



September 25, 2025

Mr. Peter Pirzadeh
Pirzadeh & Associates Inc.
30 Executive Park, Suite 270
Irvine, CA 92614

Sent Via Email:
pirzadeh@pirzadeh.com

Subject: Approval of Minor Modification 00959615-PMPC to Master Plan 47176-MPC for the “Giant Wheel” located at Irvine Spectrum in Planning Area 33 (Irvine Spectrum)

Dear Mr. Pirzadeh:

Community Development Department staff reviewed Modification 00959615-PMPC to Master Plan 47176-MPC, which would permit the replacement of the existing “Giant Wheel” at the Irvine Spectrum in Planning Area 33 (Irvine Spectrum). The project site is located at 805 Spectrum Center Drive, is designated Regional Commercial in the Land Use Element of the General Plan and is zoned 4.5 Irvine Center Regional Commercial.

On January 11, 2001, the Director of Community Development approved Modification 47176-MPC, which modified Master Plan 39681-MPC to allow the addition of a carousel and ferris wheel (now referred to as “Giant Wheel”) at the Irvine Spectrum.

The proposed modification will replace the existing 105-foot-tall wheel with a 132-foot-tall wheel, accounting for an increase in diameter of 27 feet. The new wheel will be made of steel, consistent with the existing wheel, and its operation, including imagery, graphics, and lighting effects, will be similar to the existing Giant Wheel. Any modifications to the base of the giant wheel will be submitted separately as part of a building permit and meet all city and OCFA code and requirements. In addition, the Orange County Fire Authority (OCFA) reviewed the project and confirmed that a revised Fire Master Plan would be required due to the need to reduce the existing fire access lane that runs adjacent to the wheel. This request is included as a condition of approval for this project.

Section 2-19-2 of the Irvine Zoning Ordinance contains criteria to determine when a proposed modification is classified as a “major modification.” A major modification must be reviewed by the original approving authority at a public hearing. However, where none of the criteria are met, the application is a “minor modification” and reviewed by the Director of Community Development.

Based on the submittal, the Director of Community Development determines that the proposed modification does not meet any of the five criteria to be classified as a major modification. Therefore, the project is a minor modification for the following reasons.

1. Proposed addition, deletion, and/or relocation of approved structures and/or land uses, which would cause significant or potentially significant environmental impacts, based on staff's analysis prepared in accordance with City policy.

The proposed 27-foot increase in the diameter of the Giant Wheel will not cause significant environmental impacts. As shown in the photo simulations provided, the change will have a negligible visual effects from all relevant vantage points, including the Interstate 5 and 405 Freeways. The central location of the Giant Wheel within the Irvine Spectrum site reduces both lighting and visual impacts to adjacent properties. The new wheel will continue to adhere to Section 3-16-1 of the Irvine Zoning Ordinance, which requires all direct lighting to be confined to the site. As such, the project is exempt from further environmental review per Section 15302, Class 2, Replacement or Reconstruction, of the California Environmental Quality Act (CEQA) Guidelines, which allows for the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. Therefore, the project would not result in significant or potentially significant environmental impacts.

2. Proposed addition, deletion and/or relocation of approved structures and/or land uses, which would cause significant or potentially significant on-site and off-site traffic impacts, based on staff's analysis of the transportation issues prepared in accordance with City policy.

Replacing the Giant Wheel with a larger wheel will not affect transportation or parking impacts. The wheel is located within a pedestrian-only area within the existing Irvine Spectrum development. Therefore, the project will not cause on- or off-site traffic or circulation impacts.

3. The intent of the findings and conditions of approval for the approved project would not be preserved.

The proposed project is limited to replacing the Giant Wheel with a larger wheel. The original Master Plan (File No. 16837-MPC) and subsequent modifications (File Nos. 32524-MPC, 39681-MPC, 47176-MPC) were for a regional commercial center that included a mix of entertainment, food, and retail uses. The proposed modification to replace the existing giant wheel with a larger one does not affect the findings for the underlying master plan approval or subsequent modifications. Therefore, the findings and intent of the previous approvals would be preserved.

4. Proposed addition, deletion, and/or relocation of structures would result in an impact to or introduction of sensitive uses not previously considered within the site. This includes, but is not limited to, uses not previously considered such as childcare centers, schools, residences, and medical establishments.

The scope of the project is limited to the replacement of the existing Giant Wheel with a larger wheel. As such, the project will not impact existing uses or introduce new sensitive uses, such as childcare centers, schools, residences, and medical establishments.

5. Reconfiguration of the site plan resulting in: a) a significant reduction of landscaping; or b) a significant change in parking

The project's scope is limited to the replacement of the Giant Wheel with one that is 27 feet larger in diameter. Therefore, it will not result in impacts to site landscaping or parking.

Based on the information submitted with this application, the Director of Community Development makes the following finding pursuant to Section 2-19-7 of the Irvine Zoning Ordinance and hereby approves Minor Modification 00959615-PMPC.

1. The modification does not alter or affect the intent of the findings and conditions of the original project approval.

The original Master Plan (File No. 16837-MPC) and subsequent modifications (File Nos. 32524-MPC, 39681-MPC, 47176-MPC) were for a regional commercial center with a mix of entertainment, food, and retail uses. The proposed project will not change the use of the site, reduce parking below applicable standards, cause a net loss of landscaping, or cause other significant changes that would substantially alter the intent/purpose of the original approval. Therefore, the proposed modification is consistent with the intent of the findings and conditions of the original approval.

PRIOR TO ISSUANCE OF BUILDING PERMITS

Condition 3.28

OCFA FIRE MASTER PLAN

Prior to the issuance of a building permit, the applicant or responsible party shall submit and receive approval from Orange County Fire Authority (OCFA) of a Fire Master Plan (Service Code PR145).

MISCELLANEOUS

Standard Condition 6.1

DISCRETIONARY CASE CHARGES

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

Standard Condition 6.2

LEGAL ACTION – HOLD HARMLESS

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

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

Condition 6.19

COMPLIANCE WITH PRIOR CONDITIONS

All conditions of approval associated with the original master plan application (File No. 16837-MPC) and subsequent modifications (File Nos. 32524-MPC, 39681-MPC, 47176-MPC) shall remain in full force and effect.

Unless an appeal is filed prior to the expiration of the five-business-day appeal period ending at 5 p.m. Thursday, October 2, 2025, the approval granted by this letter shall become effective Friday, October 3, 2025.

The stamped-approved plans for Minor Modification 00959615-PMPC are being transmitted electronically along with this letter. Should you wish to obtain a hard copy of the stamped-approved plans, please drop off a set of plans at the Planning Counter.

Mr. Pete Pirzadeh
September 25, 2025
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Please note that permits cannot be issued until all fees associated with this application are paid in full.

Should you have any questions regarding this approval, please contact Consultant Planner Amir S. Rafiq at 949-724-7439 or by email at arafiq@cityofirvine.org.

Sincerely,

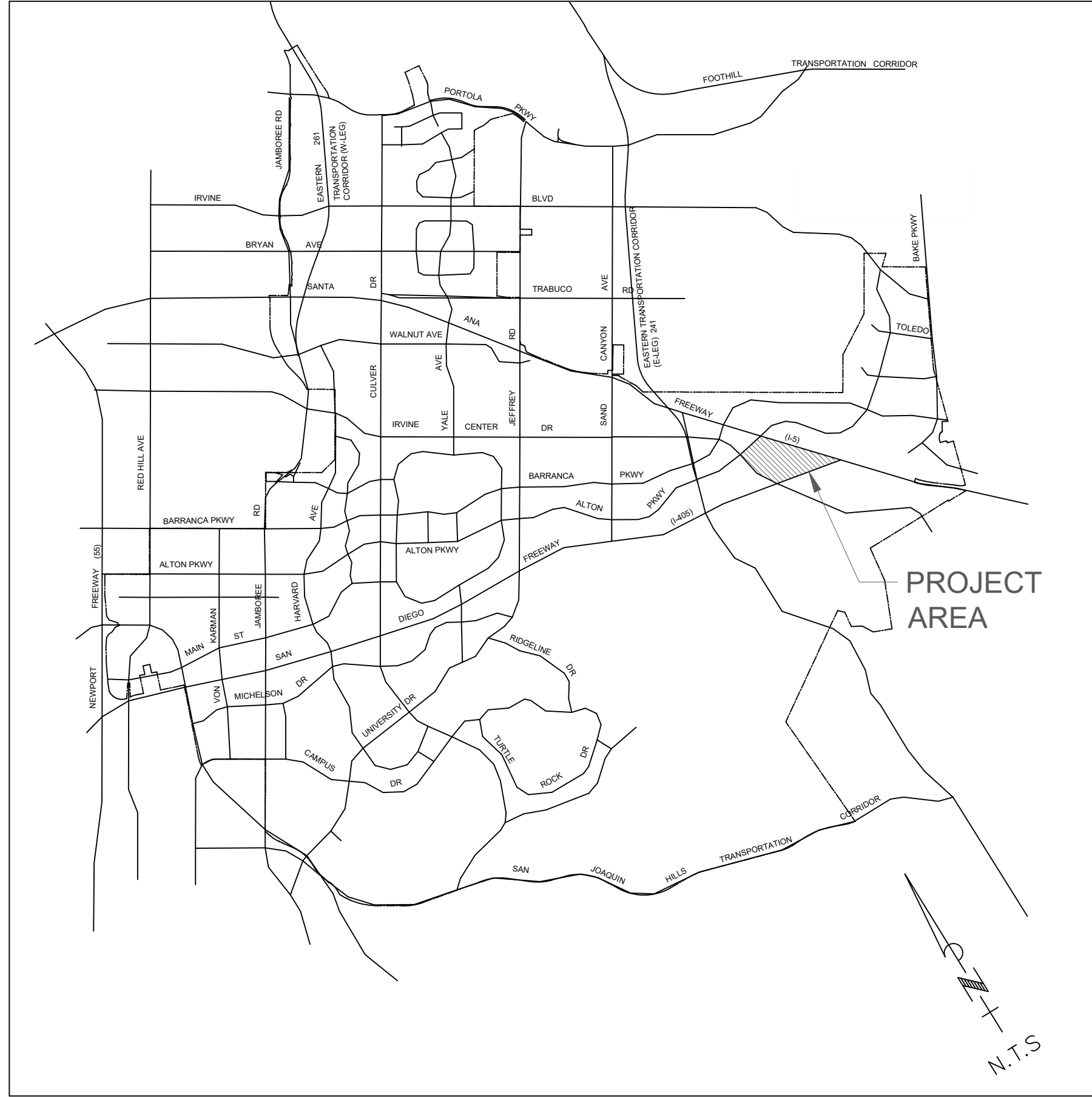
A handwritten signature in black ink, reading "Stephanie Frady". The signature is written in a cursive, flowing style.

Stephanie Frady, AICP
Director of Community Development

Enclosures:

1. Approved Project Plans
2. CEQA Notice of Exemption

ec: Alyssa Matheus, Planning Manager
Ann Wu, Principal Planner
Files: 00959615-PMPC; 16837-MPC



VICINITY MAP

IRVINE SPECTRUM CENTER GIANT WHEEL

805 SPECTRUM CENTER DR
MASTER PLAN MODIFICATION
PLANNING AREA 33

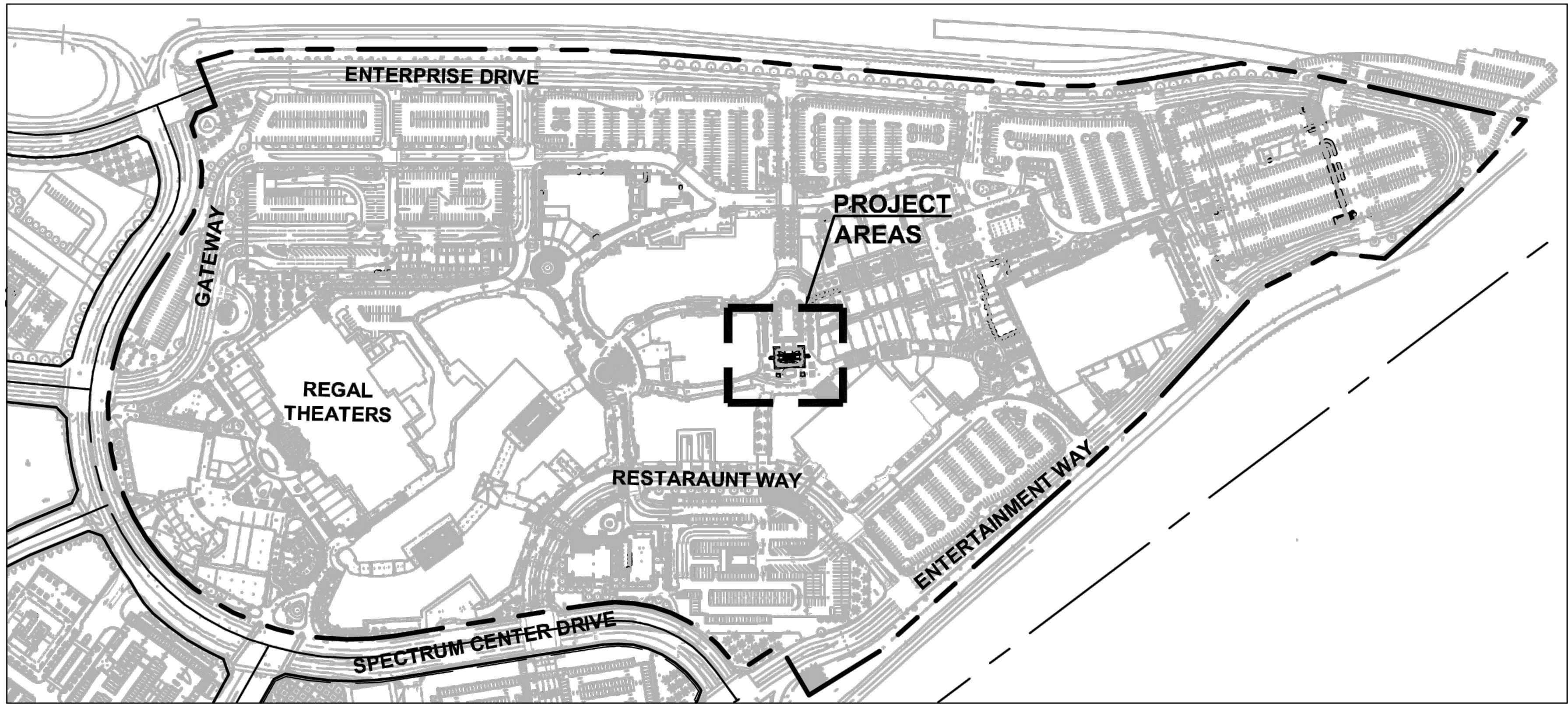
CASE FILE NO: 00959615-PMPC

1ST SUBMITTAL - JUNE 25, 2025

2ND SUBMITTAL - AUGUST 7, 2025

INDEX OF SHEETS

MP-0	COVER SHEET
MP-1	EXISTING AND PROPOSED ELEVATIONS
MP-2	EXISTING AND PROPOSED PHOTO SIMULATIONS
MP-3	EXISTING AND PROPOSED PHOTO SIMULATIONS
MP-4	PROPOSED FIRE MASTER PLAN
MP-5	FIRE ACCESS PLAN
MP-6	VANTAGE POINTS
MP-7	TITLE SHEET
MP-8	SITE PLAN



LOCATION MAP

PROJECT DESCRIPTION

THE PROPOSED MASTER PLAN MODIFICATOIN FOR IRVINE SPECTRUM CENTER IS TO ALLOW THE INCREASE OF THE HEIGHT OF THE EXISTING GIANT WHEEL FROM 105 FEET TO 132 FEET AT 805 SPECTRUM CENTER DRIVE. THE PROPOSED MASTER PLAN MODIFICATION REQUEST WILL NOT MODIFY THE EXISTING LANDSCAPING OR PARKING ON-SITE; THE PARKING AND LANDSCAPING WILL CONTINUE TO MEET OR EXCEED THE IRVINE SPECTRUM CENTER'S MINIMUM REQUIREMENTS FOR THE SITE.



