



March 12, 2026

Mr. Craig Farmer
Parasol Irvine Housing Partners L.P.
18201 Von Karman Avenue, Suite 900
Irvine, CA 92612

Sent via email:
Cfarmer@related.com

Subject: Approval of Park Design 00976676-PPD for the Parasol Irvine Affordable Family Housing Project in District 1-West of Great Park Neighborhoods in Planning Area 51 (Great Park)

Dear Mr. Farmer:

Staff reviewed the proposed park design for private park facilities at the Parasol Irvine Family Affordable Housing Project located at the southwest corner of Magnet and Ridge Valley within District 1-West of the Great Park Neighborhoods for consistency with approved Park Plan 00947585-PPP.

On May 15, 2025, the Planning Commission approved Vesting Tentative Tract Map 19383 (File No. 00947577-PTT), Master Plan 00947588-PMP and Park Plan 00947585-PPP for the Parasol Irvine Affordable Housing Project, a 120-unit multifamily affordable apartment community located on a 5.5-acre site. The approved park plan provided 0.35-acre of private park land (Park A) within two amenity areas that included a 1,000-square-foot swimming pool with a 3,000-square-foot pool deck, a 500-square-foot community building, a shade structure, barbeque area, tot-lot, and a dog park.

The proposed park design exceeds the acreage and amenities provided in the approved park plan. The proposed park acreage shown is 0.7-acre and the amenities will be provided in two amenity areas. The Phase 1 Amenity Area features a 1,500-square-foot family pool with a 3,130-square-foot pool deck, a 1,825-square-foot community building, a 608-square-foot shade structure, barbeque area, a 2,000-square-foot tot lot playground, and additional improvements including restrooms, showers, and trash and recycling receptacles. The Phase 2 Amenity Area features an approximately 9,000-square-foot dog park with shade trees, and pedestrian and pet drinking stations. These recreational amenities are intended solely for the use of residents of the Parasol Irvine Affordable Housing Project and their guests. Because access is limited to residents and their guests, no additional parking is required.

The findings to approve Park Design 00976676-PPD, per Section 2-22-7.B of the Irvine Zoning Ordinance, are hereby made as follows:

- A. The proposed park design is consistent with the approved park plan.

The proposed park design is consistent with approved Park Plan 00947585-PPP as it exceeds the minimum park acreage requirement and provides enhanced amenities. The applicant is satisfying the neighborhood park obligation through land dedication but will also provide amenities in Park A. These amenities are in addition to the previously approved park plan and are not required to satisfy neighborhood park requirements. The approved park plan requires 0.35-acre of park land and the proposed park design provides 0.7-acre, which accounts for a surplus of 0.35-acre of land. Additionally, certain amenities provided have increased in size including the 1,825-square-foot community building, the 1,500-square-foot family pool, and the 2,000-square-foot tot lot playground. Therefore, the proposed park design is consistent with the approved park plan.

- B. For parks receiving park dedication credit, the proposed Park Design is consistent with the Park/Public Facility Standards.

The Irvine Parks and Park Facilities Standards Manual establishes design criteria for a variety of improvements for which park dedication amenity credit is granted. As it relates to the proposed park amenities, Park A is private and the applicant has not requested park dedication credits for these amenities, the proposed park amenities are not required to be consistent with the standards set forth in the Manual; however, Park A, while not receiving park amenity credit, must still meet applicable accessibility requirements.

- C. The proposed Park Design is in the best interests of public health, safety, and welfare.

The proposed park design and resulting recreation areas are in the best interests of public health, safety, and welfare as they provide diverse recreation opportunities within a walkable distance of the residential units they serve. The proposed park design supports active and passive recreation, and socialization among residents of the Parasol Irvine Affordable Housing Project. Design of all improvements and facilities within proposed Park A will be in accordance with applicable building and safety codes and subject to City inspection. Therefore, it has been determined that the park design is in the best interests of public health, safety, and welfare.

Based on the findings above, Park Design 00976676-PPD, as depicted on the plan set enclosed with this letter, is hereby approved, subject to the following conditions:

PRIOR TO ISSUANCE OF GRADING PERMITS

Standard Condition 2.21

PARK PLAYGROUND

Prior to issuance of the first precise grading plan for any park that includes a playground, the applicant shall submit for review and obtain approval of a Playground Plan by the Director of Community Development. The playground plan shall include all information specified in the City of Irvine Parks and Park Facilities Standards, Section VII-B.3.4. The Playground Plan shall also be included within the precise grading plan and provide sufficient plan and detail information to demonstrate compliance with the accessibility standards of the California Building Code.

PRIOR TO ISSUANCE OF BUILDING PERMITS

Standard Condition 3.6

SITE LIGHTING REQUIREMENTS

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

- A. Electrical plan showing light fixture locations, type of light fixture, height of light fixture, lighting ratio, and point-by-point photometric lighting analysis overlaid onto a tree landscape plan with a legend. The photometric plan should only show those fixtures used to meet the Irvine Uniform Security Code requirements.
- B. Site plan demonstrating that landscaping shall not be planted so as to obscure required light levels per the Irvine Uniform Security Code.
- C. Site plans that are full-scale and legible.

Standard Condition 3.11

PARK DESIGN CONSISTENCY

Prior to the issuance of a building permit for any park, the applicant shall demonstrate that all related construction plans are consistent with approved Park Design 00976676-PPD.

Standard Condition 3.12

PRIVATE PARK RESERVATION

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

Standard Condition 3.17 (as modified)

EMERGENCY ACCESS PLAN

Prior to the issuance of the first building permit for a structure within a park, the applicant shall submit and have approved by the Chief of Police an Emergency Access Plan, which identifies and locates all Knox Boxes, Knox key switches, and Click2Enter radio access control receivers. Said plan shall be incorporated into the plan set approved for building permits.

