	(2.7%)	CCI 2012 --> 2013	-\$16,000
CONSTRUCTION SUBTOTAL			\$588,000
California Highway Price Index	+20%	CCI 2013 --> 2014	\$118,000
CONSTRUCTION SUBTOTAL			\$706,000
California Highway Price Index	+11.4%	CCI 2014 --> 2015	\$80,000
CONSTRUCTION SUBTOTAL			\$786,000
Right-of-Way	\$87.10 / SF	0	\$0
Right-of-Way Management	5%		\$0
RIGHT-OF-WAY SUBTOTAL			\$0
TOTAL CONSTRUCTION & RIGHT-OF-WAY COST			\$786,000
Preliminary Project Development (10% of total Construction Cost)			\$79,000
Design Engineering/Administration Costs (15% of total Construction Cost)			\$118,000
Construction Engineering Costs/Administration (15% of total Construction Cost)			\$118,000
Contingency (20% of total Construction Cost)			\$158,000
TOTAL PROJECT COSTS			\$1,259,000

Exhibit E

ICU Summary and Traffic Analysis

[see attached pages]

**ITAM 15 (August 29, 2016 Release) ICU Summary
- Sand Canyon Avenue at Oak Canyon/Laguna Canyon Road**

Intersection/Scenario	Road Project Lane Configuration				NITM Improvement Lane Configuration			
	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
	ICU	LOS	ICU	LOS	ICU	LOS	ICU	LOS
306. Sand Canyon Avenue & Oak Canyon/Laguna Canyon Road								
2020 Approved	.63	B	.56	A	.58	A	.69	B
2020 Pending	.62	B	.55	A	.57	A	.69	B
2035 Approved	.67	B	.61	B	.64	B	.77	C
2035 Pending	.69	B	.63	B	.67	B	.79	C
Post-2035 Approved	.79	C	.71	C	.74	C	.87	D
Post-2035 Pending	.82	D	.72	C	.76	C	.88	D

306. Sand Canyon Av. at Oak Canyon/Laguna Canyon Rd.

ITAM 15 2020 Approved (Road Project Lane Configuration)						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1700	107	.06 ⁺	72	.04
NBT	3	5100	543	.11	1486	.29 ⁺
NBR	1	1700	110	.06	136	.08
SBL	2	3400	875	.26	188	.06 ⁺
SBT	3	5100	2017	.40 ⁺	895	.18
SBR	d	1700	395	.23	129	.08
EBL	2	3400	103	.03 ⁺	362	.11 ⁺
EBT	1	1700	85	.05	186	.11
EBR	d	1700	84	.05	92	.05
WBL	2	3400	39	.01	95	.03
WBT	1	1700	148	.09 ⁺	89	.05 ⁺
WBR	f		174		788	
Clearance Interval				.05 ⁺		.05 ⁺
TOTAL CAPACITY UTILIZATION				.63		.56

ITAM 15 2020 Approved (NITM Improvement Lane Configuration)						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1700	107	.06 ⁺	72	.04
NBT	3	5100	543	.11	1486	.29 ⁺
NBR	1	1700	110	.06	136	.08
SBL	2	3400	875	.26	188	.06 ⁺
SBT	3	5100	2017	.40 ⁺	895	.18
SBR	d	1700	395	.23	129	.08
EBL	2	3400	103	.03 ⁺	362	.11 ⁺
EBT	1	1700	85	.05	186	.11
EBR	d	1700	84	.05	92	.05
WBL	2	3400	39	.01	95	.03
WBT	1.5	5100	148	{.04} ⁺	89	.05 ⁺
WBR	1.5		174		788	.23
Right Turn Adjustment					WBR	.13 ⁺
Clearance Interval				.05 ⁺		.05 ⁺
TOTAL CAPACITY UTILIZATION				.58		.69

ITAM 15 2020 Pending (Road Project Lane Configuration)						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1700	110	.06 ⁺	76	.04
NBT	3	5100	533	.10	1493	.29 ⁺
NBR	1	1700	114	.07	135	.08
SBL	2	3400	876	.26	181	.05 ⁺
SBT	3	5100	2004	.39 ⁺	891	.17
SBR	d	1700	394	.23	132	.08
EBL	2	3400	103	.03 ⁺	362	.11 ⁺
EBT	1	1700	89	.05	184	.11
EBR	d	1700	88	.05	94	.06
WBL	2	3400	38	.01	97	.03
WBT	1	1700	146	.09 ⁺	93	.05 ⁺
WBR	f		164		791	
Clearance Interval				.05 ⁺		.05 ⁺
TOTAL CAPACITY UTILIZATION				.62		.55

ITAM 15 2020 Pending (NITM Improvement Lane Configuration)						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1700	110	.06 ⁺	76	.04
NBT	3	5100	533	.10	1493	.29 ⁺
NBR	1	1700	114	.07	135	.08
SBL	2	3400	876	.26	181	.05 ⁺
SBT	3	5100	2004	.39 ⁺	891	.17
SBR	d	1700	394	.23	132	.08
EBL	2	3400	103	.03 ⁺	362	.11 ⁺
EBT	1	1700	89	.05	184	.11
EBR	d	1700	88	.05	94	.06
WBL	2	3400	38	.01	97	.03
WBT	1.5	5100	146	{.04} ⁺	93	.05 ⁺
WBR	1.5		164		791	.23
Right Turn Adjustment					WBR	.14 ⁺
Clearance Interval				.05 ⁺		.05 ⁺
TOTAL CAPACITY UTILIZATION				.57		.69

