



January 26, 2026

Mr. Afshin Shahidi  
Hunsaker & Associates  
157 Technology  
Irvine, CA 92618

**Sent Via Email:**  
[ashahidi@hunsaker.com](mailto:ashahidi@hunsaker.com)

**Subject: Approval of Modification 00972490-PMP to Master Plan 00929816-PMP for a portion of Neighborhood 4; located northeast of Jeffrey Road/Portola Parkway in Planning Area 1 (Orchard Hills)**

Dear Mr. Shahidi:

Staff reviewed Modification 00972490-PMP to modify Lot 55 and Lot 57 of the approved Master Plan for Tract 19020 of Neighborhood 4 of Orchard Hills (File No. 00929816-PMP). Neighborhood 4 is located in the 2.2D Low Density Residential zoning district of Planning Area 1 (Orchard Hills). In April 2023, Planning Commission approved Master Plan 00874541-PMP for Tract 19020. In September 2024, Planning Commission approved Major Modification 00929816-PMP to allow changes in the architectural elevations, floor plans, and added square footage to units.

This modification proposes revising the floor plan for Lot 55 from Plan 2 to Plan 4 and for Lot 57 from Plan 2 to Plan 1. The modification will result in minor changes to the building setbacks and lot coverage. Specifically, the modification to Lot 55 includes reducing the rear setback from 32.64 feet to 29.22 feet, increasing a side setback from 5.10 feet to 6.85 feet, and increasing the lot coverage from 35.69% to 41.97%. The modification to Lot 57 includes reducing the rear setback from 24.07 feet to 23.18 feet, increasing the front setback from 16 feet to 17 feet, increasing the side setback from 5.77 feet to 5.96 feet, and increasing the lot coverage from 37.18% to 39.20%. The proposed changes are consistent with the development standards for the 2.2D zone. Therefore, the project site will continue to comply with all applicable requirements of the City's General Plan and the Irvine Zoning Ordinance, including but not limited to, previously approved setbacks, lot coverage, height restrictions, parking requirements, and landscape requirements.

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 modification will take place within an area that was previously approved for residential purposes and involves only replacing one previously approved floor plan with another on two lots within Tract 19020. The project does not physically expand the development's footprint beyond the existing lot lines, approved tract boundaries, or previously disturbed areas. It also does not alter the footprints of any approved floor plans. Therefore, the scope of this modification will not result in significant or potentially significant environmental impacts.

The project will not cause any significant environmental impacts beyond those already considered in the original approval. Specifically, pursuant to Section 4 of the City of Irvine California Environmental Quality Act (CEQA) procedures to Section 15303, Class 3, New Construction or Conversion of Small Structures. This exemption applies to the construction and location of limited numbers of new structures including up to three single-family residences in urbanized areas.

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.

The scope of this project is minor in nature and is substantially similar to the approved project. It will not increase the number of dwelling units or change the use from the previously approved master plan, and as such will not generate more traffic than previously approved. Therefore, the modification will not cause significant or potentially significant on-site or off-site traffic impacts.

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

The findings and conditions of approval for Master Plan 00874541-PMP and Modification 00929816-PMP remain unaffected, as the proposed modification does not change the use, reduce parking, result in a net loss of landscaping, or otherwise alter the intent of the prior approvals. The project will continue to comply with all conditions of approval from the original Master Plan and subsequent modification and is, therefore, consistent with their findings and intent.

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 proposed modification does not impact sensitive uses because the project site was originally approved for residential uses, will continue to be a residential use, and is immediately surrounded by other residential uses. Since no new land uses or activities are introduced by this modification, it will not result in an impact to existing, or introduction of new, sensitive uses not previously considered.

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

The modification does not alter landscaping or change parking in any way. Additionally, the modification does not change the required amount of parking per unit, since there is no increase in dwelling units or change of use.

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 Zoning Ordinance and hereby approves Minor Modification 00972490-PMP.

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

The findings or conditions of approval for the original master plan will not be affected by the proposed modification because the project does not result in a change of use, reduce parking below the applicable standard, cause a net loss of landscaping, or cause other significant changes that could alter the intent/purpose of the original approval. This project is conditioned to comply with all conditions from the original Master Plan 00874541-PMP, as modified. Therefore, the modification is consistent with the intent of the findings and conditions of the original approval.

This approval is subject to the following conditions of approval:

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

Development of this project shall also comply with all applicable conditions of approval for associated Vesting Tentative Tract Map 19020 for Neighborhood 4 of Planning Area 1 (Orchard Hills) as set forth in Planning Commission Resolution Nos. 21-3837, 23-3893, and 24-3974, 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. on Monday, February 2, 2026, the approval granted by this letter shall become effective Tuesday, February 3, 2026.

The stamped-approved plans for Minor Modification 00972490-PMP 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. 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 Associate Planner Tianna de la Paz at 949-724-5457 or by email at [tdelapaz@cityofirvine.org](mailto:tdelapaz@cityofirvine.org).

Sincerely,



Stephanie Frady, AICP  
Director of Community Development

Enclosures:

1. Approved Project Plans
2. CEQA Exemption Notice

ec: Erica S. Hong, Senior Planner  
Files: 00972490-PMP; 00929816-PMP; 00874541-PMP

MASTER PLAN MODIFICATION  
TRACT 19020  
LOT NO'S 1-89, SINGLE FAMILY HOMES

STATISTICAL SUMMARY

LOT NUMBERS	TOTAL LOTS	PROPOSED LAND USE	MAINTENANCE RESPONSIBILITY	TOTAL GROSS ACREAGE	NET ACREAGE
1 - 89	89	SINGLE FAMILY HOMES	HOMEOWNERS	18.14 AC±	18.14 AC±
L-P, GG, II-JJ CCCCC-EEEE	12	LANDSCAPE LOTS	HOA	3.81 AC±	3.81 AC±
MMMMM- OOOOOO	3	PRIVATE STREETS	HOA	2.64 AC±	2.64 AC±
TOTAL	104	DEVELOPMENT AREA		24.59 AC±	24.59 AC±

BUILDING SUMMARY

UNIT TYPE	NO. OF UNITS	%	1ST FLR SF	2ND FLR SF	GARAGE SF	DESCRIPTION
1	23	26%	2,315	2,227	516	5 bed / 5.5 bath
2	17	19%	2,225	2,289	495	5 bed / 5.5 bath
3	24	28%	2,215	2,468	695	5 bed / 5.5 bath
4	25	28%	2,535	2,376	634	5 bed / 5.5 bath
TOTALS	89	100%				

UNIT TYPE	NO. OF UNITS	SF
CASITAS	28	700

SITE COVERAGE

SEE SHEET TWO

BUILDING SETBACKS

DESCRIPTION	DISTANCE REQUIRED	DISTANCE PROVIDED
LOCAL STREET SETBACK (FROM CURB FACE)	15' MIN.	16.5' MIN.
GARAGE SETBACK (FROM R.O.W. TO GARAGE DOOR)	18' MIN.	18' MIN.
REAR YARD SETBACK	10' MIN.	10' MIN.
SIDE YARD SETBACK	5' MIN.	3.5' MIN. *
BUILDING TO BUILDING SETBACK	6' MIN.	7' MIN.

\* ALTERNATIVE SETBACK STANDARD REQUESTED FOR THOSE LOTS INDICATED IN THE TABLE BELOW.