Condition 3.27 (as modified)

PARK PHASING

Consistent with Planning Commission Resolution 25-4014, unless modified by Condition 6.19 (Modification of Park Phasing) below, the development shall have the following park phasing schedule:

- A. Construction of the family affordable private park areas shall commence concurrently with the residential units for this project. Once started, construction of the park areas will be completed within a reasonable time.

Condition 3.28

PARK DESIGN FEATURES

Prior to issuance of a building permit for any lot that contains a private neighborhood park on the project site, the applicant or responsible party shall incorporate the following design features per approved Park Design 00976676-PPD onto the building permit plans: 1) shade structures at tot-lot/playground area; 2) fresh water sources for dogs/pedestrians at dog park area; 3) shade/trees at dog park area; 4) benches at dog park area; 5) bicycle racks for recreation area; 6) clock over the pool area; and 7) a swimming pool emphasizing a shallow pool area.

PRIOR TO AUTHORIZATION TO USE, OCCUPY, AND/OR OPERATE

Standard Condition 4.2

PLAYGROUND INSPECTION

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

Standard Condition 4.3

PRIVATE PARK IDENTIFICATION

Prior to authorization to use, occupy, and/or operate a private park and/or recreation area, the park and/or recreation area shall have an identification sign, which includes address,

street number, street name, facility name, and the word “private.” The identification sign and address must be of contrasting color to the background and visible from the street.

Standard Condition 4.9 (as modified)

EMERGENCY ACCESS INSPECTION

Prior to authorization to use, occupy, and/or operate a park, the applicant shall arrange for and have passed an inspection, to be performed by the Police Department and the Orange County Fire Authority, to ensure compliance with the Emergency Access Plan requirements. The inspector shall verify test acceptance and locations of all Knox boxes and key switches as depicted on the approved plan.

PRIOR TO THE EXONERATION OF SECURITY

Standard Condition 5.3 (as modified)

DIGITAL RECORDS - AUTOCAD

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

Standard Condition 5.4

PRIVATE PARK RESERVATION

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

MISCELLANEOUS

Standard Condition 6.1

DISCRETIONARY CASE CHARGES

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

Standard Condition 6.2 (as modified)

LEGAL ACTION – HOLD HARMLESS

In the event of any Third-Party Legal Challenge to this map or its associated environmental approvals (“Third-Party Legal Challenge”), City shall have the right, but not the obligation, to defend such Third-Party Legal Challenge and Heritage Fields shall

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be responsible for the legal expenses incurred by City in connection therewith. Heritage Fields also shall have the right but not the obligation to defend any Third-Party Legal Challenge. If Heritage Fields defends any such Third-Party Legal Challenge, so long as Heritage Fields is not in default under the Amended and Restated Development Agreement (ARDA), City shall not allow any default or judgment to be taken against it or compromise the defense of the action without Heritage Field's prior written approval. The Parties shall act jointly in filing motions, briefs, trial statements, and other appropriate court documents, and in approving settlement of such action. Nothing herein shall obligate the City or Heritage Fields to settle such Third-Party Legal Challenge on terms that would constitute an amendment or modification of the ARDA, or which would materially impact the beneficial uses of that party's property.

In the event City elects to defend the Third-Party Legal Challenge, Heritage Fields shall indemnify and hold harmless City and its officials and employees from and against any claims, losses or liabilities, including any award of attorneys' fees against the City, assessed or awarded against City by way of judgment, settlement or stipulation. If Heritage Fields defends any such Third-Party Legal Challenge, Heritage Fields shall indemnify and hold harmless City and its officials and employees from and against any claims, losses or liabilities assessed or awarded, including any award of attorneys' fees, against City by way of judgment, settlement or stipulation.

Condition 6.19

MODIFICATION OF PARK PHASING

Phasing for parks, as set forth in Condition 3.27 of this resolution, can be modified at the applicant's request, subject to the written approval of the Director of Community Development.

The stamped-approved plans for Park Design 00976676-PPD are being transmitted electronically along with this letter. Please note that permits cannot be issued until all fees associated with this application are paid in full.

Unless an appeal is filed prior to the five-business day appeal period ending at 5:30 p.m. on Thursday, March 19, 2026, this approval shall become effective on Friday, March 20, 2026.

Please contact Senior Planner Hernan DeSantos at 949-724-6441, or via email at hdesantos@cityofirvine.org if you have any questions.

Sincerely,



Stephanie Frady, AICP
Director of Community Development

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Enclosure: Approved and Stamped Parasol Affordable complex Park Design in
District 1-West (00976676-PPD)

ec: Bill Patterson, Hunsaker & Associates (BPatterson@hunsaker.com)
Ann Wu, Acting Planning Manager
Nick Melloni, Principal Planner
Files: 00976676-PPD; 00947585-PPP

CITY OF IRVINE

PARASOL IRVINE AFFORDABLE FAMILY HOUSING PROJECT

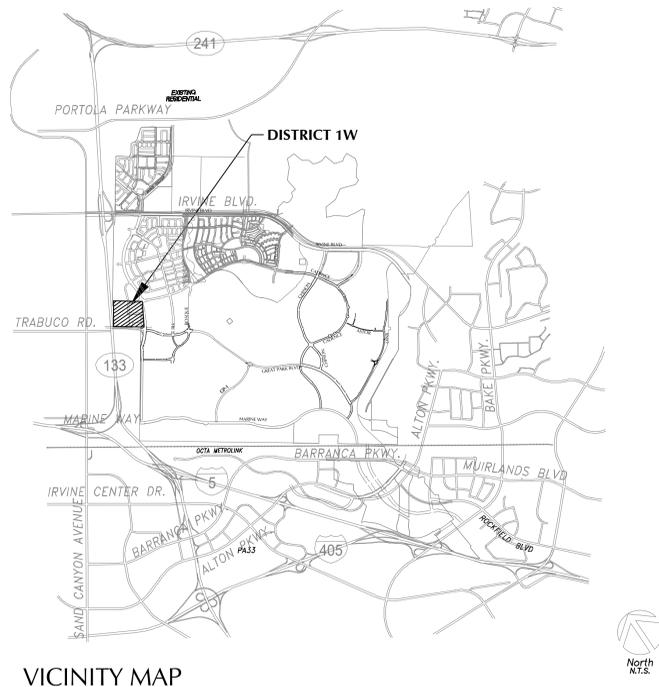
PRIVATE RECREATIONAL AMENITIES PARK DESIGN FOR DISTRICT 1W