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IRVINE SPECTRUM CENTER
GIANT WHEEL

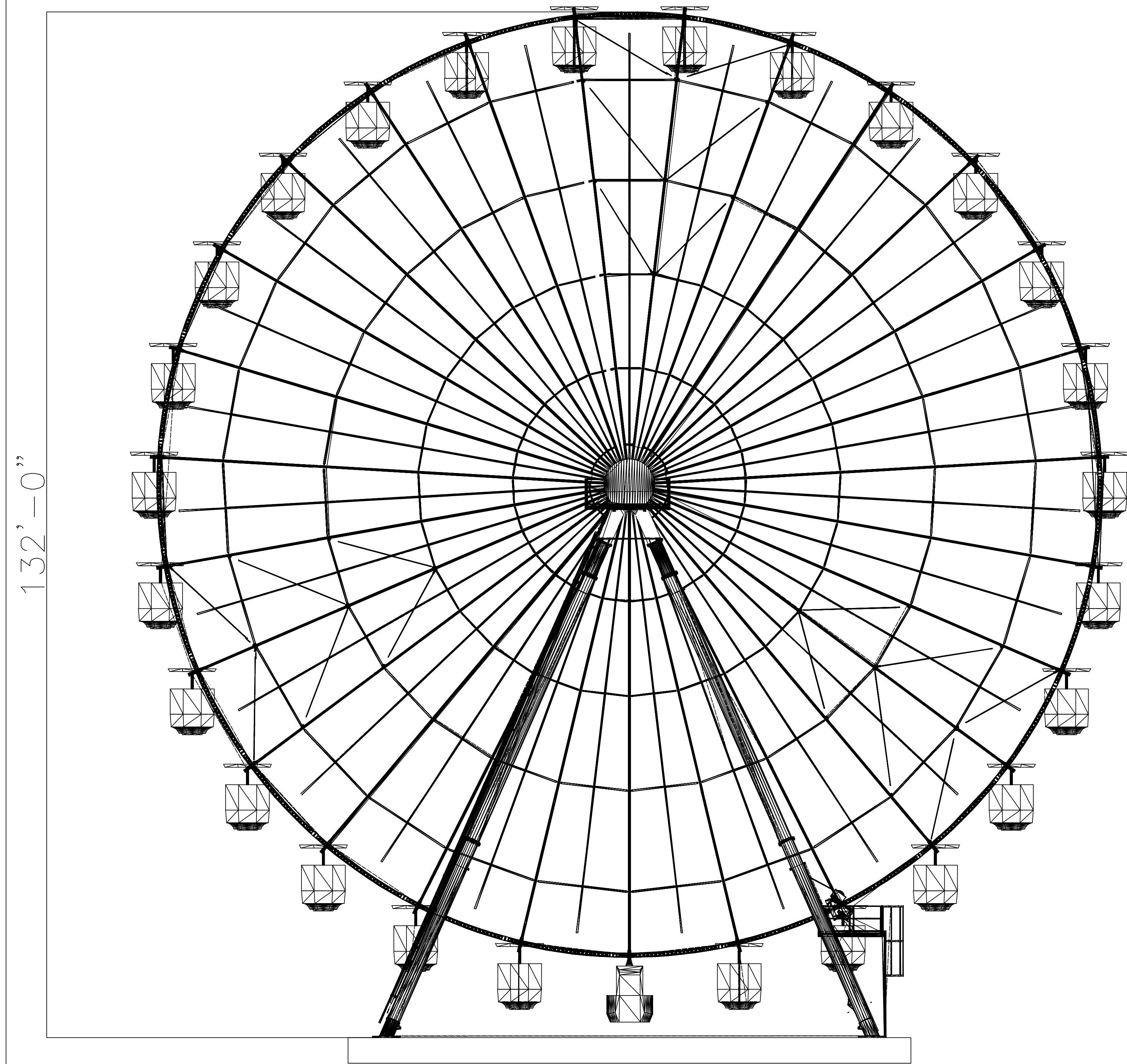
805 SPECTRUM CENTER DR
MASTER PLAN MODIFICATION
PLANNING AREA 33

CASE FILE NO.
00959615-PMPC

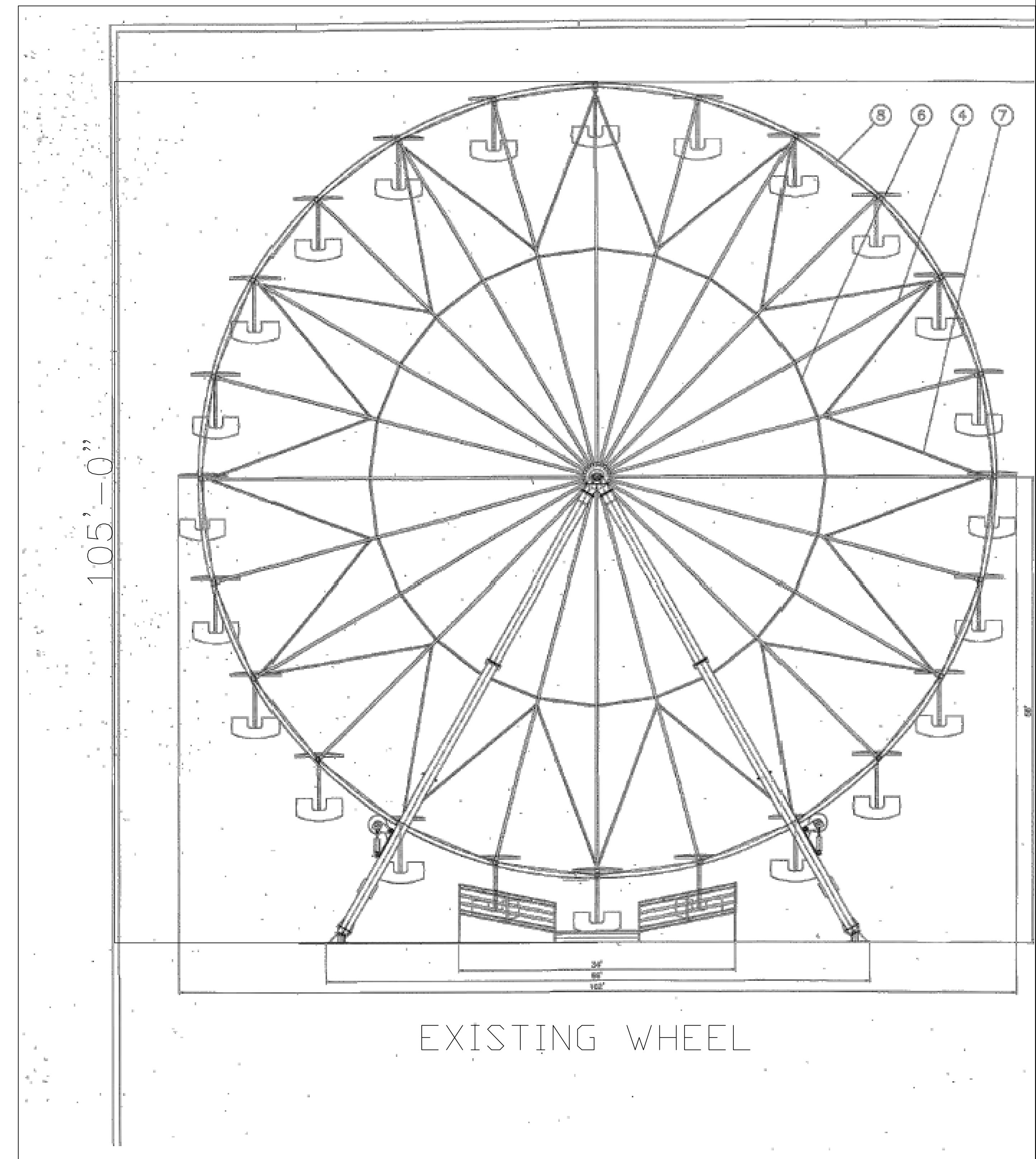
COVER SHEET

2ND SUBMITTAL
AUGUST 7, 2025

MP-0



PROPOSED WHEEL



EXISTING WHEEL

ISC | GIANT WHEEL
07-03-2025



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IRVINE SPECTRUM CENTER
GIANT WHEEL

805 SPECTRUM CENTER DR
MASTER PLAN MODIFICATION
PLANNING AREA 33

CASE FILE NO.
00959615-PMPC

2ND SUBMITTAL
AUGUST 7, 2025

EXISTING AND PROPOSED
ELEVATIONS

MP-1

VIEW FROM I-5



PHOTOSIM FROM I-5

EXISTING



PROPOSED

IRVINE SPECTRUM CENTER | GIANT WHEEL REPLACEMENT | 29.07.25



VIEW FROM I-405



PHOTOSIM FROM I-405

EXISTING

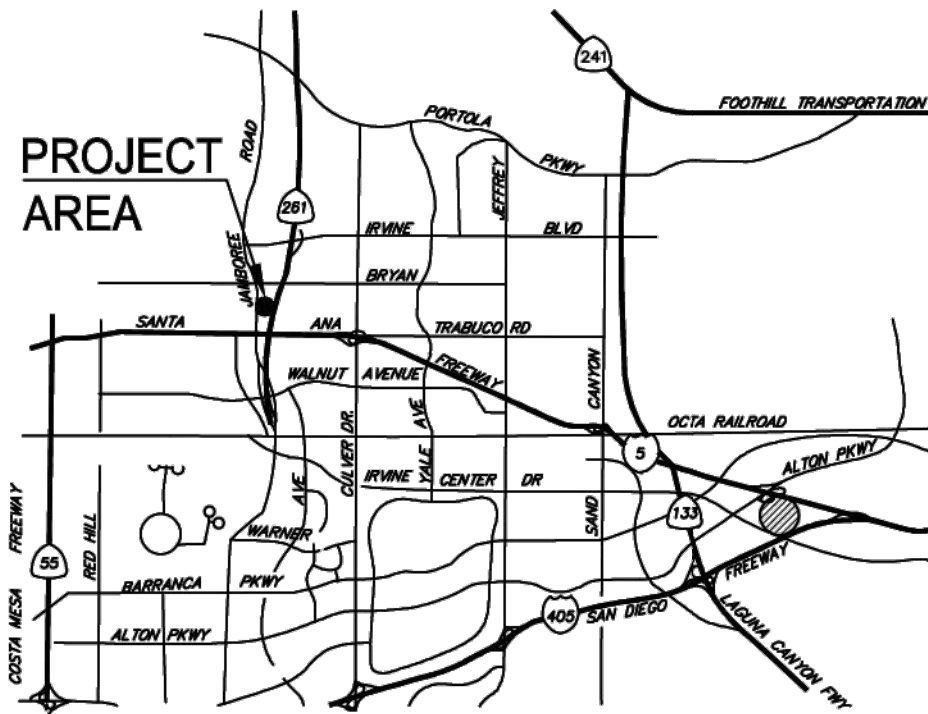


PROPOSED

ORANGE COUNTY FIRE AUTHORITY



FIRE MASTER PLAN



VICINITY MAP

INDICATES PROJECT LOCATION

VICINITY MAP

PROJECT INFORMATION REQUIREMENTS

PROJECT LOCATION: 805 SPECTRUM CENTER DRIVE, IRVINE, CA 92618
PARCEL MAP NUMBER: 85-280
TRACT NUMBER: 1/88
LOT NUMBER: 292
EMERGENCY ACCESS EASEMENTS

DETAILED SCOPE OF WORK

NOTE: OCFA WILL ONLY REVIEW WORK OUTLINED IN SCOPE OF WORK
REVISION AND REDUCTION OF EXISTING FIRE ACCESS LANE DUE TO THE INSTALLATION OF THE PROPOSED LARGER FERRIS WHEEL TO REPLACE THE EXISTING WHEEL WITHIN THE GIANT WHEEL PLAZA AT IRVINE SPECTRUM CENTER (WHEEL IS GOING FROM 684' CIRCUMFERENCE TO 832' CIRCUMFERENCE).