ALTERNATIVE SETBACKS

DESCRIPTION	REQUEST
3.5' MINIMUM SIDE YARD SETBACK	SETBACK REDUCED TO 3.5' MINIMUM FROM HOUSE TO PROPERTY LINE
LOT NUMBERS 50 UNITS (56.2%)	3, 4, 5, 6, 8, 9, 11, 12, 14, 16, 17, 18, 19, 20, 23, 24, 25, 26, 27, 28, 30, 31, 32, 40, 41, 44, 47, 48, 49, 53, 59, 60, 63, 64, 65, 66, 67, 68, 69, 70, 74, 75, 76, 77, 78, 83, 84, 85, 87 & 88

DEVELOPMENT STANDARDS

DESCRIPTION	REQUIRED	PROPOSED
Minimum site size	3,000	5,225 s.f. *
Maximum site coverage	50%	49.5%
Maximum building height	35 feet	31'-8"
Minimum site landscaping	N/A	
Net density	0-6.5 DU per acre	3.62 DU per net acre
Non-retaining wall height	6' exposed height	7' exposed height ***
Non-retaining pilasters	7' exposed height	8' exposed height ***
Parking		
Resident - Primary Unit	178 covered, 89 uncovered	178 covered, 160 uncovered **
Resident - Casita	28 uncovered	28 uncovered ***
Visitor	89 uncovered	80 uncovered

\* ALL LOTS ARE 5,225 S.F. MINIMUM

\*\* 178 UNCOVERED RESIDENT PARKING SPACES ARE PROVIDED ON DRIVEWAY

\*\*\* ADMINISTRATIVE RELIEF REQUEST FOR WALL HEIGHTS:

- 1) PROPOSED NON-RETAINING WALLS AND FENCES WILL HAVE A MAXIMUM HEIGHT OF 7' ABOVE ADJACENT HIGH PAD FINISHED GRADE. (APPROVED PER 00874541-PMP)
- 2) PROPOSED NON-RETAINING PILASTERS WILL HAVE A MAXIMUM HEIGHT OF 8' ABOVE ADJACENT HIGH PAD FINISHED GRADE. (APPROVED PER 00874541-PMP)

\*\*\*\* ADMINISTRATIVE RELIEF REQUEST FROM VISITOR PARKING DISTANCE REQUIREMENT. (APPROVED PER 00874541-PMP)

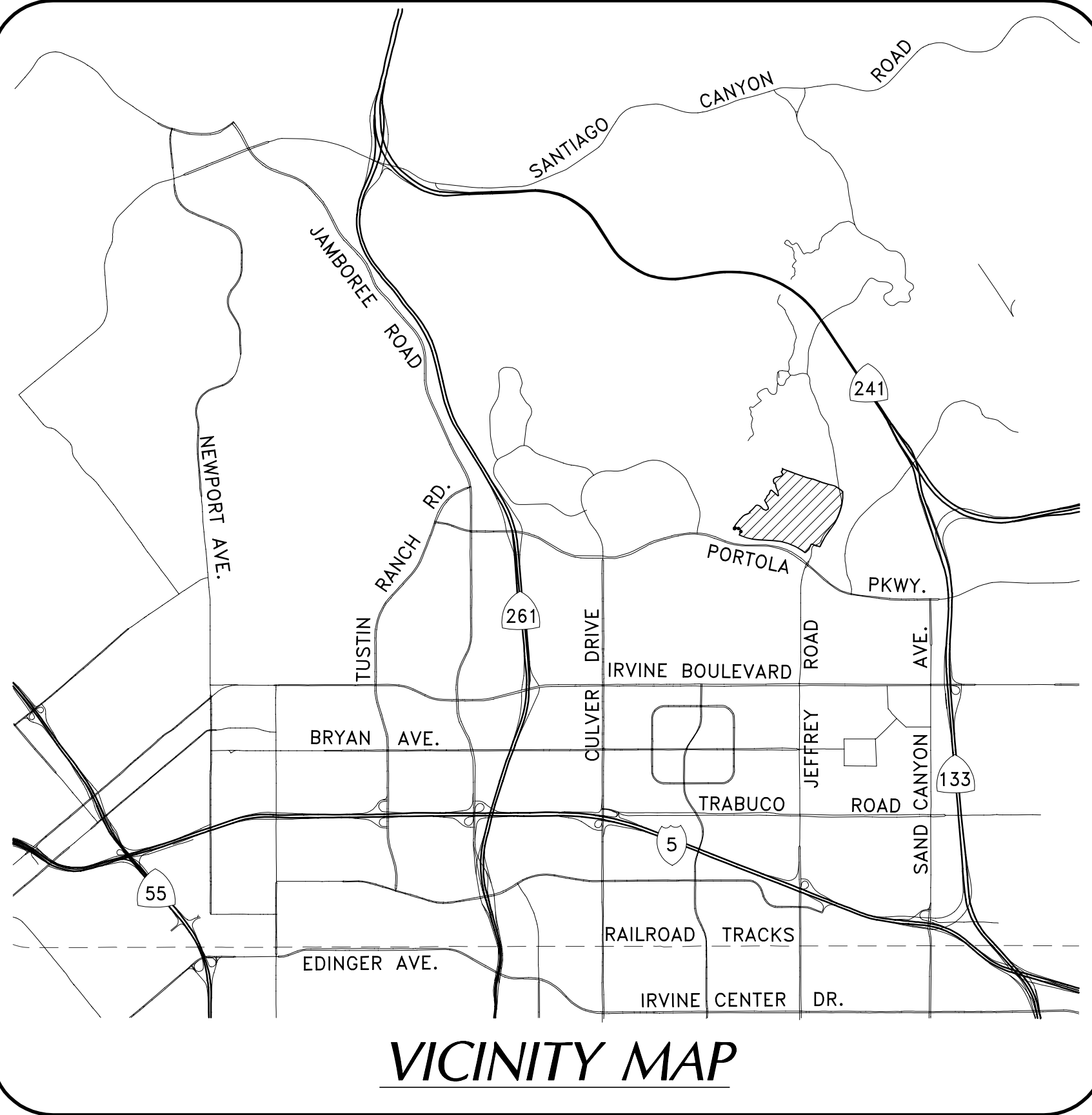
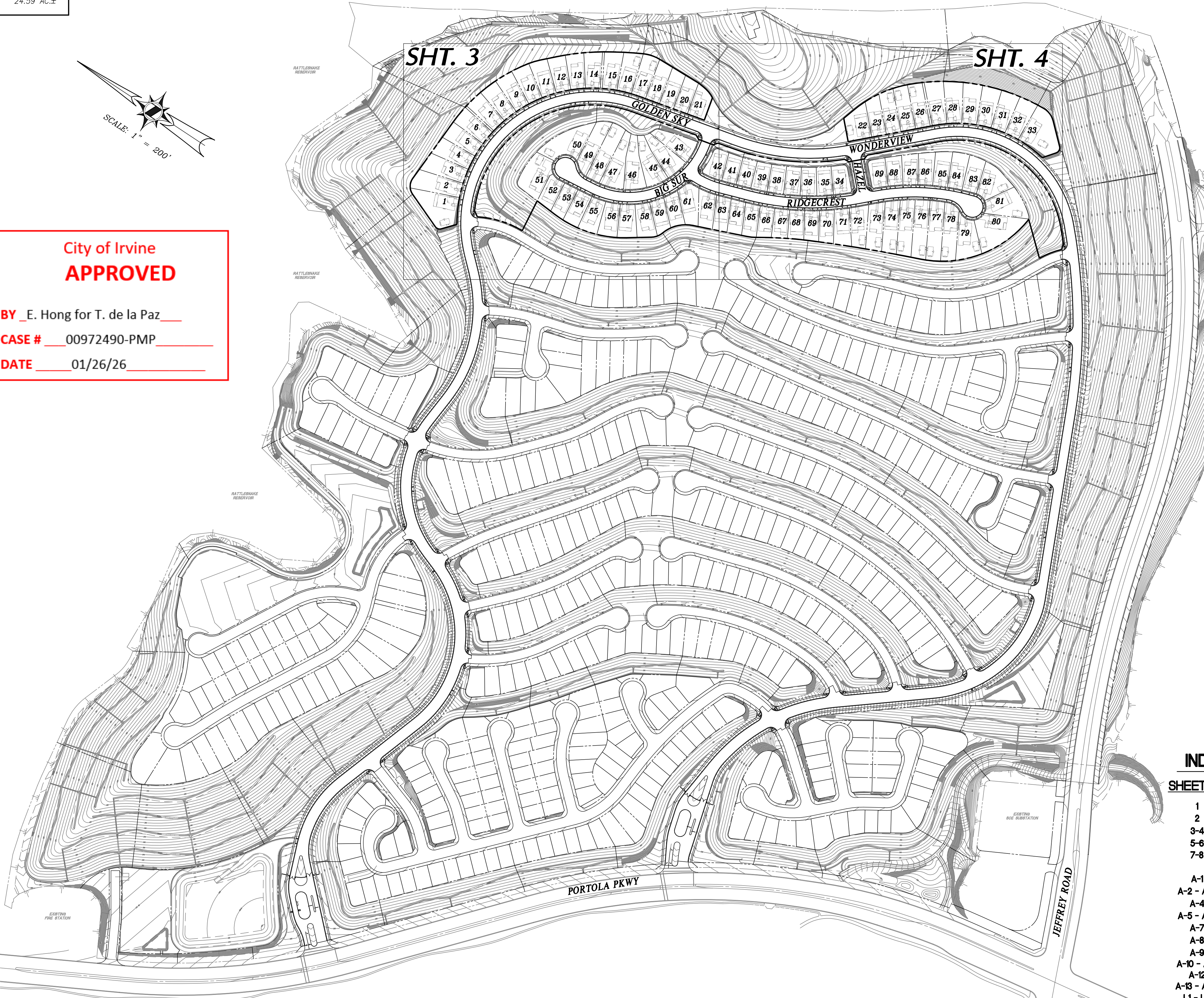
OPTIONAL VISITABILITY GOALS