TRACT 19383, LOT 1-2

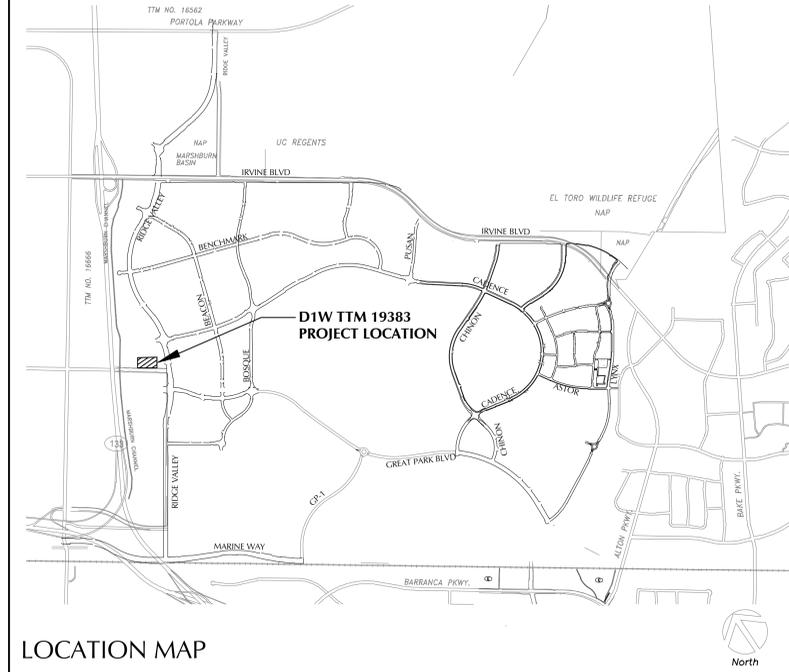
PROJECT NUMBER - 00976676-PPD

OWNER: RELATED CALIFORNIA
 ADDRESS: 18201 VON KARMAN AVE., SUITE 900
 IRVINE, CA 92612

CONTACT: RANDY MAI
 PHONE: (949) 660-7272



VICINITY MAP



LOCATION MAP

PLAN SUMMARY

LOT: 1 - 2

TRACT MAP: 19383

AREA PHASE 1 AMENITY AREA = 21,780 SF OR 0.5 ACRES
 CALCS: PHASE 2 AMENITY AREA (DOG PARK) = 9,000 SF OR 0.2 ACRES
 TOTAL FOR PARK DESIGN = 30,780 SF OR 0.7 ACRES

LOCATION: CITY OF IRVINE

GENERAL PLAN: GREAT PARK

CURRENT LAND USE: VACANT

PROPOSED LAND USE: AFFORDABLE APARTMENTS

APPROVED PARK PLAN (FOR REFERENCE)

CITY APPROVED VTM 19383 FAMILY AFFORDABLE PRIVATE NEIGHBORHOOD
 PARK PLAN 00947585-PPP



- AMENITIES PROVIDED
- 1 Pool (1,000 SF)
 - 2 Pool Deck (3,000 SF, 20% Shaded)
 - 3 Community Building (500 SF)
 - 4 Shade Structure
 - 5 BBQ Area
 - 6 Multi-Use Area/Tot Lot-Play Area
 - 7 Dog Park

Park A (Provided) 0.35 Acres
 Park A (Required) 0.35 Acres

Notes:
 1) This exhibit shows a conceptual layout of the amenity program for Park 5. This layout and referenced dimensions may be modified in association with park design review and approval.
 2) Synthetic turf may be used in the dog park and non-activity/non-play areas.