NUMBER OF UNITS OR HOMES IN DEVELOPMENT

N/A

SPECIAL CONDITIONS

- ☐ FIRE HAZARD SEVERITY ZONE ☐ STATE RESPONSE AREA ☐ LOCAL RESPONSE AREA
☐ STATE LICENSED FACILITY
☐ AM&M ☐ PENDING ☐ COMPLETE SR: -
☐ METHANE MITIGATION

NUMBER OF STORIES

N/A

BUILDING HEIGHT

131.53'

OCCUPANCY TYPE (CHECK ALL THAT APPLY)

- ☒ INDICATES SFM REGULATED OCCUPANCY, OCFA PLAN SUBMITTAL REQUIRED
GROUP S MOTOR VEHICLE REPAIR AND AIRCRAFT REPAIR REQUIRE OCFA PLAN SUBMITTAL

- ☐ GROUP A1* ☐ GROUP A2* ☐ GROUP A3* ☐ GROUP A4* ☒ GROUP A5*
☐ GROUP B ☐ GROUP E* ☐ GROUP F1 ☐ GROUP F2 ☐ GROUP H1*
☐ GROUP H2* ☐ GROUP H3* ☐ GROUP H4* ☐ GROUP H5* ☐ GROUP IT*
☐ GROUP I2* ☐ GROUP I3* ☐ GROUP I4* ☐ GROUP M ☐ GROUP R1*
☐ GROUP R2* ☐ GROUP R2.1 ☐ GROUP R2.2 ☐ GROUP R3 ☐ GROUP R3.1
☐ GROUP R4* ☐ GROUP S1# ☐ GROUP S2 # ☐ GROUP U

TYPE OF CONSTRUCTION

- ☐ TYPE IA ☐ TYPE IB
☐ TYPE IIA ☒ TYPE IIB
☐ TYPE IIA ☐ TYPE IIB
☐ TYPE IV
☐ TYPE VA ☐ TYPE VB

MIXED USE AND OCCUPANCY (PER CBC 508 & 509)

- ☐ ACCESSORY OCCUPANCY (CBC 508.2)
(ACCESSORY OCCUPANCY < 10% OF STORY)
☐ INCIDENTAL USES (CBC 509)
☐ NONSEPARATED OCCUPANCIES (CBC 508.3)
☐ SEPARATED OCCUPANCIES (CBC 508.4)

SPECIAL DETAILED REQUIREMENTS

- ☐ HIGH RISE (CBC 403)
☐ ATRIUM (CBC 404)
☐ OPEN PARKING GARAGE (CBC 406.5)
☐ GROUP 12 (CBC 407) SMOKE COMPARTMENTS REFUGE AREAS
☐ HAZARDOUS MATERIALS (CBC 414, CFC CHAPTER 50)

SPRINKLERS

- ☐ NEW ☐ MANDATORY ☐ VOLUNTARY
☐ TENANT IMPROVEMENT

TYPE

- ☐ NFPA 13
☐ NFPA 13D
☐ NFPA 13R

- ☐ FIRE PUMP
☐ STANDPIPES

FIRE ALARM

- ☐ NEW ☐ MANDATORY ☐ VOLUNTARY
☐ TENANT IMPROVEMENT
☐ VOICE EVACUATION

FIRE FLOW REQUIREMENT PER OCFA GUIDELINE B-01 ATTACHMENT 23

FLOW (IN GPM @ 20 PSI): N/A DURATION: N/A

WATER AVAILABILITY

PROVIDE COPY OF OCFA WATER AVAILABILITY FORM COMPLETED BY WATER DISTRICT ON FIRE MASTER PLAN

FLOW: N/A

PRESSURE: N/A

- ☐ ON SITE FIRE HYDRANTS

TOTAL NUMBER: N/A

EMERGENCY RESPONDER RADIO COVERAGE (RDA)

- ☐ THIS BUILDING SHALL BE EQUIPPED WITH AN EMERGENCY RESPONDER DIGITAL RADIO SYSTEM PER THE REQUIREMENTS OF THE ORANGE COUNTY SHERIFF'S DEPARTMENT-COMMUNICATIONS & TECHNOLOGY DIVISION. FOR THE INITIAL SUBMITTAL, OCSD/COMM REQUIRES THE ERRCS/BD/AS SYSTEM DESIGNER TO PROVIDE THE FOLLOWING FOR PRE-EVALUATION:
A. PROJECT NAME B. SITE ADDRESS C. PROJECT DESCRIPTION D. CONTRACTOR CONTACT INFORMATION E. RDA MODEL (S/N IF AVAILABLE) F. PROPOSED MODE OF OPERATION (CLASS A/B) G. PROPOSED PROJECT TIMELINE. THIS INFORMATION IS TO BE SUBMITTED BY THE DESIGNER VIA EMAIL TO ERRCS@OCSD.ORG AND BDACERT@OCFA.ORG CFC 510

OCFA STANDARD FIRE MASTER PLAN NOTES

INSPECTION REQUIREMENTS

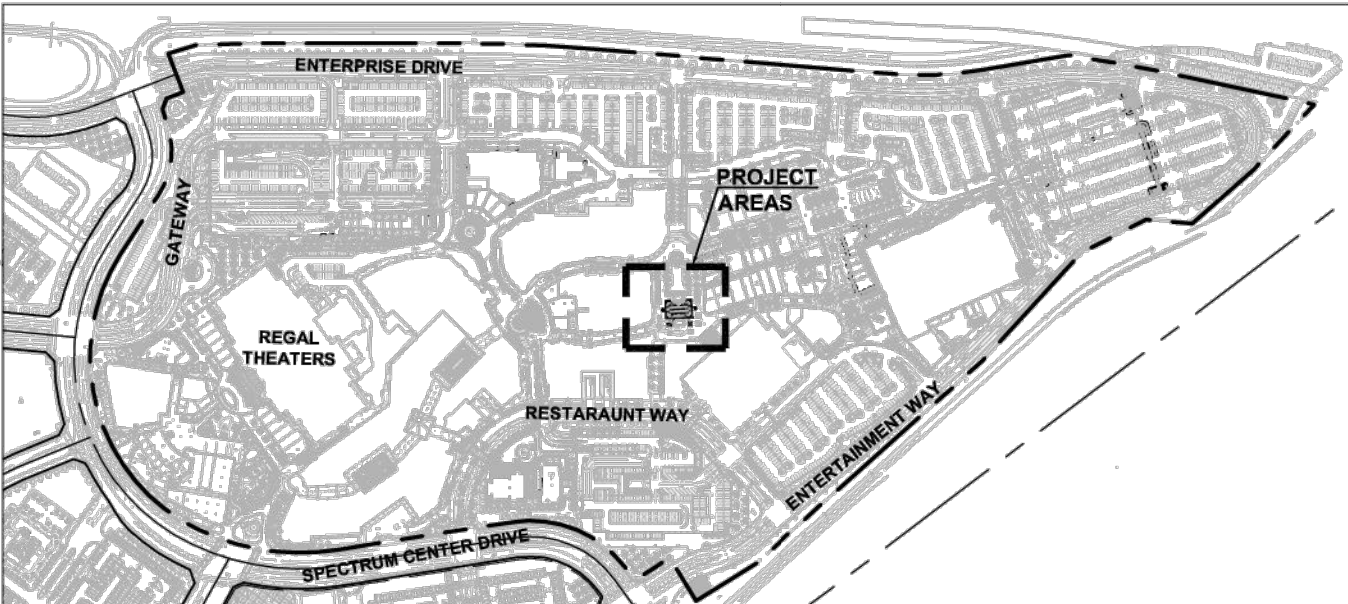
- OCFA SITE INSPECTIONS ARE REQUIRED FOR THIS PROJECT. PLEASE SCHEDULE ALL FIELD INSPECTIONS AT LEAST 48 HOURS IN ADVANCE. INSPECTIONS CANCELED AFTER 1 P.M. ON THE DAY BEFORE THE SCHEDULED DATE WILL BE SUBJECT TO A RE-INSPECTION FEE. CALL OCFA INSPECTION SCHEDULING AT (714) 573-6150.
- A LUMBER DROP INSPECTION SHALL BE PERFORMED PRIOR TO BRINGING COMBUSTIBLE MATERIALS (OR COMBUSTIBLE FIXTURES AND FINISHES FOR STRUCTURES OF NON-COMBUSTIBLE CONSTRUCTION). ALL-WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 94,000 LBS., TOPPED WITH ASPHALT, CONCRETE, OR EQUIVALENT SHALL BE IN PLACE AND HYDRANTS OPERATIONAL AT TIME OF LUMBER DROP INSPECTION.
- FOR PROJECTS WITH FUEL MODIFICATION, A VEGETATION CLEARANCE INSPECTION IS REQUIRED PRIOR TO A LUMBER DROP INSPECTION. USE THE FUEL MODIFICATION PLAN SERVICE REQUEST NUMBER TO SCHEDULE THE VEGETATION CLEARANCE INSPECTION.
- PHASED INSTALLATION OF FIRE ACCESS ROADS REQUIRES ADDITIONAL INSPECTIONS NOT COVERED BY THE FEES PAID AT PLAN SUBMITTAL. CONTACT INSPECTION SCHEDULING TO ARRANGE FOR ADDITIONAL INSPECTIONS THAT MAY BE NEEDED AND ANY FEES THAT MAY BE DUE.
- AN ORIGINAL APPROVED, SIGNED, WET-STAMPED OCFA FIRE MASTER PLAN SHALL BE AVAILABLE ON-SITE AT TIME OF INSPECTION.
- ACCESS ROADS AND HYDRANTS SHALL BE MAINTAINED AND REMAIN CLEAR OF OBSTRUCTIONS AT ALL TIMES DURING AND AFTER CONSTRUCTION AREAS WHERE PARKING IS NOT PERMITTED SHALL BE CLEARLY IDENTIFIED AT ALL TIMES.
- OBSTRUCTION OF FIRE LANES AND HYDRANTS MAY RESULT IN CANCELLATION OR SUSPENSION OF INSPECTIONS. TEMPORARY FUEL TANKS OF 60 OR MORE GALLONS SHALL BE REVIEWED, INSPECTED, AND PERMITTED BY THE OCFA PRIOR TO USE.
- THE PROJECT ADDRESS SHALL BE CLEARLY POSTED AND VISIBLE FROM THE PUBLIC ROAD DURING CONSTRUCTION.
- ALL GATES IN CONSTRUCTION FENCING SHALL BE EQUIPPED WITH EITHER A KNOX OR BREAKAWAY PADLOCK.
- BUILDINGS OF FOUR OR MORE STORIES SHALL BE PROVIDED WITH STAIRS AND A STANDPIPE BEFORE REACHING 40 FEET IN HEIGHT.

GENERAL REQUIREMENTS

- FIRE LANE WIDTHS SHALL BE MEASURED FROM TOP FACE OF THE CURB TO TOP FACE OF THE CURB FOR FIRE LANES WITH STANDARD CURBS AND GUTTERS AND FROM FLOW-LINE TO FLOW-LINE FOR FIRE LANES WITH MODIFIED CURB DESIGNS (E.G., ROLLED, RAMPED, ETC.). THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT ALL APPROVED PUBLIC WORKS OR GRADING DEPARTMENT STREET IMPROVEMENT PLANS OR PRECISE GRADING PLANS CONFORM TO THE MINIMUM STREET WIDTH MEASUREMENTS PER THE APPROVED OCFA FIRE MASTER PLAN AND STANDARDS IDENTIFIED IN OCFA GUIDELINE B-01 FOR ALL PORTIONS OF THE FIRE ACCESS ROADS.
- PERMANENT, TEMPORARY, AND PHASED EMERGENCY ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT AN IMPOSED LOAD OF 94,000 LBS. AND SURFACED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
- FIRE LANE SIGNS AND RED CURBS SHALL MEET THE SPECIFICATIONS SHOWN IN OCFA GUIDELINE B-01 AND SHALL BE INSTALLED AS DESCRIBED THEREIN. ADDITIONAL FIRE LANE MARKINGS MAY BE REQUIRED AT THE TIME OF INSPECTION DEPENDING ON FIELD CONDITIONS.
- ALL FIRE HYDRANTS SHALL HAVE A "BLUE REFLECTIVE PAVEMENT MARKER" INDICATING THEIR LOCATION PER THE OCFA STANDARD. ON PRIVATE PROPERTY MARKERS ARE TO BE MAINTAINED IN GOOD CONDITION BY THE PROPERTY OWNER.
- ADDRESS NUMBERS SHALL BE LOCATED AND BE OF A COLOR AND SIZE SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROADWAY FROM WHICH THE BUILDING IS ADDRESSED IN ACCORDANCE WITH OCFA GUIDELINE B-01. WAYFINDING SIGNS, WHEN REQUIRED BY THE LOCAL AHJ, SHALL COMPLY WITH THE STANDARDS OF THAT AGENCY. WHEN WAYFINDING SIGNS ARE ALSO REQUIRED BY THE OCFA, THEY MAY BE DESIGNED TO LOCAL AHJ REQUIREMENTS PROVIDED THAT SUCH STANDARDS FACILITATE LOCATION OF STRUCTURES, SUITES, AND DWELLING UNITS BY EMERGENCY PERSONNEL.
- ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH CHAPTER 5 OF THE CFC AND OCFA GUIDELINES.
- APPROVED ACCESS WALKWAYS SHALL BE PROVIDED TO ALL REQUIRED OPENINGS AND ALL RESCUE WINDOWS.
- VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS, OR STROBES.
- DUMPSTERS AND TRASH CONTAINERS LARGER THAN 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM.
- ANY FUTURE MODIFICATION TO THE APPROVED FIRE MASTER PLAN OR APPROVED SITE PLAN, INCLUDING BUT NOT LIMITED TO ROAD WIDTH, GRADE, SPEED HUMPS, TURNING RADII, GATES OR OTHER OBSTRUCTIONS, SHALL REQUIRE REVIEW, INSPECTION, AND APPROVAL BY THE OCFA.
- APPROVAL OF THIS PLAN SHALL NOT BE CONSTRUED AS APPROVAL OF ANY INFORMATION OR PROJECT CONDITIONS OTHER THAN THOSE ITEMS AND REQUIREMENTS IDENTIFIED IN OCFA GUIDELINE B-01 AND RELATED PORTIONS OF THE 2016 CFC AND CBC. THIS PROJECT MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS NOT STATED HEREIN UPON EXAMINATION OF ACTUAL SITE AND PROJECT CONDITIONS OR DISCLOSURE OF ADDITIONAL INFORMATION.

PROJECT-SPECIFIC REQUIREMENTS

- AN UNDERGROUND PIPING PLAN IS REQUIRED FOR THE INSTALLATION OF AN AUTOMATIC FIRE SPRINKLER SYSTEM OR FOR A PRIVATE FIRE HYDRANT SYSTEM. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
- AN ARCHITECTURAL PLAN IS REQUIRED TO BE SUBMITTED TO THE OCFA FOR REVIEW AND APPROVAL FOR PROJECTS CONTAINING A, C, E, F, H, I, L, AND R-4 OCCUPANCIES. A PLAN MAY ALSO BE REQUIRED FOR R-1 AND R-2 OCCUPANCIES OVER TWO STORIES OR THOSE UTILIZING SPRINKLERS OR FIRE WALLS TO INCREASE THE MAXIMUM BUILDING SIZE ALLOWED—SEE OCFA INFO BULLETIN 02-13.