UNIT TYPE	NUMBER OF UNITS	OPTIONAL VISITABLE UNITS	PERCENTAGE OPTIONAL VISITABLE	ACCESSIBLE UNITS	PERCENTAGE ACCESSIBLE
1	23	23	100%	0	0%
2	17	17	100%	0	0%
3	24	24	100%	0	0%
4	25	25	100%	0	0%
TOTALS	89	89	100%	0	0%

NOTE: SEE TYPICAL DETAIL ON SHEET 2 FOR OPTIONAL VISITABILITY PATH.

GENERAL NOTES:

1. EXISTING LAND USE: VACANT LAND
2. PROPOSED LAND USE = 89 SINGLE FAMILY DETACHED HOMES
3. ZONING DESIGNATION: 2.2D LOW DENSITY RESIDENTIAL
4. GENERAL PLAN LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL
5. PROPOSED ADJACENT USES:  
NORTH: EXISTING - RATTLESNAKE RESERVOIR  
EAST: EXISTING - VACANT, PRESERVATION  
SOUTH: EXISTING - VACANT, EXISTING AGRICULTURE  
WEST: EXISTING - PORTOLA PARKWAY, EXISTING
6. TRASH COLLECTION WILL BE INDIVIDUAL CURB SIDE PICKUP. EACH LOT WILL BE PROVIDED WITH 3 CARTS, 1 TRASH, 1 RECYCLE, AND 1 GREEN/FOOD WASTE.
7. REFER TO TENTATIVE TRACT MAP No. 19020 (00795650-PIT) OR TRACT MAP 19020 FOR LOT DIMENSIONS AND LOT AREAS.
8. ALL SIDEWALKS SHALL CONFORM TO CITY OF IRVINE STANDARD PLAN 201. PUBLIC STREET CURB RETURNS AND SIDEWALK ACCESS RAMPS SHALL CONFORM TO CITY OF IRVINE STANDARD PLAN 202.
9. NO FLOOD HAZARD WILL EXIST DUE TO ON-SITE IMPROVEMENTS.
10. ALL RESIDENT DRIVEWAYS WITHIN THIS SITE SHALL BE DESIGNED PER CITY OF IRVINE STD. PLAN NO. 204.
11. SCHOOL DISTRICT: IRVINE UNIFIED SCHOOL DISTRICT
12. ALL PROPOSED STREETS ARE PRIVATE STREETS AND MAINTAINED BY THE HOA. ALL PRIVATE STREETS CONTAIN UTILITIES THAT ARE MAINTAINED AS SHOWN ON VTIM 19020.
13. ALL STREET LIGHTS SHALL CONFORM TO CITY OF IRVINE DESIGN MANUAL SECTION 103.
14. UTILITIES AND SERVICES WILL BE PROVIDED BY:  
ELECTRICAL SERVICES: SOUTHERN CALIFORNIA EDISON  
GAS: THE GAS COMPANY  
TELEPHONE: PACIFIC BELL  
CABLE TELEVISION: COX CABLE COMPANY  
DOMESTIC WATER: IRVINE RANCH WATER DISTRICT  
SEWER: IRVINE RANCH WATER DISTRICT
15. ALL HOMES WITHIN THIS TRACT SHALL BE SPRINKLERED.
16. THE PROJECT SHALL COMPLY WITH REQUIREMENTS OF THE FUEL MODIFICATION ZONE AS DETERMINED BY OCA.



INDEX OF DRAWINGS

SHEET No.	DESCRIPTION
1	TITLE SHEET- MASTER PLAN
2	STREET SECTIONS
3-4	TECHNICAL SITE PLAN
5-6	PARKING PLAN
7-8	TRASH COLLECTION AND PEDESTRIAN CIRCULATION PLAN
A-1	PLAN 1 FLOOR PLANS
A-2 - A-3	PLAN 1 ELEVATIONS
A-4	PLAN 2 FLOOR PLANS
A-5 - A-6	PLAN 2 ELEVATIONS
A-7	PLAN 3 FLOOR PLANS
A-8	PLAN 3 ELEVATIONS
A-9	PLAN 4 FLOOR PLANS
A-10 - A-11	PLAN 4 ELEVATIONS
A-12	CASITAS FLOOR PLANS
A-13 - A-16	CASITAS ELEVATIONS
L1 - L3	LANDSCAPE PLAN
WI - W3	WALL AND FENCE PLAN

PREPARED FOR:

**TOLL BROTHERS INC.**  
350 COMMERCE, SUITE 200  
IRVINE, CA 92602  
(714) 347-1300

PREPARED BY:

**HUNSAKER & ASSOCIATES**  
IRVINE, INC.  
PLANNING • ENGINEERING • SURVEYING  
Three Hughes • Irvine, CA 92618 • Pte: (949) 583-1010 • Fx: (949) 583-0759

ARCHITECT:

BASSENIAN  
LACONI  
Architecture and Land Planning  
8000 Wilshire Dr., Suite 100  
Beverly Hills, CA 90212-2700  
Telephone: 310-555-8800

LANDSCAPE ARCHITECT:

**EPTDESIGN**  
8821 Irvine Center Drive  
Irvine, CA 92618  
T-949.502.4500/F-949.502.4510  
www.eptdesign.com

CASE No. 00972490-PMP

( MODIFICATION TO  
CASE No. 00929816-PMP )

SHEET 1

APPROVED FIRE MASTER PLAN S.R. # 24000149  
APPROVED PRECISE FUEL MODIFICATION PLAN S.R. # 537434  
APPROVED FIRE PROTECTION PLAN S.R. # 283220