SHEET INDEX

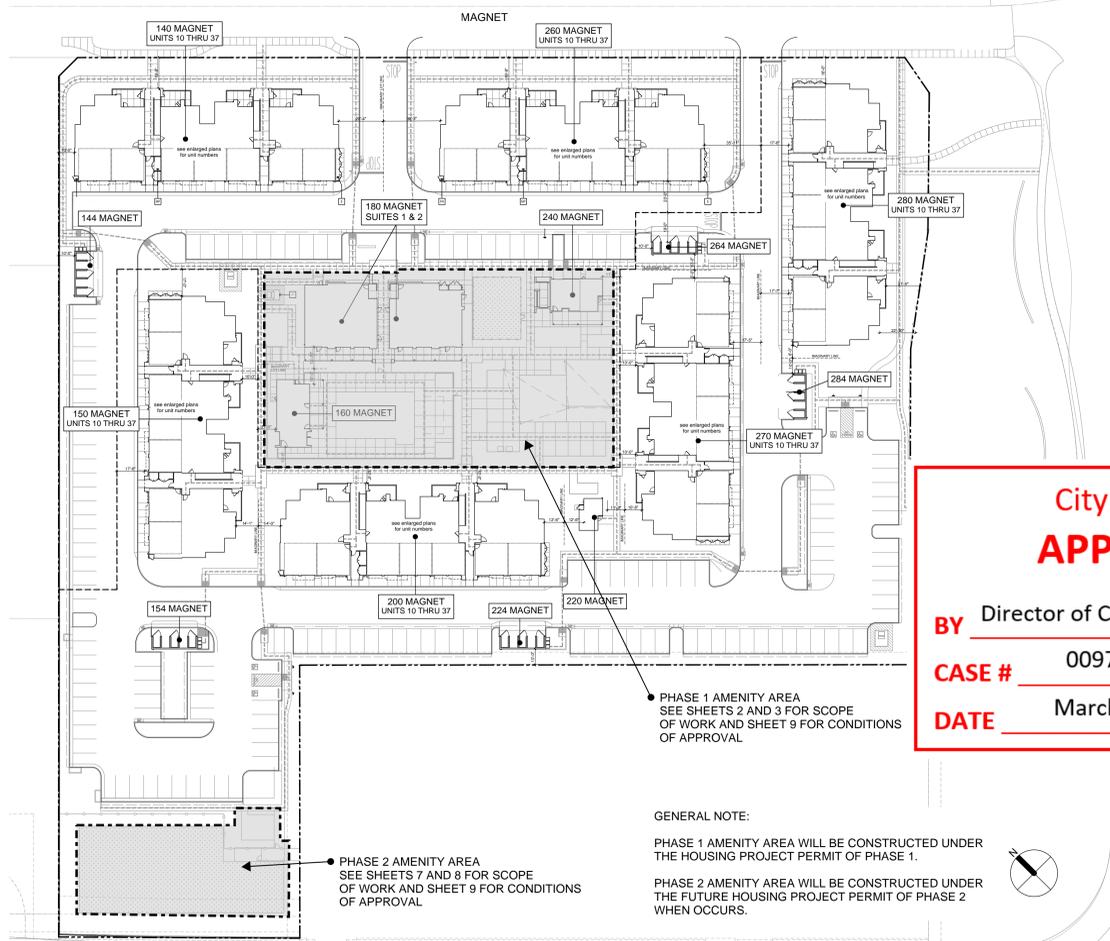
TITLE	PAGE
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BUILDING PLAN VIEWS	4
COMMUNITY BUILDING ELEVATIONS	5
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PARK COMPARISON MATRIX

AREA PARK CREDITS
 (PHASE 1 AND PHASE 2 AREAS)

AMENITY	REQUIRED QUANTITY PER (00947585-PPP)	PROVIDED QUANTITY	NET QUANTITY ABOVE REQUIREMENT
BBQ - GROUP	1	1	0
DRINKING FOUNTAIN	1	1	0
TRASH RECEPTACLE	0	2	2
RECYCLE RECEPTACLE	0	2	2
FAMILY POOL	1,000 SF	1,500 SF	500 SF
SPA	0	0	0
POOL DECK	3,000 SF	3,130 SF	130 SF
COVERED SHADE TRELLIS	600 SF	RESTROOM BLDG. TRELLIS BY POOL TOTAL 320 SF 288 SF 608 SF	8 SF
*RESTROOM (MEN & WOMEN)	1	2	1
SHOWERS	2	2	0
PICNIC TABLES	0	0	0
COMMUNITY BUILDING	500 SF	1,825 SF	1,325 SF
TOT-LOT	0	2,000 SF	0
DOG PARK	0	1	0

* Restrooms provided at the pool and community building.
 NOTE: ALL LIGHTING SHALL MEET CITY OF IRVINE UNIFORM SECURITY CODE REQUIREMENTS SEE PHOTOMETRIC STUDY AND LIGHT FIXTURE CUT SHEETS WITHIN THE ARCHITECT'S BUILDING PLAN SUBMITTAL SET.



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BY Director of Community Development
 CASE # 00976676-PPD
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GENERAL NOTE:
 PHASE 1 AMENITY AREA WILL BE CONSTRUCTED UNDER THE HOUSING PROJECT PERMIT OF PHASE 1.
 PHASE 2 AMENITY AREA WILL BE CONSTRUCTED UNDER THE FUTURE HOUSING PROJECT PERMIT OF PHASE 2 WHEN OCCURS.