LOCATION MAP

SCALE: 1" = 500'

PROJECT-SPECIFIC REQUIREMENTS

- AN UNDERGROUND PIPING PLAN IS REQUIRED FOR THE INSTALLATION OF AN AUTOMATIC FIRE SPRINKLER SYSTEM OR FOR A PRIVATE FIRE HYDRANT SYSTEM. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
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- A CHEMICAL CLASSIFICATION AND HAZARDOUS MATERIALS COMPLIANCE PLAN SHALL BE APPROVED BY THE OCFA PRIOR TO ANY HAZARDOUS MATERIALS BEING STORED OR USED ON SITE. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
- BUILDINGS USED FOR HIGH-PILED STORAGE SHALL COMPLY WITH CFC REQUIREMENTS. A SEPARATE PLAN SUBMITTAL IS REQUIRED IF MATERIALS WILL BE STORED HIGHER THAN 12 FEET FOR LOWER-HAZARD COMMODITIES, OR HIGHER THAN SIX FEET FOR HIGH-HAZARD COMMODITIES SUCH AS PLASTICS, RUBBER, FLAMMABLE/COMBUSTIBLE LIQUIDS, TIRES, CARPET, ETC.
- AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND LOCAL ORDINANCES, AMENDMENTS, AND GUIDELINES. SPRINKLER SYSTEMS, OTHER THAN THOSE LISTED IN CFC 903.4, SHALL BE MONITORED BY AN APPROVED CENTRAL STATION. SEPARATE PLAN SUBMITTALS FOR THE SPRINKLER AND MONITORING SYSTEMS ARE REQUIRED.
- BUILDINGS CONTAINING INDUSTRIAL REFRIGERATION SYSTEMS SHALL COMPLY WITH CFC REQUIREMENTS. A SEPARATE PLAN SUBMITTAL IS REQUIRED IF REFRIGERANT QUANTITIES EXCEED THRESHOLDS.
- A FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND LOCAL ORDINANCES, AMENDMENTS, AND GUIDELINES. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
- STRUCTURES LOCATED IN A FIRE HAZARD SEVERITY ZONE OR WILDLAND-URBAN INTERFACE AREA ARE SUBJECT TO THE CONSTRUCTION REQUIREMENTS PRESCRIBED IN CHAPTER 7A OF THE 2022 CBC AND/OR SECTION 337 OF THE 2022 CRC.
- CONSTRUCTION MATERIALS/METHODS ARE REVIEWED AND INSPECTED BY THE BUILDING DEPARTMENT.
- ONE OR MORE STRUCTURES SHOWN ON THIS PLAN ARE LOCATED ADJACENT TO A FUEL MODIFICATION AREA. CHANGES TO THE FUEL MODIFICATION ZONE LANDSCAPING, NEW STRUCTURES, OR ADDITION/ALTERATION TO EXISTING STRUCTURES REQUIRES REVIEW AND APPROVAL BY THE OCFA.
- PROJECTS LOCATED IN STATE RESPONSIBILITY AREAS AND IN LOCAL RESPONSIBILITY AREA VHFHSZ SHALL ALSO COMPLY WITH ALL APPLICABLE REQUIREMENTS FROM TITLE 14, DIV. 1.5, CH. 7, SUBCH. 2 "SRA FIRE SAFE REGULATIONS" AND GUIDELINE B-01A.
- STRUCTURES MEETING THE CRITERIA IN CFC 510.1 SHALL BE PROVIDED WITH AN EMERGENCY RESPONDER RADIO SYSTEM. REFER TO CFC 510.2 THROUGH 510.6.3 AND DAS/BOA GUIDELINES PUBLISHED BY OC SHERIFF'S COMMUNICATION AND TECHNOLOGY DIVISION FOR TECHNICAL AND SUBMITTAL INFORMATION.

ADDITIONAL NOTES

- THE WATER SYSTEM IS PRIVATELY MAINTAINED BY OCFA. ALL ON-SITE HYDRANTS SHALL BE PAINTED OSHA SAFETY RED OR EQUIVALENT. A PLAN FOR UNDERGROUND PIPING SERVING PRIVATE HYDRANTS SHALL BE SUBMITTED TO OCFA FOR REVIEW AND APPROVAL.
- ALL TREE FOLIAGE OVERHANGING FIRE ACCESS MUST BE TRIMMED TO ALLOW 13'-6" MINIMUM CLEARANCE FROM FINISH SURFACE OF ROADWAY. ROUTINE MAINTENANCE IS REQUIRED.
- STAMPING OF THIS PLAN WILL CLEAR REQUIREMENTS FOR FIRE ACCESS LANES, FIRE LANE MARKINGS, WATER AVAILABILITY, HYDRANT LOCATIONS, AND COMBUSTIBLE CONSTRUCTION.

GATES

- ☐ MANUAL ☐ ELECTRIC

OCFA NOTES FOR ELECTRIC VEHICLE GATES

- A REMOTE OPENING DEVICE IS REQUIRED. THE REMOTE GATE OPENING DEVICE THAT WILL BE INSTALLED IS (CHECK ONE):

- ☐ 3M OPTICOM
☐ CLICKCENTER (SINGLE-PULSE MODE WITH 1.5 SECOND TRANSMISSION WINDOW)
☐ FIRE STROBE ACCESS PRODUCTS, INC.
☐ TOMAR

- IN THE EVENT OF LOSS OF NORMAL POWER TO THE GATE OPERATING MECHANISM, IT SHALL BE AUTOMATICALLY TRANSFERRED TO A FAIL-SAFE MODE ALLOWING THE GATE TO BE PUSHED OPEN BY A SINGLE FIREFIGHTER WITHOUT ANY OTHER ACTIONS, KNOWLEDGE, OR MANIPULATION OF THE OPERATING MECHANISM BEING NECESSARY.

- A BATTERY MAY ONLY BE USED IN PLACE OF FAIL-SAFE MANUAL OPERATION WHEN THE GATE OPERATOR HAS A FAIL-OPEN MODE THAT WILL AUTOMATICALLY, IMMEDIATELY, AND COMPLETELY OPEN THE GATE AND KEEP IT OPEN UPON REACHING A LOW POWER THRESHOLD, REGARDLESS OF THE PRESENCE OF NORMAL POWER.
B) SHOULD THE GATE BE TOO LARGE OR HEAVY FOR A SINGLE FIREFIGHTER TO OPEN MANUALLY, A SECONDARY SOURCE OF RELIABLE POWER BY MEANS OF AN EMERGENCY GENERATOR OR A CAPACITOR WITH ENOUGH RESERVE TO AUTOMATICALLY, IMMEDIATELY, AND COMPLETELY OPEN THE GATE UPON LOSS OF PRIMARY POWER SHALL BE PROVIDED FOR FAIL-OPEN OPERATION.
- IN ADDITION TO THE REMOTE OPERATOR, THE GATE CONTROL SHALL BE OPERABLE BY KNOX EMERGENCY OVERRIDE KEY SWITCH EQUIPPED WITH A DUST COVER. UPON ACTIVATION OF THE KEY SWITCH, THE GATE SHALL OPEN AND REMAIN OPEN UNTIL RETURNED TO NORMAL OPERATION BY MEANS OF THE KEY SWITCH. WHERE A GATE CONSISTS OF TWO LEAVES, THE KEY SWITCH SHALL OPEN BOTH SIMULTANEOUSLY IF OPERATION OF A SINGLE LEAF ON THE INGRESS SIDE DOES NOT PROVIDE FOR THE WIDTH, TURNING RADII, OR SETBACKS NECESSARY FOR FIRE APPARATUS TO NAVIGATE THE VEHICLE ENTRY POINT.
- THE KEY SWITCH SHALL BE PLACED BETWEEN 42" AND 48" ABOVE THE ROADWAY SURFACE AT THE RIGHT SIDE OF THE ACCESS GATE WITHIN TWO FEET OF THE EDGE OF THE ROADWAY. IN IRVINE, THE SWITCH SHALL BE ON THE LEFT SIDE IN ACCORDANCE WITH IRVINE'S UNIFORM SECURITY ORDINANCE.
- THE KEY SWITCH SHALL BE READILY VISIBLE AND UNOBSTRUCTED FROM THE FIRE LANE LEADING TO THE GATE.
- THE KEY SWITCH SHALL BE LABELED WITH A PERMANENT RED SIGN WITH NOT LESS THAN 1/2" CONTRASTING LETTERS READING "FIRE DEPT" OR WITH A "KNOX" DECAL.

STAKEHOLDERS

BUILDING DEPARTMENT: CITY OF IRVINE
PLANNING DEPARTMENT: CITY OF IRVINE
PUBLIC WORKS DEPARTMENT: CITY OF IRVINE
WATER DISTRICT: IRWD

ORANGE COUNTY FIRE AUTHORITY

Reviewed by Planning & Development
Service Request Expires After 6 Months of Inactivity

Approval subject to field inspection and required test, notations hereon, conditions in correspondence and conformance with applicable regulations. The stamping of these plans shall not be held to permit or approve the violation of any law.

OCFA SR #: 25002600

Fee Code: PR 145

Plan Type: Fire Master Plan

By: Arturo Tinoco

Date: 07/30/2025

ONLY STAMPED SHEETS REVIEWED BY ORANGE COUNTY FIRE AUTHORITY
Call at least 72 hours in advance to schedule inspections: (714) 573-6150

Notes:

OCFA STAMP

APPLICABLE CODES

- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
- APPLICABLE NFPA STANDARDS
- LOCALLY ADOPTED ORDINANCES CITY:
- OCFA GUIDELINES
- CONDITIONS OF APPROVAL CITY:

DEFERRED SUBMITTALS (CHECK ALL THAT APPLY):

THIS PROJECT HAS BEEN PERMITTED WITHOUT REVIEW AND/OR APPROVAL OF THE FOLLOWING DEFERRED SUBMITTALS. PLANS APPROVED BY OCFA SHALL BE OBTAINED FOR EACH DEFERRED ITEM LISTED BELOW PRIOR TO COMMENCING ANY WORK WITHIN THE SCOPE OF SUCH DEFERRAL. DEFERRALS MUST BE REVIEWED AND ACCEPTED BY THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO SUBMITTING FOR REVIEW WITH OCFA. PORTIONS OF THE PROJECT THAT ARE DEFERRED SHALL BE SUBJECT TO THE CODES, STANDARDS, AND OTHER APPLICABLE REQUIREMENTS IN FORCE ON THE DATE THAT THE DEFERRED PLAN IS SUBMITTED TO OCFA.

- ☐ ARCHITECTURAL PLAN
☐ HIGH PILED COMBUSTIBLE STORAGE
☐ CHEMICAL USE AND/OR STORAGE
☐ FUEL TANK (FOR GENERATOR, IF OVER 60 GALLONS)
☐ BATTERY/ENERGY STORAGE SYSTEM
☐ UNDERGROUND SYSTEM SERVING SPRINKLERS, STANDPIPES, AND/OR PRIVATE HYDRANTS
☐ SPRINKLER SYSTEM
☐ STANDPIPE SYSTEM
☐ FIRE PUMP
☐ HOOD AND DUCT EXTINGUISHING SYSTEM
☐ ALARM SYSTEM

PREREQUISITE PLANS

- ☐ PLANNING APPLICATION SR: -
☐ METHANE MITIGATION SR: -
☐ FUEL MODIFICATION PLAN SR: -

REVISION

- ☐ ORIGINAL PLAN SR: -
COPY OF ORIGINAL APPROVED PLAN REQUIRED TO BE SUBMITTED WITH ALL REVISED PLANS.

REVISION SCOPE OF WORK

-

PROJECT DIRECTORY

CIVIL ENGINEER
BUSINESS NAME: STANTEC
CONTACT NAME: BRANDON OSTROM
ADDRESS: 38 TECHNOLOGY DRIVE, SUITE 200
CITY: IRVINE STATE: CA ZIP: 92618
PHONE: 949.923.6000
EMAIL: BRANDON.OSTROM@STANTEC.COM

PROPERTY OWNER/HOA
BUSINESS NAME: THE IRVINE COMPANY
CONTACT NAME: JAMES IBBOTSON
ADDRESS: 670 SPECTRUM CENTER DRIVE
CITY: IRVINE STATE: CA ZIP: 92618
PHONE: (949) 790-4840
EMAIL: JIBBOTSON@IRVINECOMPANY.COM

TENANT

BUSINESS NAME: -
CONTACT NAME: -
ADDRESS: -
CITY: - STATE: - ZIP: -
PHONE: -
EMAIL: -

OCFA REVIEW AND INSPECTIONS (OCFA USE ONLY)

DESIGNED: B.O. 7
DRAWN: T.D. 6
CHECKED: T.V. 5
DATE: 7/11/2025 4
SCALE: 1" = 30' 1
NO. 1

NO OCFA REVIEW REQUIRED
PLAN REVIEW ONLY
PLAN REVIEW AND INSPECTION

PLANS PREPARED BY: Stantec
38 TECHNOLOGY DRIVE
IRVINE, CA 92618
BRANDON.OSTROM@STANTEC.COM
7/14/2025
R.C.E. #782

IRVINE SPECTRUM CENTER - GIANT WHEEL
P.M. 85-280, LOT NUMBER 292

TITLE SHEET

ORANGE COUNTY FIRE AUTHORITY
COMMUNITY RISK REDUCTION - PLANNING AND DEVELOPMENT SECTION

SERVICE REQUEST NUMBER
S.R. 25002600

SHEET 1

2ND SUBMITTAL - JULY 14, 2025



Pirzadeh
& ASSOCIATES, INC.