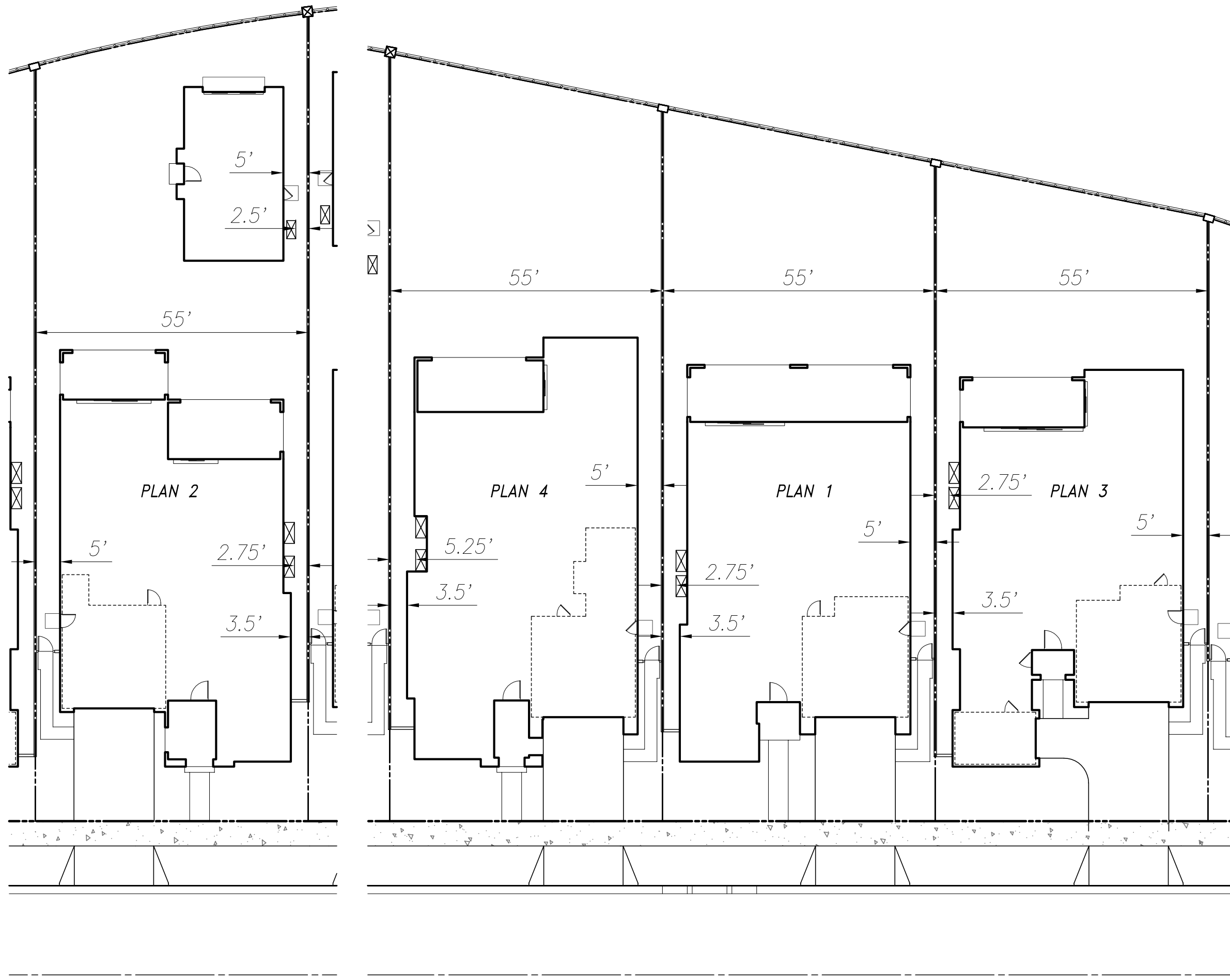
DATE	REVISION DESCRIPTION
12/18/25	SECOND SUBMITTAL
11/21/25	FIRST SUBMITTAL

ORCHARD HILLS  
IRVINE, CA.  
TRACT No. 19020  
LOTS 1-89

LOT NO.	LOT AREA SF	PLAN TYPE	STANDARD 1ST FLOOR SF	OPTIONAL CONSERVATORY SF	OPTIONAL CASITA SF	STANDARD PLAN LOT COVERAGE	LOT COVERAGE W/ CONSERVATORY	LOT COVERAGE W/ CASITA	LOT COVERAGE W/ CONSERVATORY & CASITA
1	16,176	1	2,831	256	680	17.50%	19.08%	21.71%	23.29%
2	11,795	4	3,169	274		26.87%	29.19%	26.87%	29.19%
3	10,166	3	2,910	254		28.63%	31.12%		
4	9,070	2	2,720	208		29.99%	32.28%		
5	8,570	1	2,831	256		33.03%	36.02%		
6	8,510	2	2,720	208		31.96%	34.41%		
7	8,584	4	3,169	274		36.92%	40.11%		
8	8,521	3	2,910	254		34.15%	37.13%		
9	8,510	2	2,720	208		31.96%	34.41%		
10	8,487	4	3,169	274		37.34%	40.57%		
11	8,339	1	2,831	256		33.95%	37.02%		
12	8,065	3	2,910	254		36.08%	39.23%		
13	8,085	4	3,169	274		39.19%	42.58%		
14	8,258	2	2,720	208		32.94%	35.46%		
15	8,722	4	3,169	274		36.34%	39.48%		
16	9,319	1	2,831	256	680	30.38%	33.13%	37.68%	40.42%
17	9,331	3	2,910	254	680	31.19%	33.91%	38.47%	41.19%
18	8,207	4	3,169	274		38.62%	41.95%		
19	7,601	1	2,831	256		37.25%	40.62%		
20	6,995	3	2,910	254		41.60%	45.23%		
21	7,229	2	2,720	208		37.63%	40.51%		
22	9,978	1	2,831	256	680	28.37%	30.94%	35.19%	37.75%
23	7,902	3R	2,910	254		36.83%	40.04%		
24	8,697	2R	2,720	208	680	31.28%	33.67%	39.10%	41.49%
25	9,088	3R	2,910	254	680	32.02%	34.81%	39.50%	42.30%
26	9,114	4R	3,169	274	680	34.77%	37.78%	42.23%	45.24%
27	10,090	1R	2,831	256		28.06%	30.60%		
28	9,879	2R	2,720	208		27.53%	29.64%		
29	9,546	4R	3,169	274		33.20%	36.07%		
30	9,335	1R	2,831	256		30.33%	33.07%		
31	9,247	2R	2,720	208		29.42%	31.66%		
32	9,281	3R	2,910	254		31.35%	34.09%		
33	17,559	4R	3,169	274	680	18.05%	19.61%	21.92%	23.48%
34	6,592	3R	2,910	254		44.14%	48.00%		
35	6,070	1	2,831			46.64%	46.64%		
36	6,049	2R	2,720			44.96%	48.40%		
37	6,022	3R	2,910	208		48.32%	48.32%		
38	5,987	1R	2,831			47.29%	47.29%		
39	5,943	3	2,910			48.96%	48.96%		
40	5,606	2	2,720			48.52%	48.52%		
41	5,714	1	2,831			49.54%	49.54%		
42	6,880	4	3,169			46.06%	46.06%		
43	9,733	3R	2,910	254	680	29.90%	32.51%	36.88%	39.48%
44	10,154	4R	3,169	274	680	31.21%	33.91%	37.91%	40.60%
45	10,595	2	2,720	208	680	25.67%	27.63%	32.09%	34.05%
46	11,040	3R	2,910	254	680	26.36%	28.66%	32.52%	34.82%
47	11,685	1R	2,831	256	680	24.23%	26.42%	30.05%	32.24%
48	12,215	4R	3,169	274	680	25.94%	28.19%	31.51%	33.75%
49	10,867	3	2,910	254	680	28.78%	29.11%	33.03%	35.37%
50	15,034	4	3,169	274	680	21.08%	22.90%	25.60%	27.42%
51	13,992	3R	2,910	254	680	20.80%	22.61%	25.66%	27.47%
52	6,943	1R	2,831	256		40.78%	44.46%		
53	6,663	4R	3,169			47.56%	47.56%		
54	7,547	3	2,910	254		38.56%	41.92%		
55	8,204	4	3,169	274		38.63%	41.97%		
56	8,060	4R	3,169	274		39.25%	42.72%		
57	7,875	1	2,831	256		35.95%	39.20%		
58	8,117	4R	3,169	274		39.04%	42.42%		
59	6,598	1	2,831	256		42.91%	46.79%		
60	6,551	3	2,910	254		44.42%	48.30%		
61	9,453	1	2,831	256		29.95%	32.66%		
62	9,978	4R	3,169	274		39.72%	43.15%		
63	6,922	1	2,831	256		40.90%	44.59%		
64	6,769	3R	2,910	254		42.99%	46.75%		
65	6,607	4R	3,169			47.96%	47.96%		
66	6,176	3	2,910			47.12%	47.12%		
67	6,098	2R	2,720	208		44.61%	48.02%		
68	6,113	1R	2,831			46.31%	46.31%		
69	6,075	3R	2,910			47.90%	47.90%		
70	6,571	4	3,169			48.23%	48.23%		
71	8,169	1R	2,831	256		34.66%	37.79%		
72	9,344	2	2,720	208	680	29.11%	31.34%	36.39%	38.61%
73	10,431	4R	3,169	274	680	30.38%	33.01%	36.90%	39.53%
74	10,581	1R	2,831	256	680	26.76%	29.17%	33.18%	35.60%
75	11,362	4	3,169	274	680	27.89%	30.30%	33.88%	36.29%
76	11,924	3R	2,910	254	680	24.41%	26.54%	30.11%	32.24%
77	12,115	4	3,169	274	680	26.16%	28.42%	31.77%	34.03%
78	11,435	2	2,720	208	680	23.79%	25.60%	29.73%	31.55%
79	11,441	4	3,169	274	680	27.70%	30.09%	33.64%	36.04%
80	17,111	3R	2,910	254	680	17.01%	18.49%	20.98%	22.47%
81	12,311	1R	2,831	256	680	23.00%	25.08%	28.52%	30.60%
82	10,746	2R	2,720	208	680	25.31%	27.25%	31.64%	33.57%
83	7,677	3	2,910	254		37.90%	41.21%		
84	7,871	2R	2,720	208		34.56%	37.20%		
85	7,559	1	2,831	256		37.45%	40.84%		
86	6,988	4R	3,169	274		45.35%	49.27%		
87	6,540	2	2,720	208		41.59%	44.77%		
88	6,239	3R	2,910			46.64%	46.64%		
89	6,469	1	2,831	256		43.76%	47.72%		