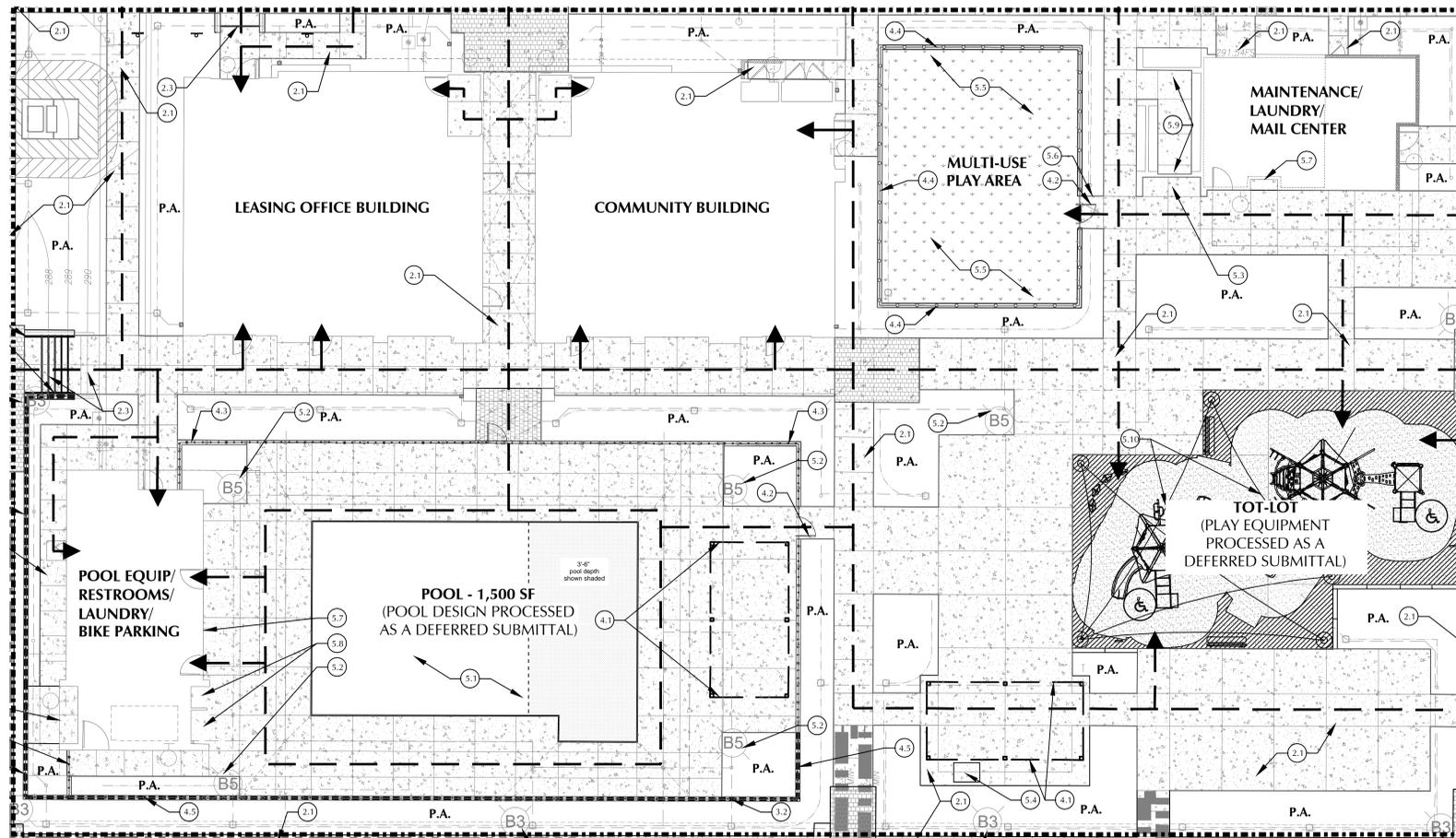
REFERENCE SITE PLAN N.T.S.

02/19/2026	PLANNING REVIEW 2ND SUBMITTAL	DATE:	12/15/25	PREPARED FOR:	RELATED	PREPARED BY:	CITY APPROVAL
03/02/2026	PLANNING REVIEW 3RD SUBMITTAL	DRAWN BY:	EH/ST				
		DESIGNED BY:	KL				
		CHECKED BY:	KL				
NO.	DATE	REVISIONS	APPROVED				

PARK DESIGN PLAN
 FOR PARASOL IRVINE AFFORDABLE
 FAMILY HOUSING PROJECT
 TITLE

SHEET
1
 OF
 8
 1st SUBMITTAL

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CONSTRUCTION LEGEND

- 2.0 FLATWORK / CONCRETE
- 2.1 CONCRETE PAVING
- 2.2 CONCRETE RAMP WITH CURB
- 2.3 CONCRETE STEPS
- 3.0 MASONRY WALLS
- 3.1 CONSTRUCT ENTRY SIGN WALL
- 3.2 BLOCK RETAINING WALL
- 4.0 TUBULAR STEEL / METAL
- 4.1 TUBULAR STEEL TRELLIS (288 S.F.)
- 4.2 TUBULAR STEEL GATE
- 4.3 TUBULAR STEEL FENCE ON CONCRETE CURB
- 4.4 42" LOW TUBULAR STEEL FENCE
- 4.5 LOW BLOCK RETAINING WALL WITH TUBULAR STEEL FENCE
- 4.6 HANDRAILS
- 5.0 MISCELLANEOUS ITEMS & SITE FURNISHINGS
- 5.1 POOL (1,500 S.F.)
- 5.2 LIGHT POLE
- 5.3 DOG WASH
- 5.4 PORTABLE BBQ STATION
- 5.5 TURF GRASS
- 5.6 DOG WASTE BAG DISPENSER
- 5.7 DRINKING FOUNTAIN
- 5.8 SHOWER
- 5.9 MAIL BOXES
- 5.10 OVERHEAD SHADE

- P.A. PLANTING AREA
- ADA ACCESS (MIN. 4'-0" WIDE)
- BOUNDARY OF THE AREA RECEIVING PARK LAND CREDIT

Standard Condition 3.6 SITE LIGHTING SHALL BE SATISFIED UNDER SEPARATE REVIEW OF THE ARCHITECTURAL SUBMITTAL

Standard Condition 3.17 EMERGENCY ACCESS PLAN

Prior to the issuance of the first building permit, the applicant shall submit and have approved by the Chief of Police an **Emergency Access Plan**, which identifies and locates all Knox Boxes, Knox key switches and Click2Enter radio access control receivers. Said plan shall be incorporated into the plan set approved for building permits

Standard Condition 4.9 EMERGENCY ACCESS INSPECTION

Prior to authorization to use, occupy, and/or operate, the applicant shall arrange for and have passed an inspection, to be performed by the Police Department and the Orange County Fire Authority, to ensure compliance with the Emergency Access Plan requirements. The inspector shall verify test acceptance and locations of all Knox boxes and key switches as depicted on the approved plan.

Condition 3.30

Prior to issuance of building permit for any lot that contains a private neighborhood park, the applicant or responsible party shall submit a park design application that incorporates the following design features: 1) shade structures at tot-lot/playground area; 2) fresh water sources for dogs/pedestrians at dog park area; 3) shade/trees at dog park area; 4) benches at dog park area; 5) bicycle racks for recreation area; 6) clock over the pool area; 7) swimming pool emphasizing a shallow pool area.