30 Executive Park
Suite 270
Irvine, CA 92614-4726
t: (949) 851-1367
f: (949) 851-5179
www.pirzadeh.com

IRVINE SPECTRUM CENTER
GIANT WHEEL

805 SPECTRUM CENTER DR
MASTER PLAN MODIFICATION
PLANNING AREA 33

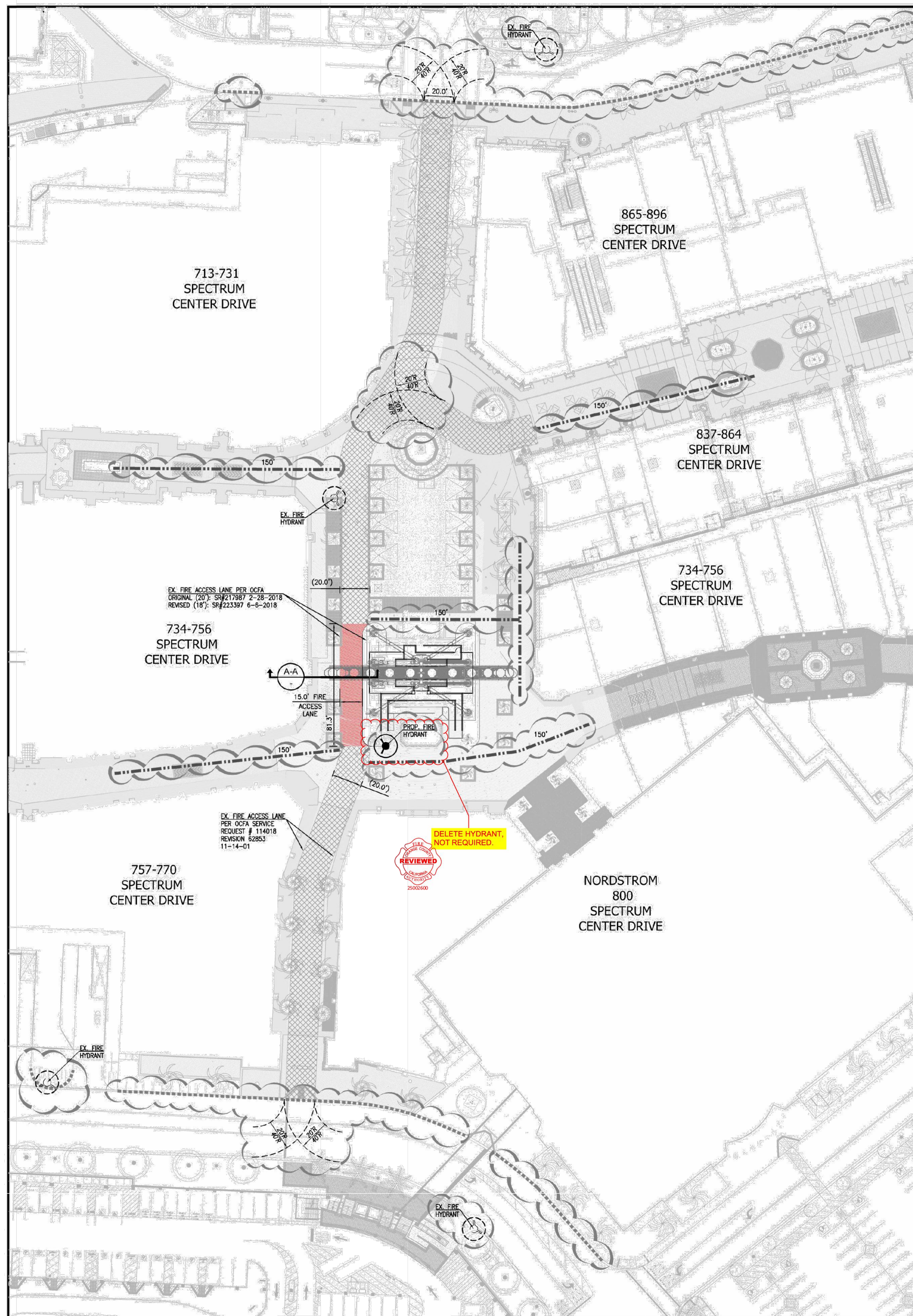
CASE FILE NO.
00959615-PMPC

PROPOSED FIRE
MASTER PLAN

2ND SUBMITTAL
AUGUST 7, 2025

MP-4

PAI # 703



January 19, 2018

PN 94064-70E
Plan Check Number: 00731166-GPRE

Mr. Brian Williams
Irvine Company Retail Properties
101 Innovation Drive
Irvine, CA 92617

Subject: Modified Grading Plan Review, Giant Wheel Court Hardscape and Landscape Renovation, Irvine Spectrum Center, City of Irvine, California.

Dear Mr. Williams:

At your request and authorization, Kling Consulting Group, Inc. (KCG) has performed a geotechnical Modified Grading Plan review for the proposed Giant Wheel Court Hardscape and Landscape Renovation located at the Irvine Spectrum Center depicted on the subject Grading Plan prepared by Stantec at a scale of 1" = 10', dated January 19, 2018.

PURPOSE AND SCOPE

The purpose of our geotechnical review has been to evaluate the grading plans (Reference 1), in conjunction with the previous geotechnical reports (References 2 and 3), in order to confirm compliance with prior recommendations provided in References 2 and 3 and to provide further recommendations as needed for the grading and construction phase. The services completed for this scope of work included a review of the referenced grading plan and the observation and testing reports (References 2 and 3, respectively).

PREVIOUS WORK

Zeiser Kling Consultants, Inc. provided geotechnical observation and testing during grading, post grading and construction of Phase IV of the Spectrum Center (References 2 and 3) that included the subject site. Findings from the referenced reports that are relevant to the subject improvements have been utilized herein.

18008 Sky Park Circle, Suite 250, Irvine, California 92614 (949) 797-6241 Fax (949) 797-6250

Irvine Company Retail Properties
January 19, 2018

PN 94064-70E

CLOSURE

We appreciate the opportunity to be of continued service. Should you have any questions regarding this report, please do not hesitate to call.

Sincerely,

KLING CONSULTING GROUP, INC.

Henry F. Kling

Principal Geotechnical Engineer
G.E.G. 2205, Expires 3/31/18

Stephen A. Guerra

Associate Engineering Geologist
C.E.G. 1981, Expires 9/30/18

SAG:HFK:mk

Attachments: Appendix A - Reference

Distribution: (1) Addressee
(1) Stantec Consulting Inc., Attn: Mitch Thiessen
(1) Westling and Associates, Attn: Josh Westling

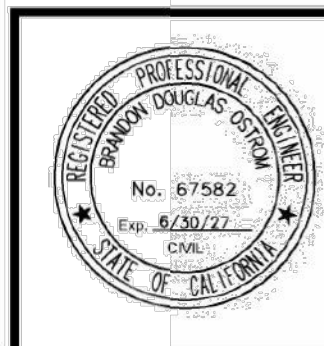
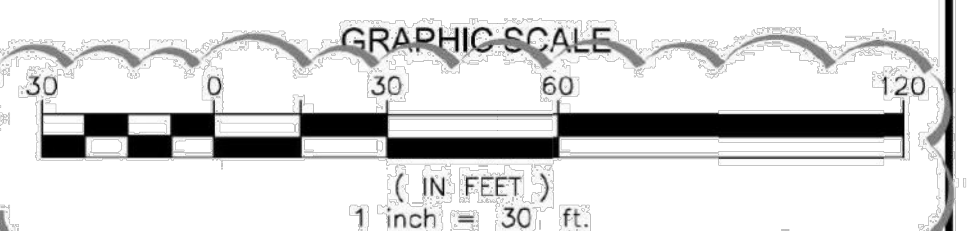
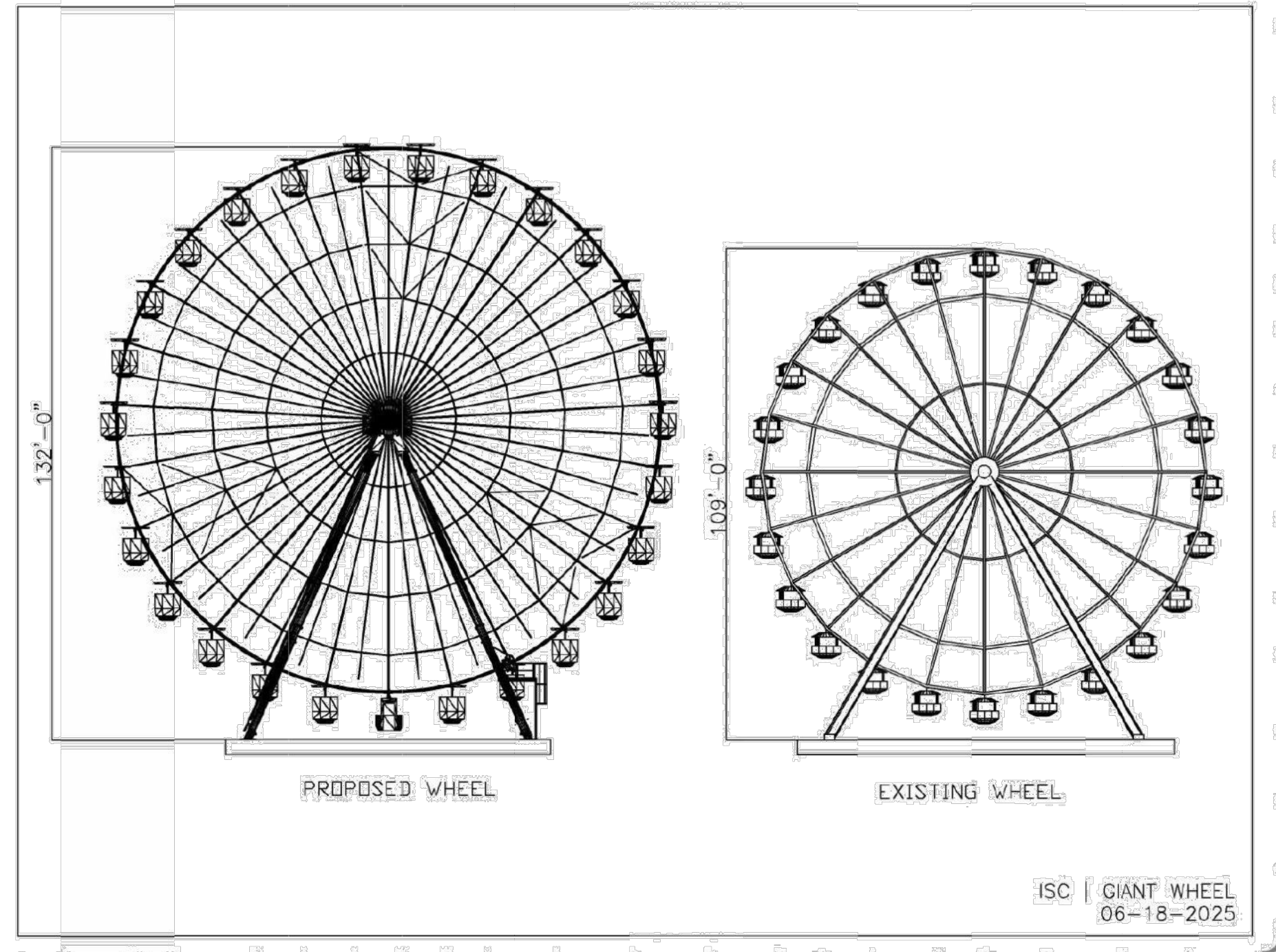
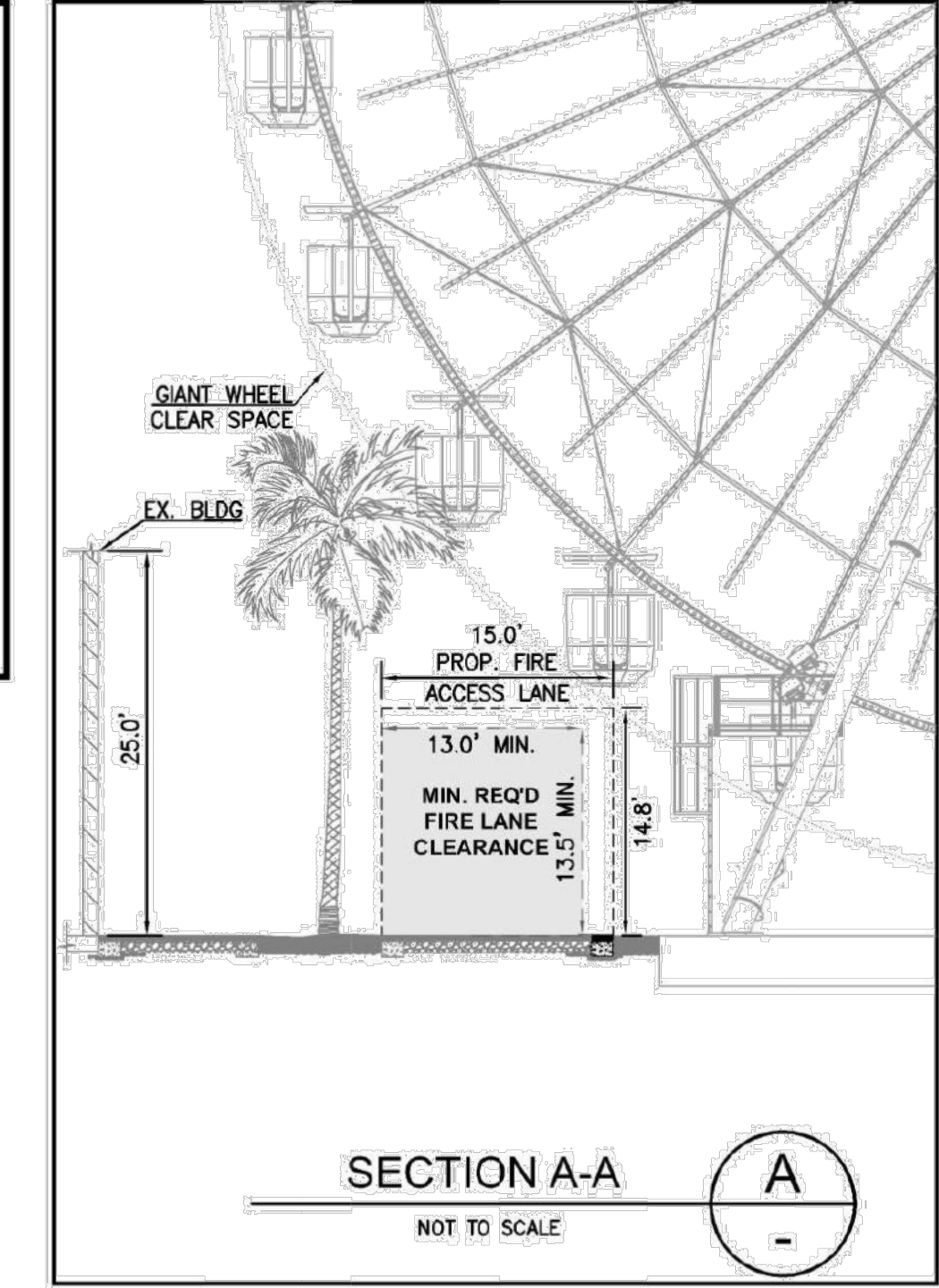
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6