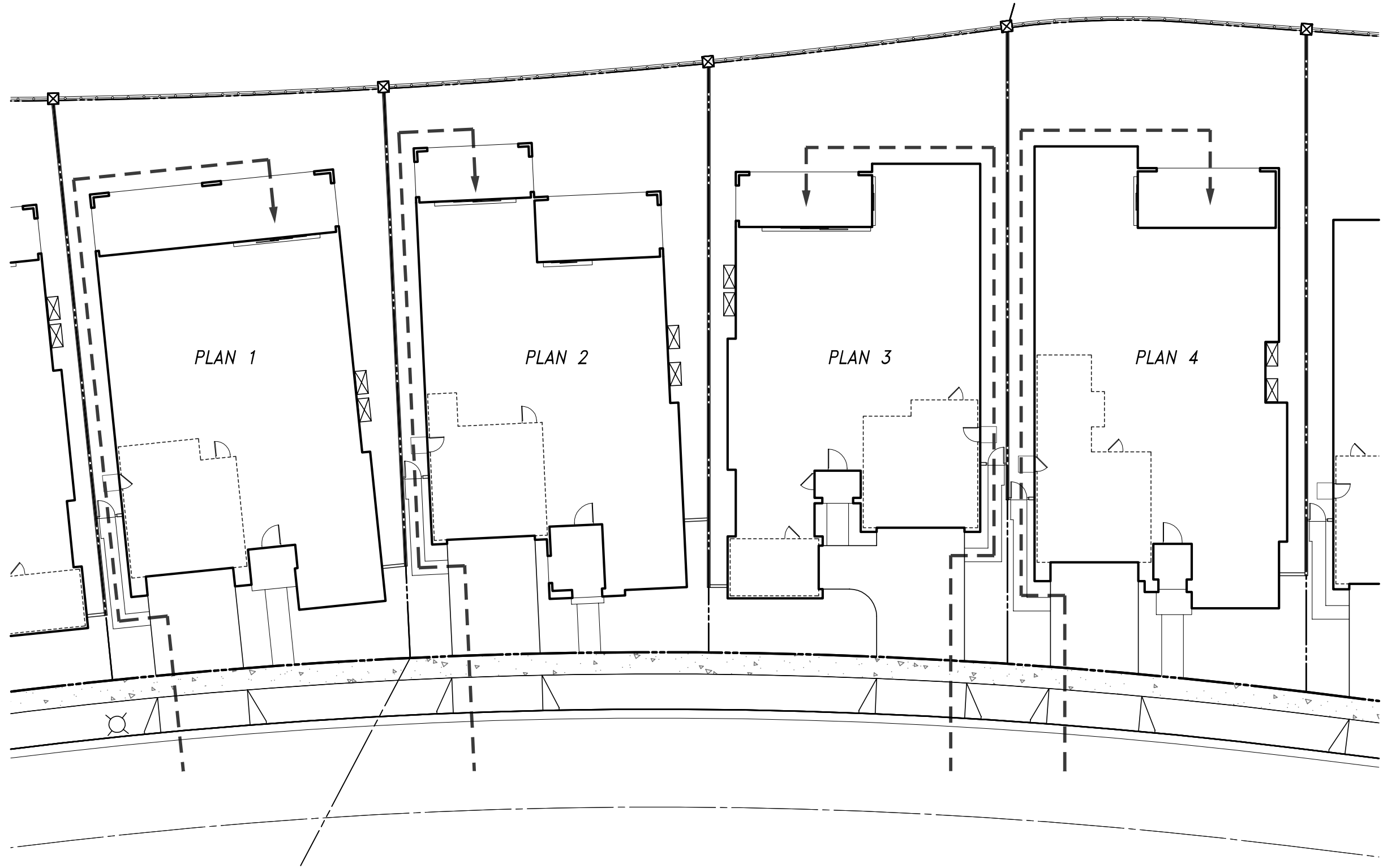
SITE COVERAGE SUMMARY

City of Irvine  
**APPROVED**  
BY E. Hong for T. de la Paz  
CASE # 00972490-PMP  
DATE 01/26/26