306. Sand Canyon Av. at Oak Canyon/Laguna Canyon Rd.

ITAM 15 2035 Approved (Road Project Lane Configuration)						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1700	122	.07	105	.06
NBT	3	5100	530	.10*	1369	.27*
NBR	1	1700	205	.12	206	.12
SBL	2	3400	1205	.35*	253	.07*
SBT	3	5100	1805	.35	857	.17
SBR	d	1700	334	.20	169	.10
EBL	2	3400	134	.04*	335	.10
EBT	1	1700	210	.12	285	.17*
EBR	d	1700	135	.08	99	.06
WBL	2	3400	59	.02	157	.05*
WBT	1	1700	214	.13*	198	.12
WBR	f		216		1106	
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.67		.61

ITAM 15 2035 Approved (NITM Improvement Lane Configuration)						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1700	122	.07	105	.06
NBT	3	5100	530	.10*	1369	.27*
NBR	1	1700	205	.12	206	.12
SBL	2	3400	1205	.35*	253	.07*
SBT	3	5100	1805	.35	857	.17
SBR	d	1700	334	.20	169	.10
EBL	2	3400	134	.04	335	.10
EBT	1	1700	210	.12*	285	.17*
EBR	d	1700	135	.08	99	.06
WBL	2	3400	59	.02*	157	.05*
WBT	1.5	5100	214	{.06}	198	.12
WBR	1.5		216		1106	.33
Right Turn Adjustment					WBR	.16*
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.64		.77

ITAM 15 2035 Pending (Road Project Lane Configuration)						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1700	130	.08	106	.06
NBT	3	5100	626	.12*	1491	.29*
NBR	1	1700	221	.13	214	.13
SBL	2	3400	1223	.36*	264	.08*
SBT	3	5100	1938	.38	956	.19
SBR	d	1700	334	.20	169	.10
EBL	2	3400	144	.04*	336	.10*
EBT	1	1700	206	.12	272	.16
EBR	d	1700	140	.08	102	.06
WBL	2	3400	62	.02	162	.05
WBT	1	1700	206	.12*	185	.11*
WBR	f		231		1123	
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.69		.63

ITAM 15 2035 Pending (NITM Improvement Lane Configuration)						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1700	130	.08	106	.06
NBT	3	5100	626	.12*	1491	.29*
NBR	1	1700	221	.13	214	.13
SBL	2	3400	1223	.36*	264	.08*
SBT	3	5100	1938	.38	956	.19
SBR	d	1700	334	.20	169	.10
EBL	2	3400	144	.04	336	.10*
EBT	1	1700	206	.12*	272	.16
EBR	d	1700	140	.08	102	.06
WBL	2	3400	62	.02*	162	.05
WBT	1.5	5100	206	{.06}	185	.11*
WBR	1.5		231		1123	.33
Right Turn Adjustment					WBR	.16*
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.67		.79

306. Sand Canyon Av. at Oak Canyon/Laguna Canyon Rd.

ITAM 15 Post-2035 Approved (Road Project Lane Configuration)						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1700	174	.10	116	.07
NBT	3	5100	723	.14*	1525	.30*
NBR	1	1700	221	.13	210	.12
SBL	2	3400	1374	.40*	319	.09*
SBT	3	5100	1994	.39	1011	.20
SBR	d	1700	505	.30	227	.13
EBL	2	3400	176	.05*	476	.14*
EBT	1	1700	218	.13	372	.22
EBR	d	1700	136	.08	122	.07
WBL	2	3400	53	.02	149	.04
WBT	1	1700	262	.15*	216	.13*
WBR	f		253		1225	
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.79		.71

ITAM 15 Post-2035 Approved (NITM Improvement Lane Configuration)						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1700	174	.10	116	.07
NBT	3	5100	723	.14*	1525	.30*
NBR	1	1700	221	.13	210	.12
SBL	2	3400	1374	.40*	319	.09*
SBT	3	5100	1994	.39	1011	.20
SBR	d	1700	505	.30	227	.13
EBL	2	3400	176	.05	476	.14*
EBT	1	1700	218	.13*	372	.22
EBR	d	1700	136	.08	122	.07
WBL	2	3400	53	.02*	149	.04
WBT	1.5	5100	262	{.08}	216	.13*
WBR	1.5		253		1225	.36
Right Turn Adjustment					WBR	.16*
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.74		.87

ITAM 15 Post-2035 Pending (Road Project Lane Configuration)						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1700	183	.11	114	.07
NBT	3	5100	832	.16*	1543	.30*
NBR	1	1700	233	.14	205	.12
SBL	2	3400	1357	.40*	338	.10*
SBT	3	5100	2079	.41	1105	.22
SBR	d	1700	498	.29	243	.14
EBL	2	3400	194	.06*	489	.14*
EBT	1	1700	220	.13	367	.22
EBR	d	1700	145	.09	124	.07
WBL	2	3400	56	.02	151	.04
WBT	1	1700	259	.15*	213	.13*
WBR	f		274		1248	
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.82		.72

ITAM 15 Post-2035 Pending (NITM Improvement Lane Configuration)						
	LANES	CAPACITY	AM PK HOUR		PM PK HOUR	
			VOL	V/C	VOL	V/C
NBL	1	1700	183	.11	114	.07
NBT	3	5100	832	.16*	1543	.30*
NBR	1	1700	233	.14	205	.12
SBL	2	3400	1357	.40*	338	.10*
SBT	3	5100	2079	.41	1105	.22
SBR	d	1700	498	.29	243	.14
EBL	2	3400	194	.06	489	.14*
EBT	1	1700	220	.13*	367	.22
EBR	d	1700	145	.09	124	.07
WBL	2	3400	56	.02*	151	.04
WBT	1.5	5100	259	{.08}	213	.13*
WBR	1.5		274		1248	.37
Right Turn Adjustment					WBR	.16*
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.76		.88