GENERAL NOTES

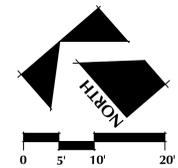
1. PARK HOURS OF OPERATION SHALL BE DETERMINED BY THE PROPERTY MANAGER.
2. PARK TO BE CONSTRUCTED BY THE OWNER AND MAINTAINED BY A PRIVATE PROPERTY MANAGEMENT COMPANY.
3. ALL PICNIC TABLES PROVIDED WILL BE HANDICAP ACCESSIBLE. ALL BENCHES WILL HAVE WHEELCHAIR COMPANION SEATING SPACE.
4. LIGHTING PLANS SHALL BE DESIGNED TO ELIMINATE SHADOWING CAUSED BY LANDSCAPING PER UNIFORM SECURITY CODE.
5. LIGHTING PLANS WILL NOT EXCEED 1.5 FOOT-CANDLES AT THE PROPERTY LINE.
6. ALL SURFACES WITHIN ACCESSIBLE PATHS OF TRAVEL SHALL COMPLY WITH ADA REQUIREMENTS.
7. ALL SIDEWALKS SHALL CONFORM TO CITY OF IRVINE STANDARD PLAN 201.
8. TRASH REMOVAL SHALL BE PROVIDED BY THE PROPERTY MANAGER.
9. ALL SIDEWALKS, RAMPS, AND CURB RETURNS (WITHIN R/W) SHALL CONFORM TO TITLE 24 AND ADA REQUIREMENTS. THE MAXIMUM SLOPE OF THE HANDICAP LANDING SHALL BE 2%.
10. RECYCLING AND SUSTAINABLE PRACTICES SHALL BE PROMOTED IN THE HANDLING OF CONSTRUCTION WASTE.
11. STORM WATER CONTROL MEASURES SHALL BE INCORPORATED PER THE ADOPTED BEST MANAGEMENT PRACTICES AND AS RECOMMENDED BY THE CITY'S WATER QUALITY ADMINISTRATION.

City of Irvine
APPROVED

BY Director of Community Development

CASE # 00976676-PPD

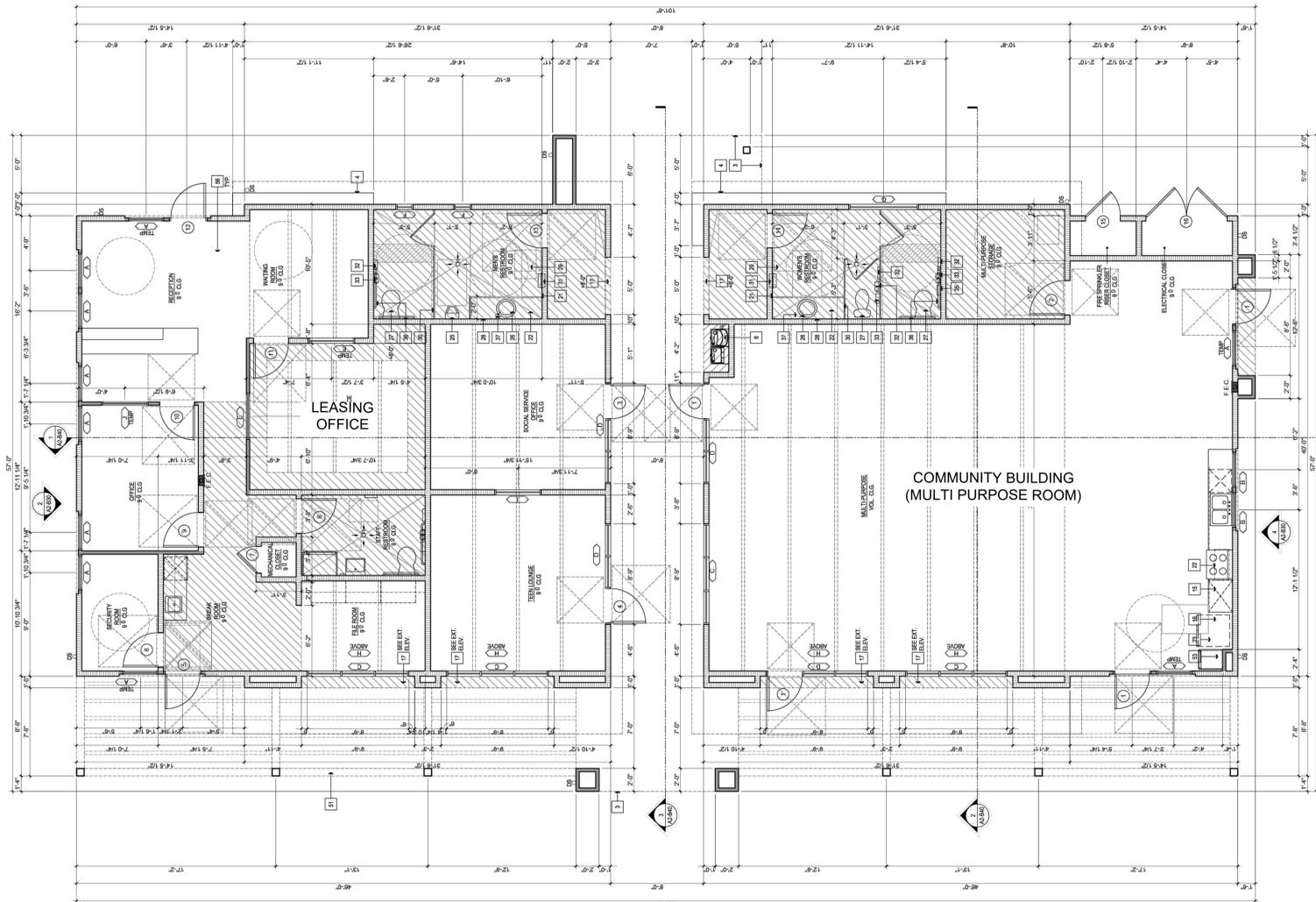
DATE March 12, 2026



03/19/2026	PLANNING REVIEW 2ND SUBMITTAL	DATE:	12/15/25	PREPARED FOR:		PREPARED BY:	CITY APPROVAL
		DRAWN BY:	EH/ST			15420 Laguna Canyon Rd., Suite 210, Irvine, California 92618 (714) 454-9807 FAX (714) 454-9109	
		DESIGNED BY:	KL				
NO.	DATE	REVISIONS	APPROVED	CHECKED BY:	KL		PROJECT NUMBER - 00976676-PPD