TYPICAL AC UNIT SETBACK ON MINIMUM WIDTH LOTS

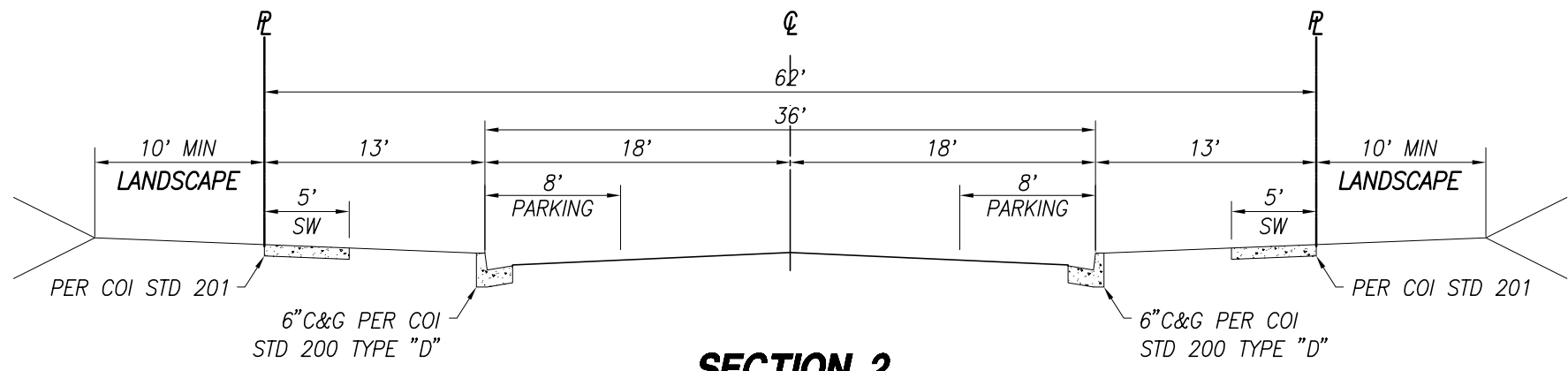
SCALE: 1"=20'



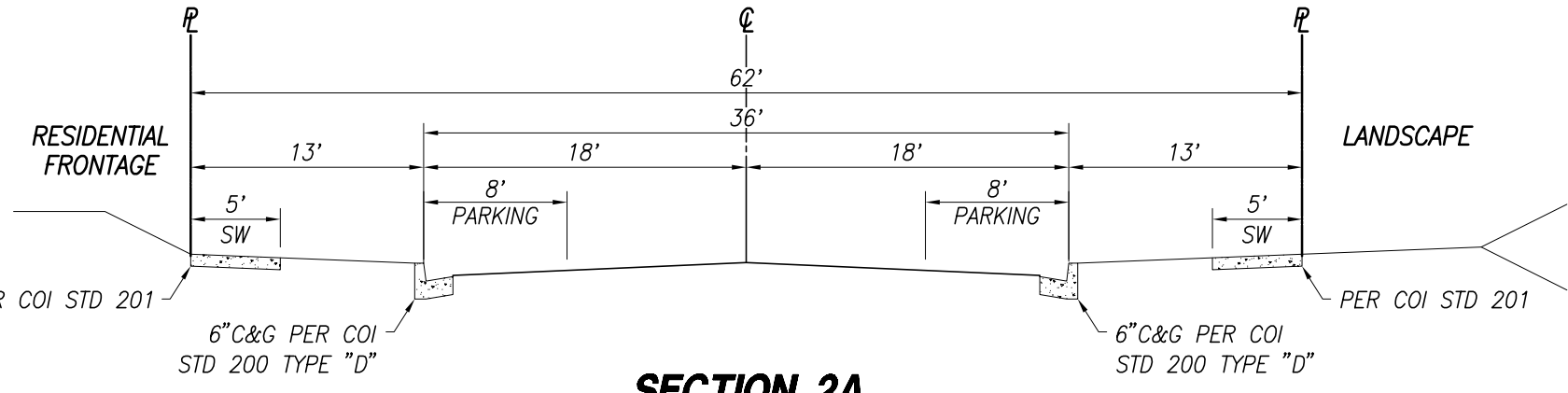
OPTIONAL VISITABLE PATH OF TRAVEL

TYPICAL OPTIONAL VISITABLE PATH

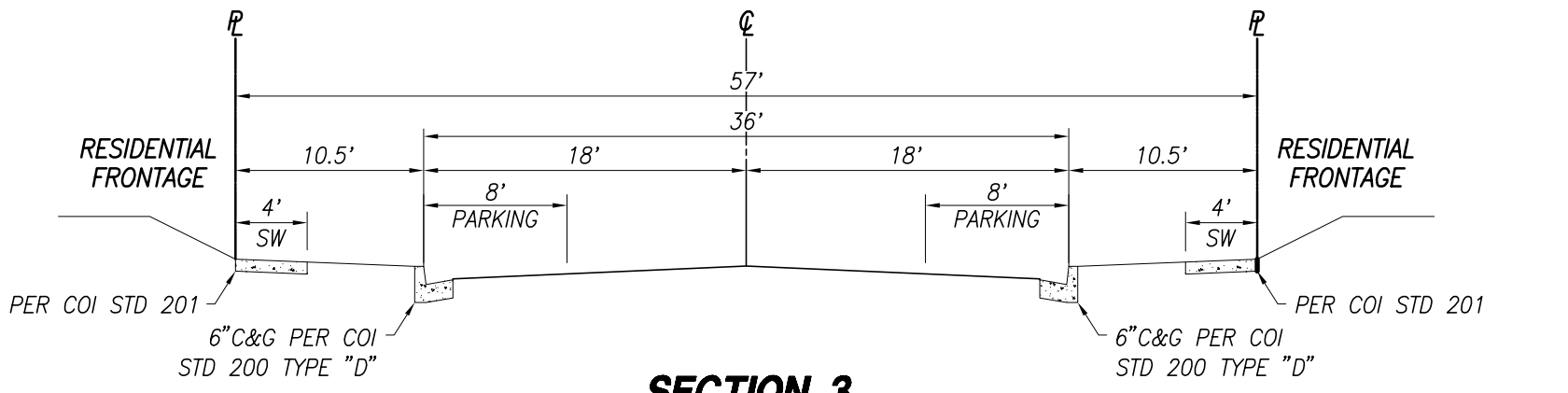
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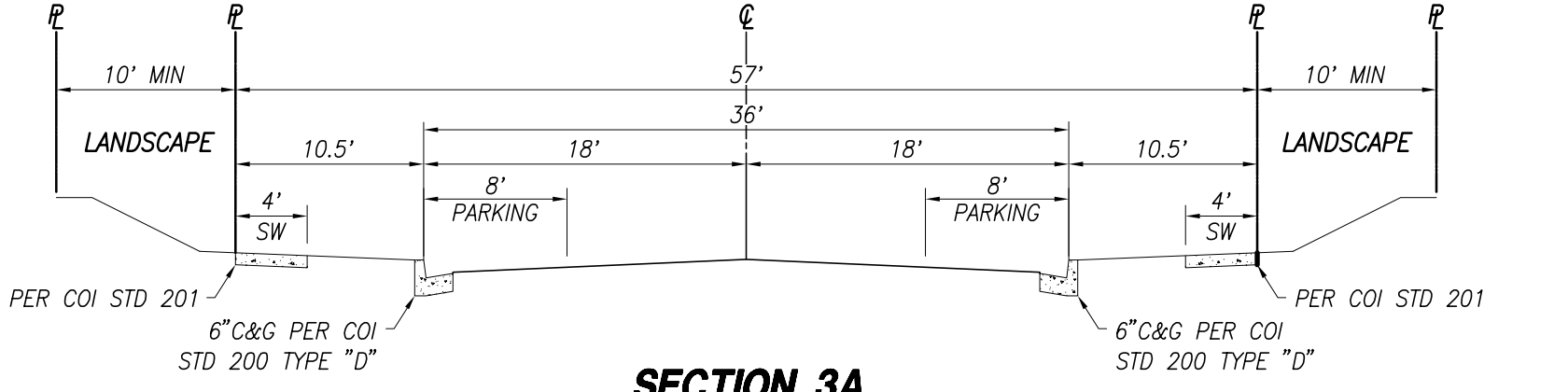
SECTION 2  
PRIVATE STREET, CITY STD. PLAN 104A  
PORTIONS OF "WONDERVIEW" STREET BETWEEN "HAZEL" & "BIG SUR"  
PORTIONS OF "WONDERVIEW" STREET BETWEEN "HAZEL" & "CAPE CORAL"