EXISTING FIRE ENTRY SIGN
(AT ALL ENTRIES TO PARKING LOT)

- #### GENERAL NOTES and LEGEND
- SECTIONS CALLED OUT REFER TO O.C.F.A. GUIDELINE 8-01, DATED FEBRUARY 23, 2021
- 1) "FIRE LANE" INDICATES FIRE DEPARTMENT ACCESS. ALL ON SITE FIRE HYDRANT LOCATIONS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER PER SECTION 8.E.
 - 2) DENOTES EXIST. FIRE HYDRANT LOCATION.
 - 3) DENOTES PROP. FIRE HYDRANT LOCATION.
 - 4) DENOTES EXIST. FIRE ACCESS LANE.
 - 5) DENOTES PROP. FIRE ACCESS LANE.
 - 6) DENOTES EXIST. RED CURB.
 - 7) DENOTES MINIMUM INSIDE TURNING RADIUS (PER SECTION 2.A.8).
 - 8) DENOTES MINIMUM OUTSIDE TURNING RADIUS (PER SECTION 2.A.8).
- * TEXT SIZES ARE MINIMUMS PER GUIDELINE 8-09, ATTACHMENT 10



PREPARED BY:

Stantec
38 TECHNOLOGY DRIVE, SUITE 100
IRVINE, CA 92618
949.923.6000 | stantec.com

Brandon Douglas Ostrom R.C.E. 67582 (EXP. 6/30/27)

PREPARED FOR:

IRVINE COMPANY
Since 1864
110 INNOVATION DRIVE
IRVINE, CA 92617
(949) 720-2200

FIRE ACCESS PLAN
IRVINE SPECTRUM CENTER
FIRE ACCESS, SIGNAGE & HYDRANT
LAYOUT PLAN
IRVINE, CA

STATE OF CALIFORNIA
O.C.F.A. SR #
2042624511
SR #25002600
SHEET 2 OF 3

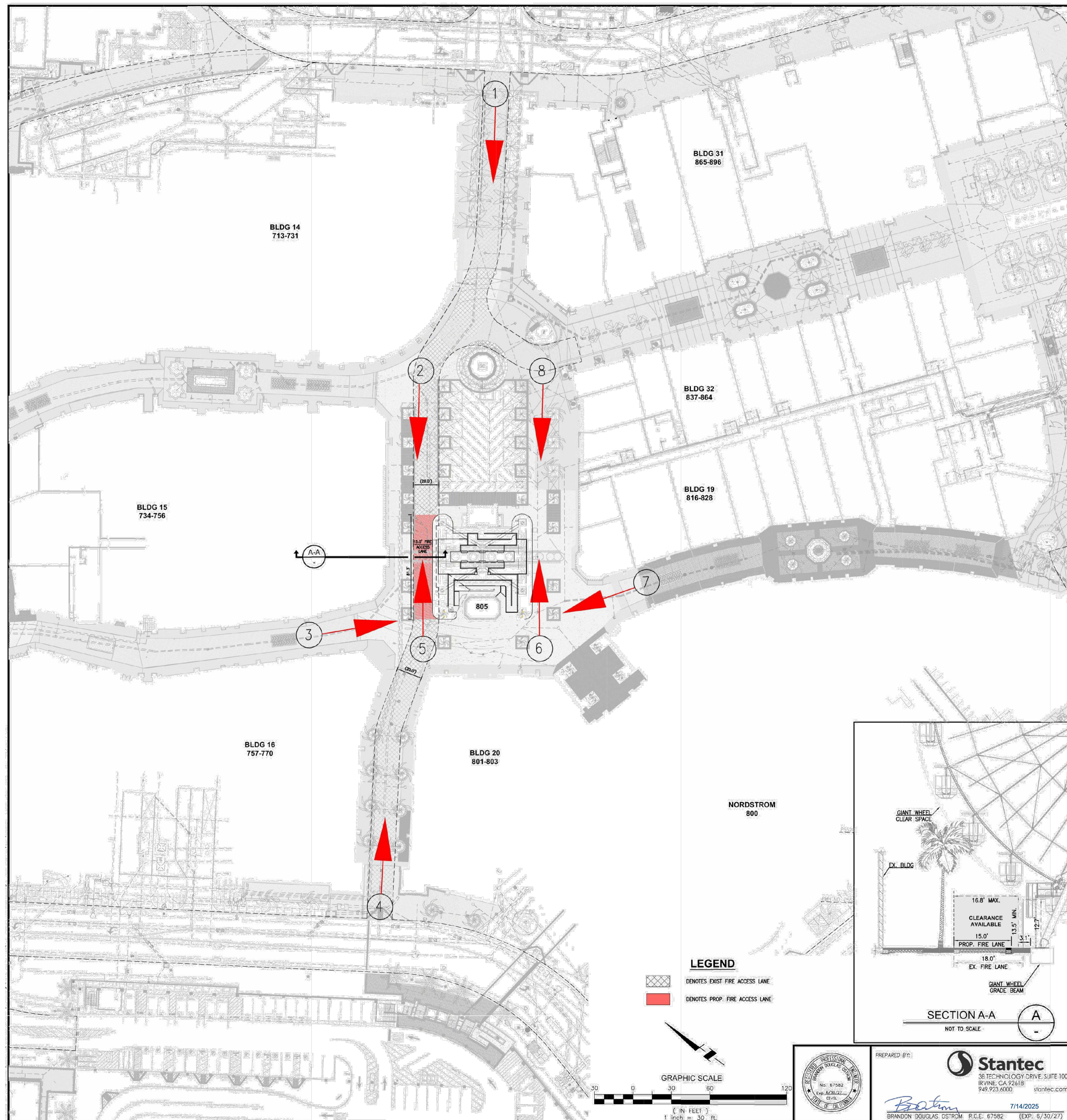
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IRVINE SPECTRUM CENTER
GIANT WHEEL
805 SPECTRUM CENTER DR
MASTER PLAN MODIFICATION
PLANNING AREA 33

CASE FILE NO.
00959615-PMPC
FIRE ACCESS PLAN

2ND SUBMITTAL
AUGUST 7, 2025
MP-5

2ND SUBMITTAL - JULY 14, 2025
PAI # 1703



LOCATION #1



LOCATION #5



LOCATION #2



LOCATION #6



LOCATION #3



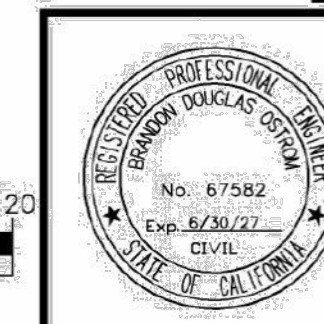
LOCATION #7



LOCATION #4



LOCATION #8



PREPARED BY:
Brandon Douglas Ostrom
7/14/2025
R.C.E. 67582 (EXP. 6/30/27)

Stantec
38 TECHNOLOGY DRIVE, SUITE 100
IRVINE, CA 92618
949.923.6000
stantec.com

PREPARED FOR:
IRVINE COMPANY
Since 1864
110 INNOVATION DRIVE
IRVINE, CA 92617
(949) 720-2200

VANTAGE POINTS
IRVINE SPECTRUM CENTER
FIRE ACCESS, SIGNAGE & HYDRANT
LAYOUT PLAN
IRVINE, CA

STATUS: JOB NO. 2042624511
D.C.F.A. SR # SR # 25002600
SHEET 3 OF 3

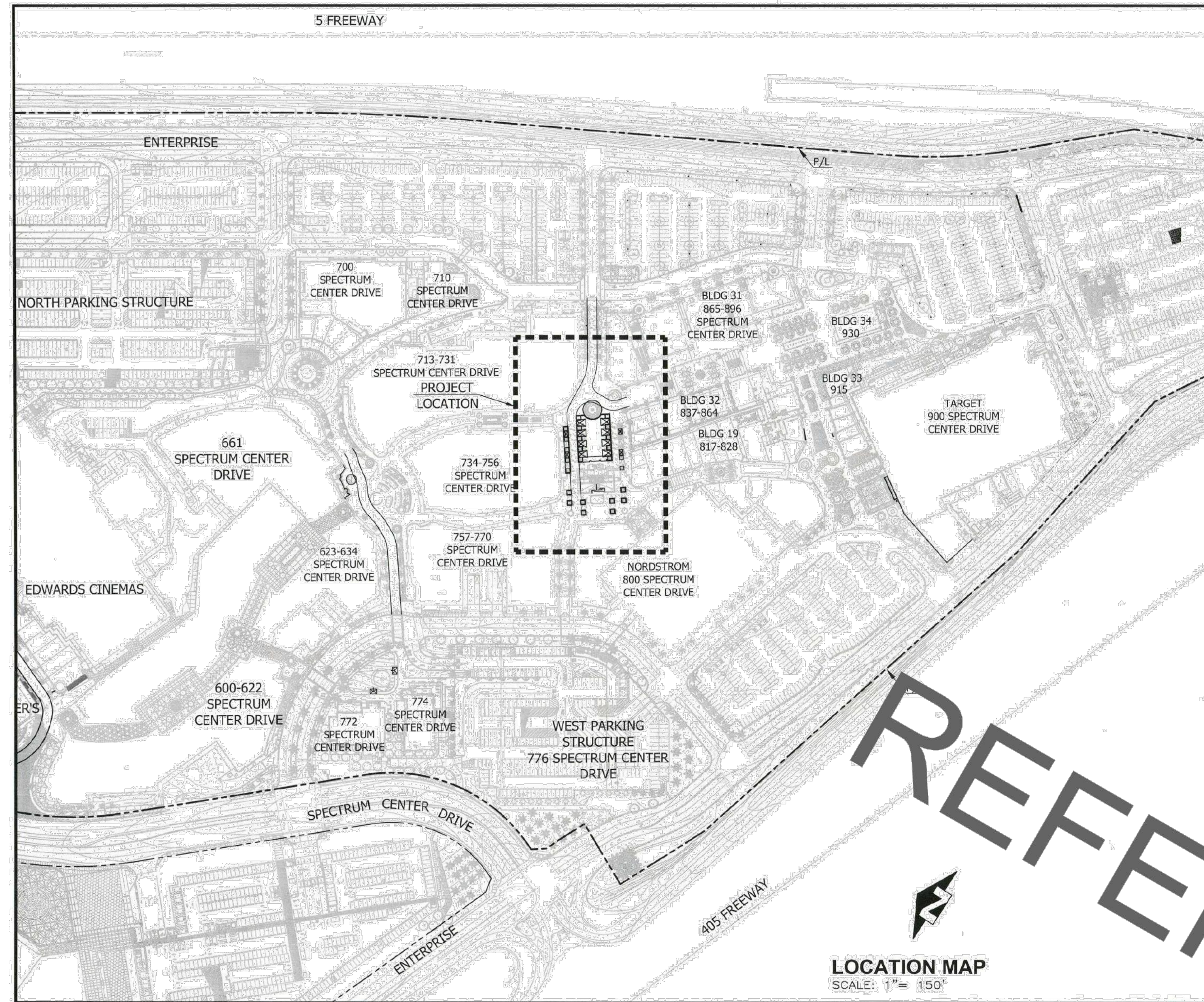
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IRVINE SPECTRUM CENTER
GIANT WHEEL
805 SPECTRUM CENTER DR
MASTER PLAN MODIFICATION
PLANNING AREA 33