PARK DESIGN PLAN
FOR PARASOL IRVINE AFFORDABLE
FAMILY HOUSING PROJECT
TECHNICAL SITE PLAN

SHEET
2
OF
8
JOB NO. 25-127
1st SUBMITTAL



COMMUNITY BUILDING / LEASING OFFICE
PLAN VIEW

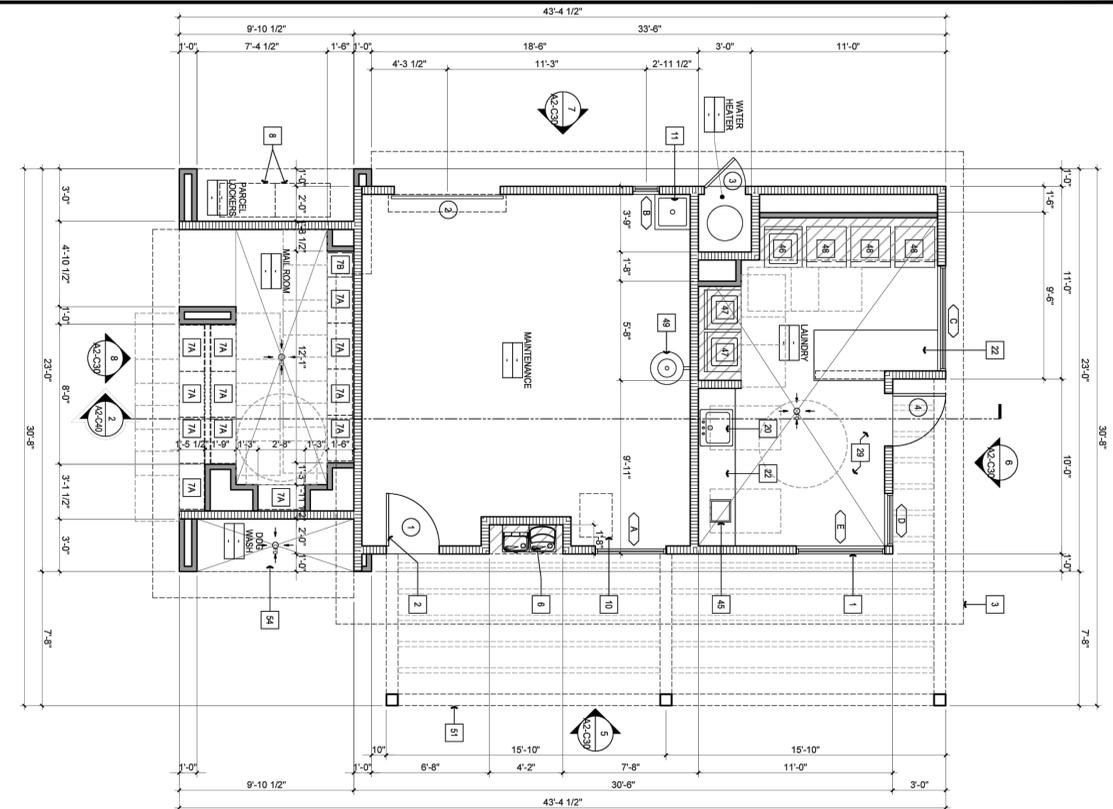
SCALE: 3/8" = 1'-0"