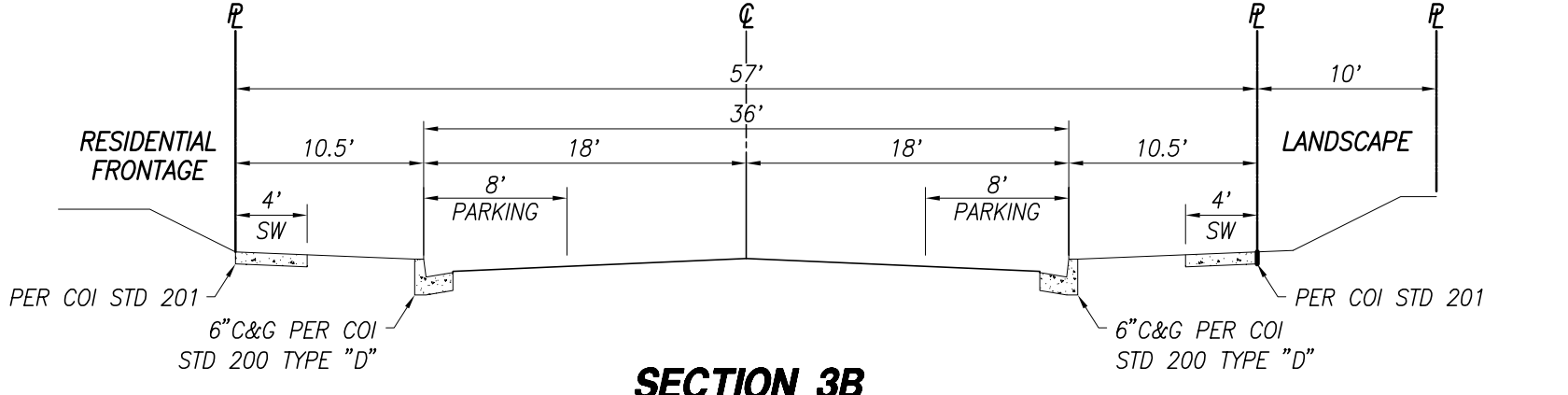
SECTION 2A  
PRIVATE STREET, CITY STD. PLAN 104A  
PORTIONS OF "GOLDEN SKY" BETWEEN "NARCISSEUS" & "BIG SUR"  
PORTIONS OF "GOLDEN SKY" BETWEEN "HAZEL" & "CAPE CORAL"



SECTION 3  
PRIVATE STREET, CITY STD. PLAN 104  
PORTIONS OF "BIG SUR"



SECTION 3A  
PRIVATE STREET, CITY STD. PLAN 104  
"HAZEL"



SECTION 3B  
PRIVATE STREET, CITY STD. PLAN 104  
PORTIONS OF "BIG SUR" BETWEEN "GOLDEN SKY" & "RIDGECREST"

PREPARED BY:

HUNSAKER & ASSOCIATES  
IRVINE, INC.  
PLANNING • ENGINEERING • SURVEYING  
Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759

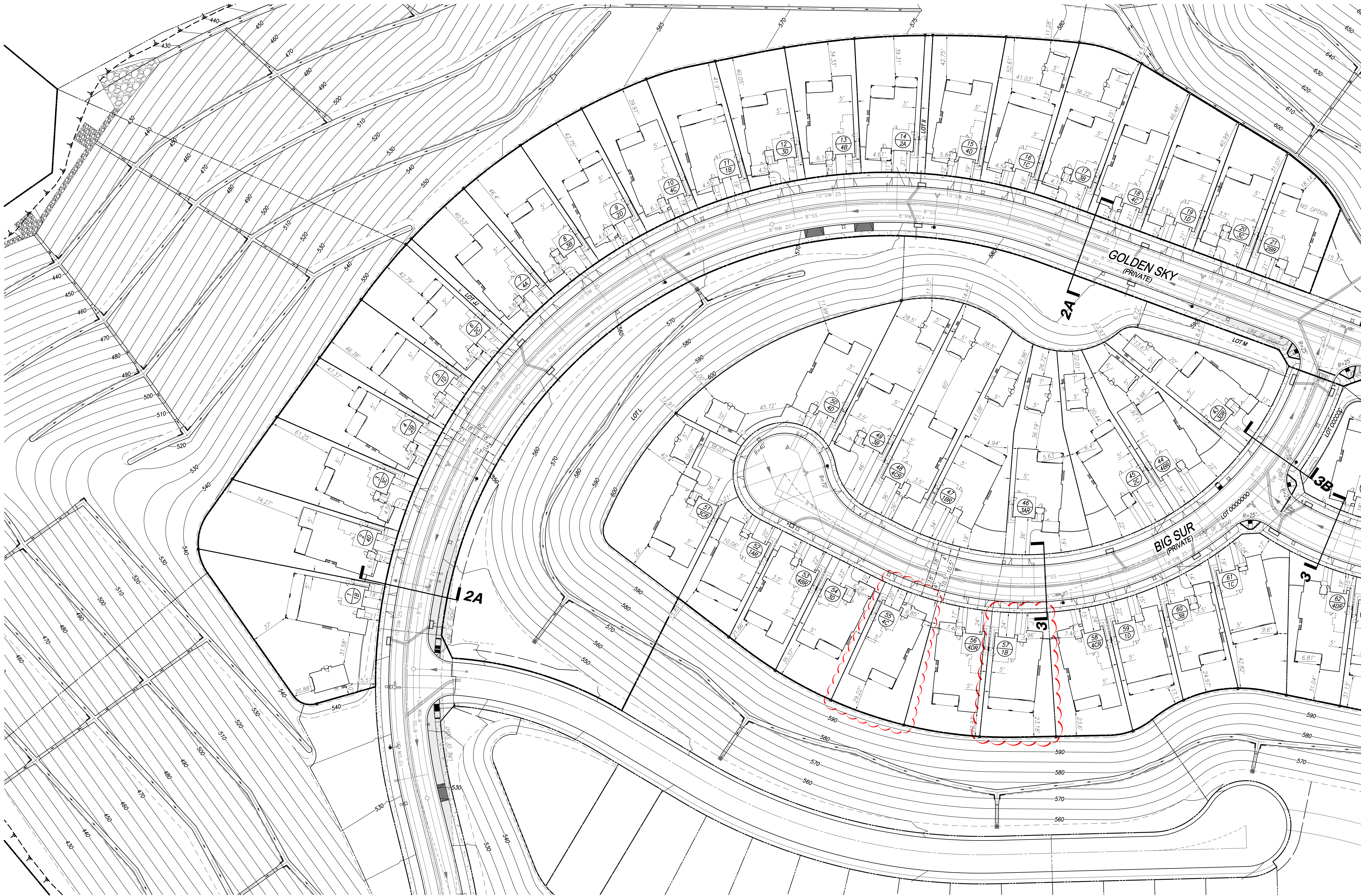
PREPARED FOR:

TOLL BROTHERS INC.  
350 COMMERCE, SUITE 200  
IRVINE, CA 92602  
(714) 347-1300

ORCHARD HILLS  
IRVINE, CA.  
TRACT No. 19020  
Lots 1 - 89

CASE No. 00972490-PMP  
( MODIFICATION TO )  
CASE No. 00929816-PMP

SHEET 2

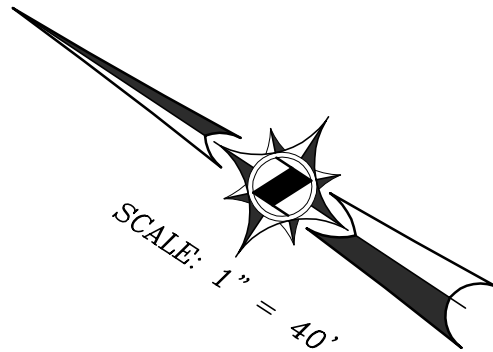


City of Irvine  
**APPROVED**

BY E. Hong for T. de la Paz

CASE # 00972490-PMP

DATE 01/26/26



REVISION	
DATE	DESCRIPTION
12/18/25	SECOND SUBMITTAL
11/21/25	FIRST SUBMITTAL

SYMBOL LEGEND

- 86  
1AR
- UNIT NUMBER
- HOUSE PLAN DESIGNATION
- RETAINING WALL
- SLOPE
- PROJECT BOUNDARY
- LOT LINE

- STREET LIGHT
- FIRE HYDRANT
- CATCH BASIN

ORCHARD HILLS

IRVINE, CA.