CASE FILE NO.
00959615-PMPC
VANTAGE POINTS

2ND SUBMITTAL
AUGUST 7, 2025
MP-6

2ND SUBMITTAL - JULY 14, 2025
PAI # 1703



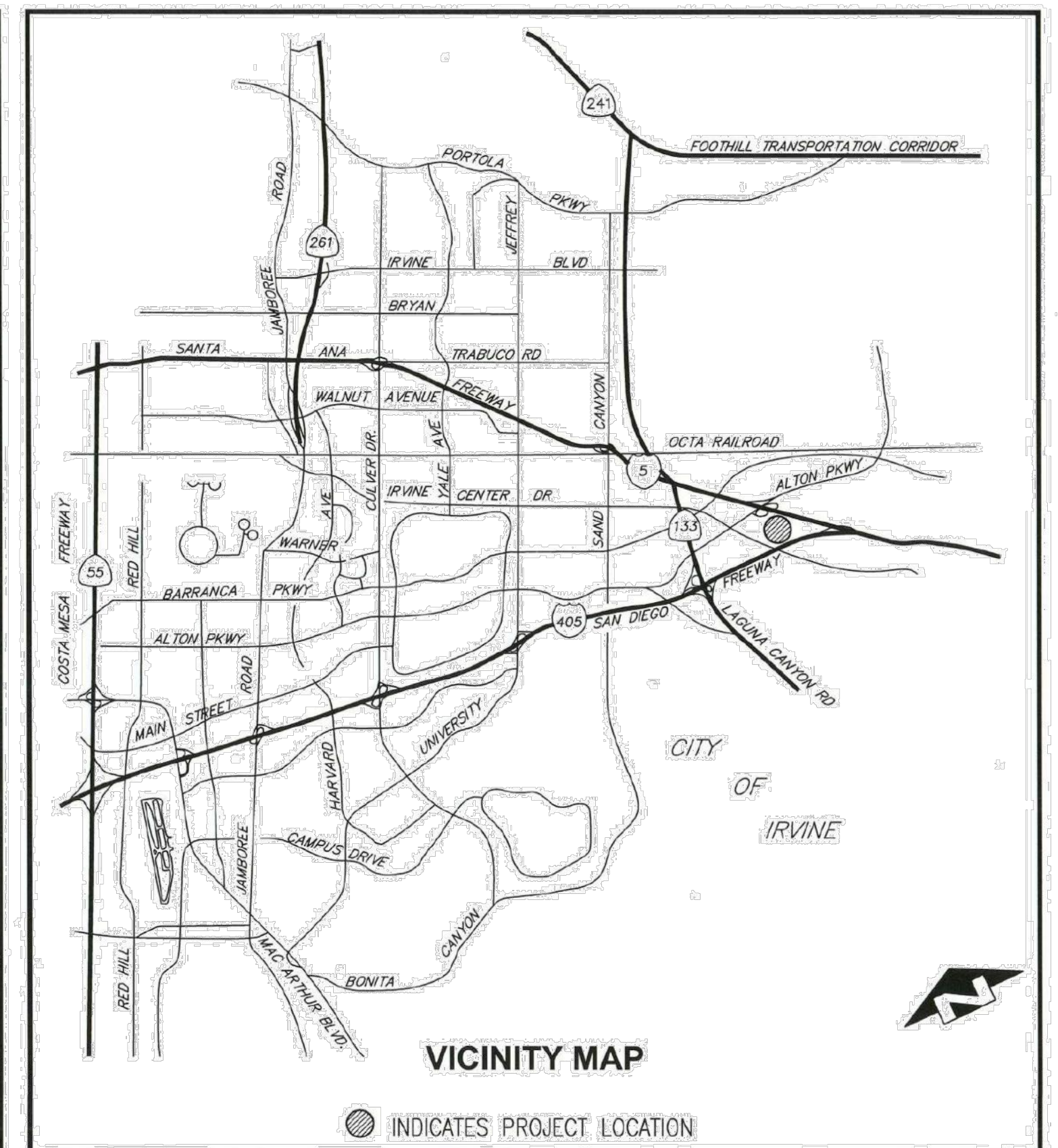
GENERAL NOTES and LEGEND	
SECTIONS CALLED OUT REFER TO LOCAL GUIDELINE 8-09, DATED: January 1, 2014 (revised January 11, 2016)	
1.)	"FIRE LANE" INDICATES FIRE DEPARTMENT ACCESS. ALL ON-SITE FIRE HYDRANT LOCATIONS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER PER SECTION 8.E.
2.)	DENOTES EXIST FIRE HYDRANT LOCATION.
3.)	DENOTES PROPOSED FIRE HYDRANT LOCATION.
4.)	DENOTES EXIST RED CURB.
5.)	DENOTES MINIMUM INSIDE TURNING RADIUS (PER SECTION 2.A.8)
6.)	DENOTES MINIMUM OUTSIDE TURNING RADIUS (PER SECTION 2.A.8)
7.)	DENOTES PROP FIRE ACCESS LANE.
8.)	DENOTES EXIST FIRE ACCESS LANE.
9.)	DENOTES EXIST STANDPIPE WITH 2-2 1/2" OUTLETS

ADDITIONAL NOTES	
1.) THE WATER SYSTEM AND ALL FIRE HYDRANTS ARE PUBLICLY MAINTAINED BY IRWD. ALL HYDRANTS SHALL BE PAINTED AND SAFETY YELLOW PER IRWD SPEC. 0900-2-B.	
2.) ALL TREE FOLIAGE OVERHANGING FIRE ACCESS MUST BE TRIMMED TO ALLOW 13'-6" MINIMUM CLEARANCE FROM FINISH SURFACE OF ROADWAY. ROUTINE MAINTENANCE IS REQUIRED.	
3.) STAMPING OF THIS PLAN WILL CLEAR REQUIREMENTS FOR FIRE ACCESS LANES, FIRE LANE MARKINGS, WATER AVAILABILITY, HYDRANT LOCATIONS, AND COMBUSTIBLE CONSTRUCTION.	

FIRE ACCESS DURING CONSTRUCTION	
1.) CONSTRUCT UNDERGROUND UTILITIES IN FIRE ACCESS ROADS, INCLUDING WATER LINES AND HYDRANTS, PRIOR TO BRINGING COMBUSTIBLE MATERIALS ON-SITE.	
2.) KEEP FIRE ROADS CLEAR OF PARKED VEHICLES AND BUILDING MATERIALS AT ALL TIMES.	
3.) THE JOB-SITE SUPERINTENDENT IS RESPONSIBLE FOR INFORMING THE WORK CREWS OF PARKING REQUIREMENTS AND THE ENTIRE JOB-SITE IS SUBJECT TO SHUT-DOWN BY THE O.C.F.A. INSPECTOR IF PARKING IS IN VIOLATION.	
4.) A COPY OF THE APPROVED FIRE ACCESS PLAN SHALL BE POSTED ON-SITE PRIOR TO BRINGING COMBUSTIBLE MATERIAL ON-SITE.	

OCFA FIRE AUTHORITY NOTES

- INSPECTION REQUIREMENTS**
- OCFA SITE INSPECTIONS ARE REQUIRED FOR THIS PROJECT. PLEASE SCHEDULE ALL FIELD INSPECTIONS AT LEAST 48 HOURS IN ADVANCE. INSPECTIONS CANCELED AFTER 1 P.M. ON THE DAY BEFORE THE SCHEDULED DATE WILL BE SUBJECT TO A RE-INSPECTION FEE. CALL OCFA INSPECTION SCHEDULING AT (714) 573-5150.
 - A LUMBER DROP INSPECTION SHALL BE PERFORMED PRIOR TO BRINGING COMBUSTIBLE MATERIALS (OR COMBUSTIBLE FIXTURES AND FINISHES FOR STRUCTURES OF NON-COMBUSTIBLE CONSTRUCTION). ALL-WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 68,000 LBS., TOPPED WITH ASPHALT, CONCRETE, OR EQUIVALENT SHALL BE IN PLACE AND HYDRANTS OPERATIONAL AT TIME OF LUMBER DROP INSPECTION.
 - FOR PROJECTS WITH FUEL MODIFICATION, A VEGETATION CLEARANCE INSPECTION IS REQUIRED PRIOR TO A LUMBER DROP INSPECTION. USE THE FUEL MODIFICATION PLAN SERVICE REQUEST NUMBER TO SCHEDULE THE VEGETATION CLEARANCE INSPECTION.
 - PHASED INSTALLATION OF FIRE ACCESS ROADS REQUIRES ADDITIONAL INSPECTIONS NOT COVERED BY THE FEES PAID AT PLAN SUBMITTAL. CONTACT INSPECTION SCHEDULING TO ARRANGE FOR ADDITIONAL INSPECTIONS THAT MAY BE NEEDED AND ANY FEES THAT MAY BE DUE.
 - AN ORIGINAL APPROVED, SIGNED, WET-STAMPED OCFA FIRE MASTER PLAN SHALL BE AVAILABLE ON-SITE AT TIME OF INSPECTION.
 - ACCESS ROADS AND HYDRANTS SHALL BE MAINTAINED AND REMAIN CLEAR OF OBSTRUCTIONS AT ALL TIMES DURING AND AFTER CONSTRUCTION. AREAS WHERE PARKING IS NOT PERMITTED SHALL BE CLEARLY IDENTIFIED AT ALL TIMES. OBSTRUCTION OF FIRE LANES AND HYDRANTS MAY RESULT IN CANCELLATION OR SUSPENSION OF INSPECTIONS.
 - TEMPORARY FUEL TANKS OF 60 OR MORE GALLONS SHALL BE REVIEWED, INSPECTED, AND PERMITTED BY THE OCFA PRIOR TO USE.
 - THE PROJECT ADDRESS SHALL BE CLEARLY POSTED AND VISIBLE FROM THE PUBLIC ROAD DURING CONSTRUCTION.
 - ALL GATES IN CONSTRUCTION FENCING SHALL BE EQUIPPED WITH EITHER A KNOX OR BREAKAWAY PADLOCK.
 - BUILDINGS OF FOUR OR MORE STORIES SHALL BE PROVIDED WITH STAIRS AND A STANDPIPE BEFORE REACHING 40 FEET IN HEIGHT.
- GENERAL REQUIREMENTS**
- FIRE LANE WIDTHS SHALL BE MEASURED FROM TOP FACE OF THE CURB TO TOP FACE OF THE CURB FOR FIRE LANES WITH STANDARD CURBS AND GUTTERS AND FROM FLOW-LINE TO FLOW-LINE FOR FIRE LANES WITH MODIFIED CURB DESIGNS (E.G., ROLLED, RAMPED, ETC.). THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT ALL APPROVED PUBLIC WORKS OR GRADING DEPARTMENT STREET IMPROVEMENT PLANS OR PRECISE GRADING PLANS CONFORM TO THE MINIMUM STREET WIDTH MEASUREMENTS PER THE APPROVED OCFA FIRE MASTER PLAN AND STANDARDS IDENTIFIED IN OCFA GUIDELINE 8-09 FOR ALL PORTIONS OF THE FIRE ACCESS ROADS.
 - PERMANENT, TEMPORARY, AND PHASED EMERGENCY ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT AN IMPOSED LOAD OF 68,000 LBS. AND SURFACED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
 - FIRE LANE SIGNS AND RED CURBS SHALL MEET THE SPECIFICATIONS SHOWN IN OCFA GUIDELINE 8-09 AND SHALL BE INSTALLED AS DESCRIBED THEREIN. ADDITIONAL FIRE LANE MARKINGS MAY BE REQUIRED AT THE TIME OF INSPECTION DEPENDING ON FIELD CONDITIONS.
 - ALL FIRE HYDRANTS SHALL HAVE A BLUE REFLECTIVE PAVEMENT MARKER INDICATING THEIR LOCATION PER THE OCFA STANDARD. ON PRIVATE PROPERTY MARKERS ARE TO BE MAINTAINED IN GOOD CONDITION BY THE PROPERTY OWNER.
 - ADDRESS NUMBERS SHALL BE LOCATED AND BE OF A COLOR AND SIZE SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROADWAY FROM WHICH THE BUILDING IS ADDRESSED IN ACCORDANCE WITH OCFA GUIDELINE 8-09. WAYFINDING SIGNS, WHEN REQUIRED BY THE LOCAL AHJ, SHALL COMPLY WITH THE STANDARDS OF THAT AGENCY.
 - WHEN WAYFINDING SIGNS ARE ALSO REQUIRED BY THE OCFA, THEY MAY BE DESIGNED TO LOCAL AHJ REQUIREMENTS PROVIDED THAT SUCH STANDARDS FACILITATE LOCATION OF STRUCTURES, SUITES, AND DWELLING UNITS BY EMERGENCY PERSONNEL.
 - ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH CHAPTER 5 OF THE CFC AND OCFA GUIDELINES.
 - APPROVED ACCESS/DRIVEWAYS SHALL BE PROVIDED TO ALL REQUIRED OPENINGS AND ALL RESCUE WINDOWS.
 - VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS, OR STROBES.
 - DUMPSTERS AND TRASH CONTAINERS LARGER THAN 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM.
 - ANY FUTURE MODIFICATION TO THE APPROVED FIRE MASTER PLAN OR APPROVED SITE PLAN, INCLUDING BUT NOT LIMITED TO ROAD WIDTH, GRADE, SPEED HUMPS, TURNING RADIUS, GATES OR OTHER OBSTRUCTIONS, SHALL REQUIRE REVIEW, INSPECTION, AND APPROVAL BY THE OCFA.
 - APPROVAL OF THIS PLAN SHALL NOT BE CONSTRUED AS APPROVAL OF ANY INFORMATION OR PROJECT CONDITIONS OTHER THAN THOSE ITEMS AND REQUIREMENTS IDENTIFIED IN OCFA GUIDELINE 8-09 AND RELATED PORTIONS OF THE CFC AND CBC. THIS PROJECT MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS NOT STATED HEREIN UPON EXAMINATION OF ACTUAL SITE AND PROJECT CONDITIONS OR DISCLOSURE OF ADDITIONAL INFORMATION.
 - AN UNDERGROUND PIPING PLAN IS REQUIRED FOR THE INSTALLATION OF AN AUTOMATIC FIRE SPRINKLER SYSTEM OR FOR A PRIVATE FIRE HYDRANT SYSTEM. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
 - AN ARCHITECTURAL PLAN IS REQUIRED TO BE SUBMITTED TO THE OCFA FOR REVIEW AND APPROVAL FOR PROJECTS CONTAINING A, C, E, F, H, I, L, R-1, R-2 AND R-4 OCCUPANCIES.
 - A CHEMICAL CLASSIFICATION AND HAZARDOUS MATERIAL COMPLIANCE PLAN SHALL BE APPROVED BY THE OCFA PRIOR TO ANY HAZARDOUS MATERIALS BEING STORED OR USED ON-SITE. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
 - BUILDING USED FOR HIGH-PILED STORAGE SHALL COMPLY WITH CFC REQUIREMENTS. A SEPARATE PLAN SUBMITTAL IS REQUIRED IF MATERIALS WILL BE STORED HIGHER THAN 12 FEET FOR LOWER-HAZARD COMMODITIES, OR HIGHER THAN SIX FEET FOR HIGH-HAZARD COMMODITIES SUCH AS PLASTICS, RUBBER, FLAMMABLE/COMBUSTIBLE LIQUIDS, TIRES, CARPET, ETC.
 - AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND LOCAL ORDINANCES, AMENDMENTS, AND GUIDELINES. SPRINKLER SYSTEMS, OTHER THAN THOSE WITH LESS THAN 100 HEADS SERVING A SINGLE FAMILY RESIDENCE/DUPLEX, SHALL BE MONITORED BY AN APPROVED CENTRAL STATION. SEPARATE PLAN SUBMITTAL FOR THE SPRINKLER AND MONITORING SYSTEMS ARE REQUIRED.
 - BUILDING CONTAINING INDUSTRIAL REFRIGERATION SYSTEMS SHALL COMPLY WITH CFC REQUIREMENTS. A SEPARATE PLAN SUBMITTAL IS REQUIRED IF REFRIGERANT QUANTITIES EXCEED THRESHOLDS.
 - A FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND LOCAL ORDINANCES, AMENDMENTS, AND GUIDELINES. A SEPARATE PLAN SUBMITTAL IS REQUIRED.



SITE LOCATION / ADDRESS

LEGAL DESCRIPTION: BEING A PORTION OF LOT 292 IN BLOCK 156 OF IRVINE'S SUBDIVISION, IN THE CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 1, PAGE 88 OF MISCELLANEOUS RECORD MAPS.

ADDRESS 805 SPECTRUM CENTER DRIVE

ORANGE COUNTY FIRE AUTHORITY

Reviewed by Planning & Development

Service Request Expires After 6 Months of Inactivity

Approval subject to field inspection and required test rotations herein, conditions in correspondence and conformance with applicable regulations. The stamping of these plans shall not be held to permit or approve the violation of any law.