TRACT No. 19020

Lots 1 - 89

PREPARED BY:

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IRVINE, INC.  
PLANNING • ENGINEERING • SURVEYING  
Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759

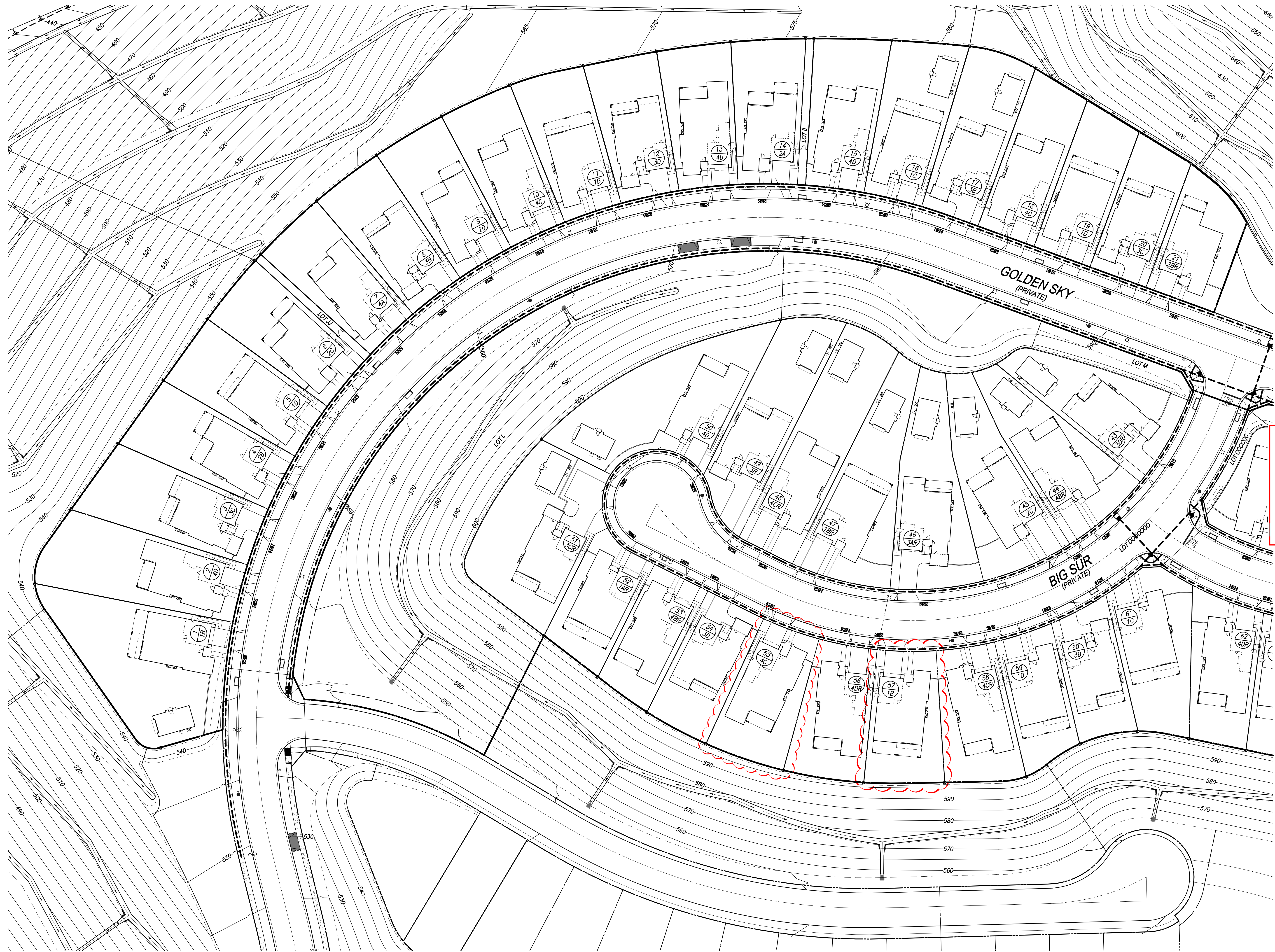
PREPARED FOR:

TOLL BROTHERS INC.  
350 COMMERCE, SUITE 200  
IRVINE, CA 92602  
(714) 347-1300

TECHNICAL SITE PLAN  
CASE No. 00972490-PMP  
( MODIFICATION TO  
CASE No. 00929816-PMP )

SHEET 3





City of Irvine  
**APPROVED**  
BY E. Hong for T. de la Paz  
CASE # 00972490-PMP  
DATE 01/26/26

**SYMBOL LEGEND**

- UNIT NUMBER
- HOUSE PLAN DESIGNATION
- RETAINING WALL
- SLOPE
- PROJECT BOUNDARY
- LOT LINE
- STREET LIGHT
- FIRE HYDRANT
- CATCH BASIN
- PEDESTRIAN PATH OF TRAVEL
- TYPICAL BINS FOR WASTE, RECYCLE & GREEN/FOOD WASTE (3 BINS PER UNIT)

DATE	REVISION DESCRIPTION
12/18/25	SECOND SUBMITTAL
11/21/25	FIRST SUBMITTAL

**ORCHARD HILLS**  
IRVINE, CA.  
TRACT No. 19020  
Lots 1 - 89

PREPARED BY:

**HUNSAKER & ASSOCIATES**  
IRVINE, INC.  
PLANNING • ENGINEERING • SURVEYING  
Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759

PREPARED FOR:

**TOLL BROTHERS INC.**  
350 COMMERCE, SUITE 200  
IRVINE, CA 92602  
(714) 247-1300  
**TRASH COLLECTION AND  
PEDESTRIAN CIRCULATION PLAN**  
CASE No. 00972490-PMP  
( **MODIFICATION TO**  
CASE No. 00929816-PMP )

# NOTICE OF EXEMPTION



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

FROM:

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

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

Attn: **Tianna de la Paz**  
**Associate Planner**  
**949-724-6027**

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

**Project Title and File No.:** Minor Modification 00972490-PMP to Master Plan 00929816-PMP to modify Lot 55 and Lot 57.

**Project Location:** Tract 19020 in Planning Area 1 (Orchard Hills), in the City of Irvine, County of Orange, CA  
(include County)

**Project Description:** Request to modify Lot 55 and Lot 57 of Tract 19020 to replace one previously approved floor plan with another. This modification will not expand the building footprint or alter setbacks of any approved floor plan.

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

**Approval Date:** January 26, 2026  
**Resolution No.** n/a

**Project Applicant:** Hunsaker & Associates  
157 Technology Drive  
Irvine, CA 92618  
Attn: Afshin Shahidi  
949-289-0203  
[ashahidi@hunsaker.com](mailto:ashahidi@hunsaker.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 15303, Class 3 for New Construction or Conversion of Small Structures
- ☐ General Rule Exemption (Section 15061(b)(3))

**Reasons Why Project Is Exempt:** Project is exempt pursuant to CEQA Guidelines Section 15303 Class 3, New Construction or Conversion of Small Structures. Class 3 permits the construction of up to three single-family residences in urbanized areas.

Tianna de la Paz, Associate Planner

Name and Title

*Tianna de la Paz*

Signature

January 26, 2026

Date