OCFA SR #: 223397

Fee Codes: PMHS

Plan Type: FMP

By: J. Hobbs

Emp #: 6452 Date: 6/6/2025

ONLY STAMPED SHEETS REVIEWED BY ORANGE COUNTY FIRE AUTHORITY

Call at least 48 hours in advance to schedule inspections: (714) 973-5150

Notes: Revision to SR 217987

PREPARED BY:

Stantec

38 TECHNOLOGY DRIVE, SUITE 100
IRVINE, CA 92618
949.523.4000 | stantec.com

PREPARED FOR:

IRVINE COMPANY

Since 1864

TITLE SHEET

IRVINE SPECTRUM
805 SPECTRUM CENTER DRIVE
FIRE ACCESS, SIGNAGE & HYDRANT
LAYOUT PLAN
IRVINE, CA

SHEET 1 OF 2

OCFA SR# 217987
OCFA SR# DELTA 1 223397

Pirzadeh & ASSOCIATES, INC.

30 Executive Park
Suite 270
Irvine, CA 92614-4726

t: (949) 851-1367
f: (949) 851-5179
www.pirzadeh.com

IRVINE SPECTRUM CENTER
GIANT WHEEL

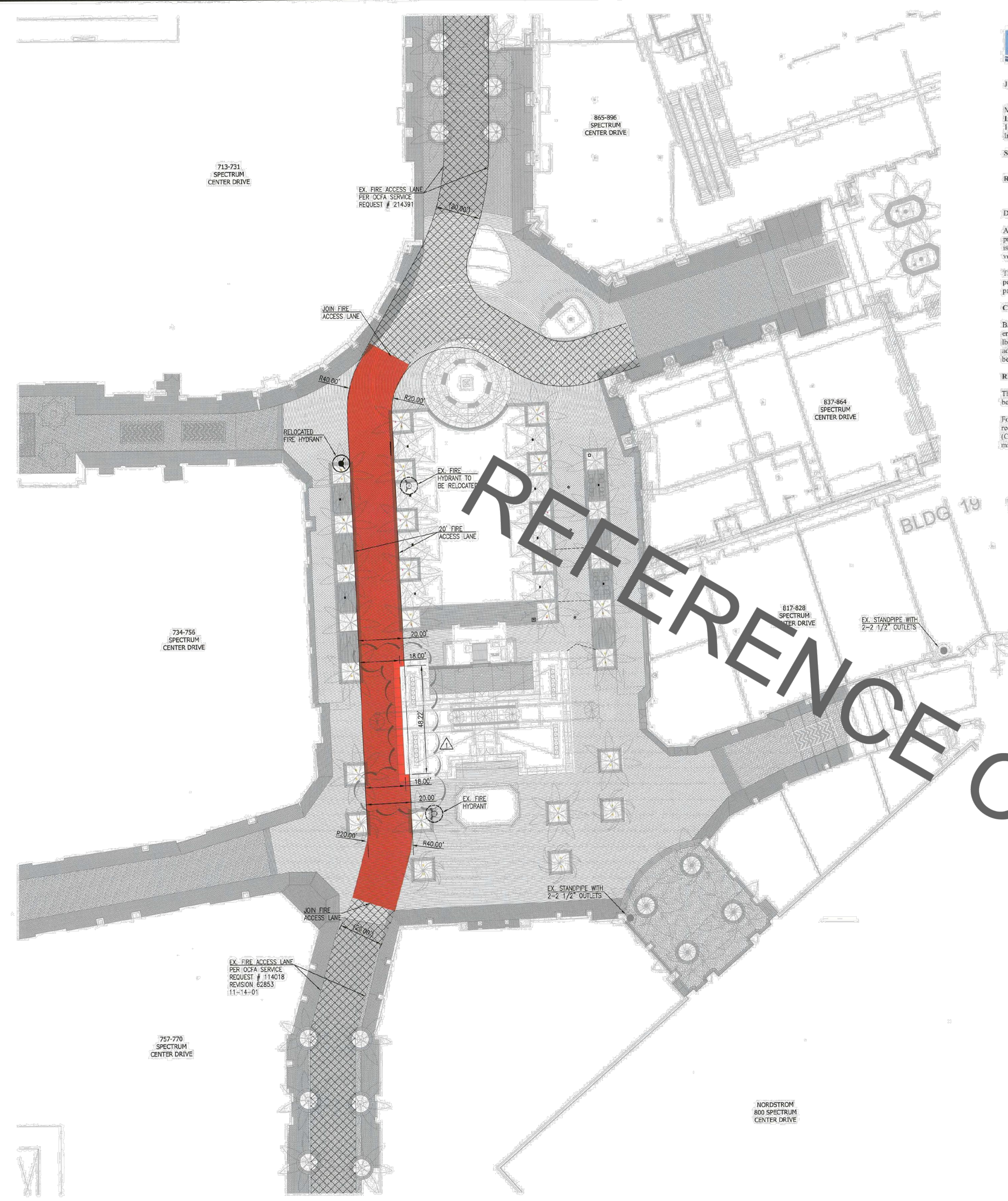
805 SPECTRUM CENTER DR
MASTER PLAN MODIFICATION
PLANNING AREA 33

CASE FILE NO.
00959615-PMPC

2ND SUBMITTAL
AUGUST 7, 2025

TITLE SHEET

MP-7



January 26, 2018

PN 94064-70E

Mr. Brian Williams
Irvine Company Retail Properties
101 Innovation Drive
Irvine, CA 92617

Subject: Geotechnical Recommendations for Fire Access Lane, Giant Wheel Court, Irvine Spectrum Center, City of Irvine, California.

Reference: Stantec, 2018, Irvine Spectrum, 805 Spectrum Center Drive, Fire Access, Signage & Hydrant Layout Plan, Irvine, CA, 1st Submittal, dated January 2, 2018.

Dear Mr. Williams:

At the request of the project civil engineer, we are providing recommendations for the proposed fire access lane within the Giant Wheel Court of the Irvine Spectrum Center. It is our understanding that the access lane is to provide all-weather access for emergency vehicles to the subject site.

The emergency access roadways will utilize existing paved drive lanes located at the perimeter of the development and proposed interlocking concrete pavers and concrete pavement within the Giant Wheel Court.

CONCLUSIONS

Based on our previous testing of the subgrade materials in the vicinity of the proposed emergency access lane and incorporating typical fire truck loading (approximately 68,000 lbs. as per the Orange County Fire Authority), the proposed fire access lane should be adequate as designed for the intended purpose as long as the recommendations provided below are incorporated into the final design.

RECOMMENDATIONS

The above design parameters assume that the temporary emergency access lane will only be subject to occasional use by emergency vehicles.

For that portion of the access lane that will rely on interlocking pavers for support we recommend that a minimum of 20-inches of Class 2 or Crushed Miscellaneous Base (CMB) should underlie the pavers. The aggregate base material should be compacted to a minimum of 95 percent of the maximum dry unit weight as determined by ASTM.

S:\Project\KCG\1999\94064-70E\94064-70E-Fire Access Road Giant Wheel CT - 1-25-18.dwg

Irvine Companies Retail Properties
January 26, 2018
PN 94064-70E

D:\557-00, The base material should be placed on a prepared subgrade consisting of compacted fill materials placed at 90 percent of the maximum dry unit weight (as determined by ASTM D1557).

Where concrete pavement is to be utilized, slab thickness should be a minimum of six inches. Minimum reinforcement should consist of No. 4 rebar at 18 inches on center, each way. The concrete pavement should be underlain by a minimum of 6 inches of aggregate base. Aggregate base subgrade should be prepared as discussed above. Subgrade below the base should be compacted to 90 percent relative compaction and then pre-saturated to 120 percent of optimum moisture content to a depth of 18 inches prior to placement of aggregate base.

The access lane should be graded to drain to permanent drainage devices. Water should not be allowed to pond within or adjacent to paved areas.

Kling Consulting Group, Inc. appreciates this opportunity to be of continued service. If you have any questions concerning our recommendations, please contact our office.

Sincerely,

KLING CONSULTING GROUP, INC.

Harry F. Kling
Principal Geotechnical Engineer
G.E. 2205, Expires 3/31/18

SAG:HFK:mik

Dist: (1) Addressee

Cc: (1) Stantec, Attn: Mifick Thiessem
(1) Burton Associates, Attn: Rick Neuffer
(1) Pirzadeh and Associates Inc., Attn: Pete Kolibaba

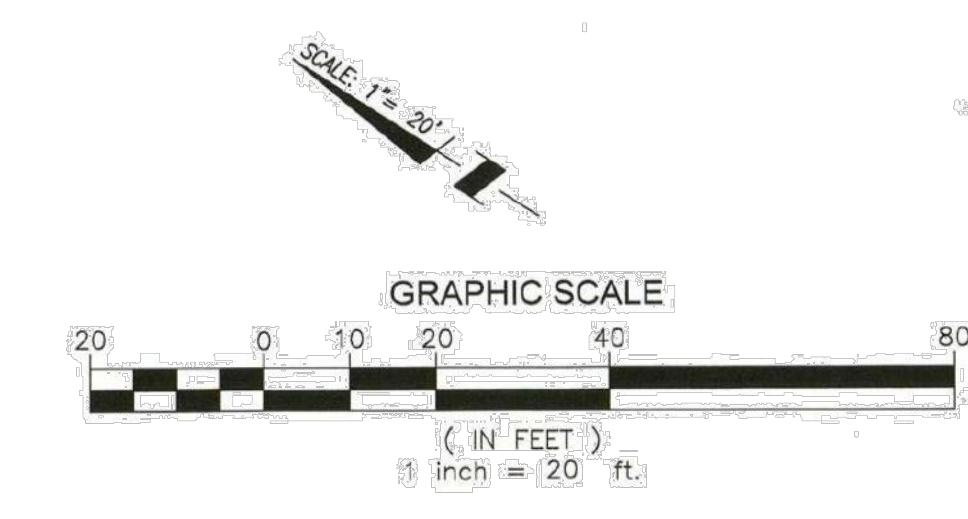


- 1-3/8" BOLD RED LETTERING ON WHITE REFLECTIVE BACKGROUND
- 2-3/4" BOLD WHITE REFLECTIVE LETTERING ON RED BACKGROUND
- 1-3/8" BOLD RED LETTERING ON WHITE REFLECTIVE BACKGROUND
- 1" RED LETTERING ON WHITE REFLECTIVE BACKGROUND
- * TEXT SIZES ARE MINIMUMS PER GUIDELINE B-09, ATTACHMENT 10

EXISTING FIRE ENTRY SIGN

GENERAL NOTES and LEGEND

- SECTIONS CALLED OUT REFER TO O.C.F.A. GUIDELINE B-09, DATED January 1, 2014 (revised January 1, 2015)
- "FIRE LANE" INDICATES FIRE DEPARTMENT ACCESS. ALL ON SITE FIRE HYDRANT LOCATIONS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER PER SECTION B.E.
 - Denotes EXIST FIRE HYDRANT LOCATION.
 - Denotes PROPOSED FIRE HYDRANT LOCATION.
 - Denotes EXIST RED CURB.
 - Denotes MINIMUM INSIDE TURNING RADIUS (PER SECTION 2.A.8)
 - Denotes MINIMUM OUTSIDE TURNING RADIUS (PER SECTION 2.A.8)
 - Denotes PROP FIRE ACCESS LANE.
 - Denotes EXIST FIRE ACCESS LANE.
 - Denotes EXIST STANDPIPE WITH 2-2 1/2" OUTLETS



Stantec 38 TECHNOLOGY DRIVE, SUITE 100 IRVINE, CA 92618 949.923.6000 stantec.com	IRVINE COMPANY Since 1864	SITE PLAN IRVINE SPECTRUM 805 SPECTRUM CENTER DRIVE FIRE ACCESS, SIGNAGE & HYDRANT LAYOUT PLAN IRVINE, CA		SHEET 2 OF 2
		CASE FILE NO. 00959615-PMPC		
Pirzadeh & ASSOCIATES, INC. 30 Executive Park Suite 270 Irvine, CA 92614-4726 t: (949) 851-1367 f: (949) 851-5179 www.pirzadeh.com		IRVINE SPECTRUM CENTER GIANT WHEEL 805 SPECTRUM CENTER DR MASTER PLAN MODIFICATION PLANNING AREA 33		CASE FILE NO. 00959615-PMPC
		SITE PLAN		2ND SUBMITTAL AUGUST 7, 2025 MP-8

DELTA 1 - 1ST SUBMITTAL - MAY 17, 2018 FOR REFERENCE ONLY
PAI # 1703

NOTICE OF EXEMPTION



TO: ☐ State of California
Office of Planning & Research
PO Box 3044
Sacramento, CA 95812-3044

☒ County Clerk
County of Orange
PO Box 238
Santa Ana, CA 92702

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

Attn: **Amir S. Rafiq**
Consultant Planner
949-724-7439
arafiq@cityofirvine.org

SUBJECT: Filing of **Notice of Exemption** in compliance with Section 15062 of the Public Resources Code.

Project Title and File No.: Minor Modification (File No. 00959615-PMPC) to replace the Giant Wheel at Irvine Spectrum Center in Planning Area 33.

Project Location: 805 Spectrum Center Drive in the City of Irvine, County of Orange
(include County)

Project Description: Replace the Giant Wheel at Irvine Spectrum Center with a new wheel with a 27-foot larger diameter.

Approving Public Agency: City of Irvine
Director of Community Development
PO Box 19575
Irvine, CA 92623-9575

Approval Date: September 25, 2025

Project Applicant: Pirzadeh & Associates, Inc.
30 Executive Park, Suite 270
Irvine, CA 92614
Attn: Peter Pirzadeh
949-851-1367
pirzadeh@pirzadeh.com

Exempt Status:
(check one)

- ☐ Ministerial (Section 21080(b)(1); 15268)
- ☐ Declared Emergency (Section 21080(b)(3); 15269(a))
- ☐ Emergency Project (Section 21080(b)(4); 15269(b)(c))
- ☐ Statutory Exemption:
- ☒ Categorical Exemption: Section 15302, Class 2 - Replacement or Reconstruction
- ☐ General Rule Exemption (Section 15061(b)(3))

Reasons Why Project Is Exempt: Project is exempt pursuant to CEQA Guidelines Section 15302, Class 2, Replacement or Reconstruction, which permits the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

Amir S. Rafiq, Consultant Planner

Name and Title

Signature

Date

ENCLOSURE 2