City of Irvine
APPROVED

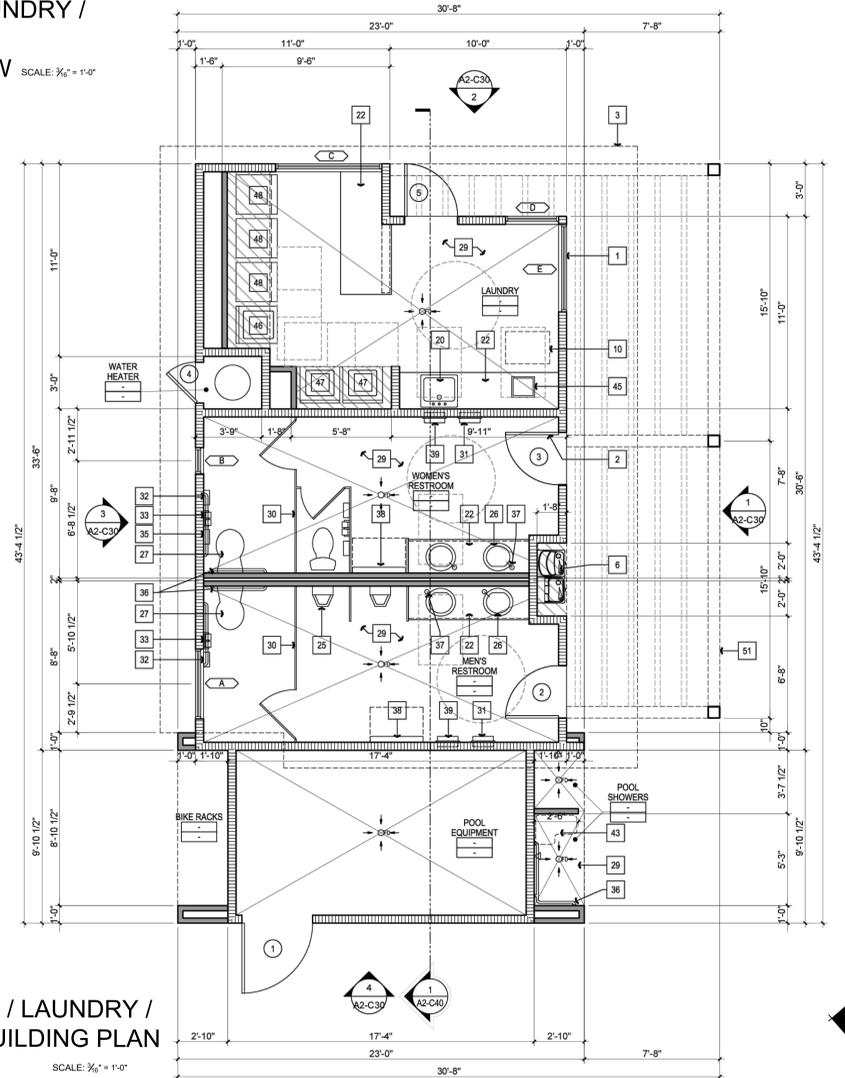
BY Director of Community Development

CASE # 00976676-PPD

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MAINTENANCE / LAUNDRY /
MAIL CENTER
BUILDING PLAN VIEW



POOL RESTROOM / LAUNDRY /
BIKE STORAGE BUILDING PLAN
VIEW

SCALE: 3/8" = 1'-0"

NO.	DATE	REVISIONS	APPROVED	CHECKED BY:

DATE:	12/15/25	PREPARED FOR:	
DRAWN BY:	EH/ST		
DESIGNED BY:	KL		
CHECKED BY:	KL		



PREPARED BY:
CLEAR'S GREEN ASSOCIATES
15420 Laguna Canyon Rd., Suite 210, Irvine, California 92618
(714) 434-9907 FAX (714) 434-9199

CITY APPROVAL
PROJECT NUMBER - 00976676-PPD

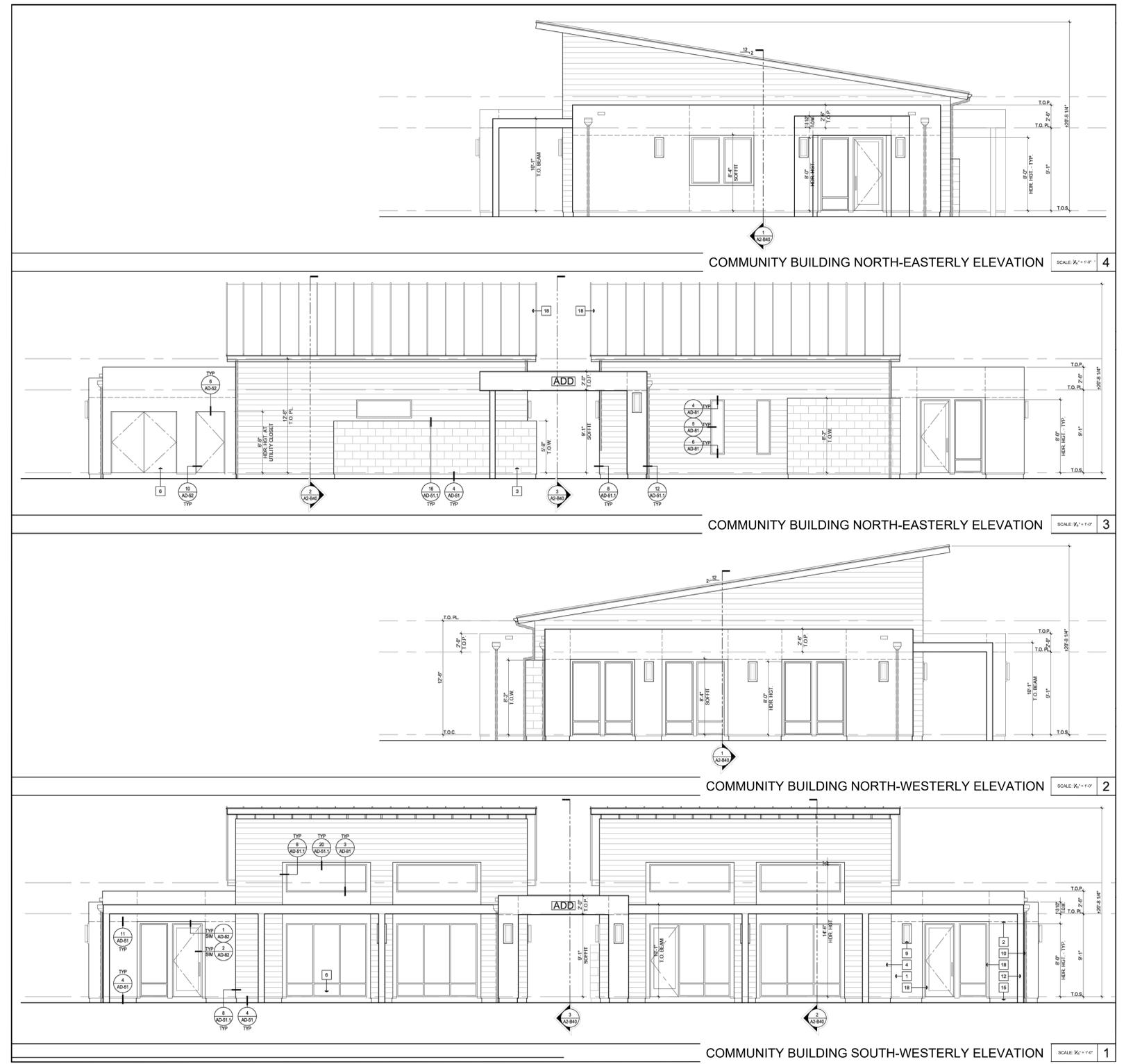
PARK DESIGN PLAN
FOR PARASOL IRVINE AFFORDABLE
FAMILY HOUSING PROJECT
BUILDING PLAN VIEWS

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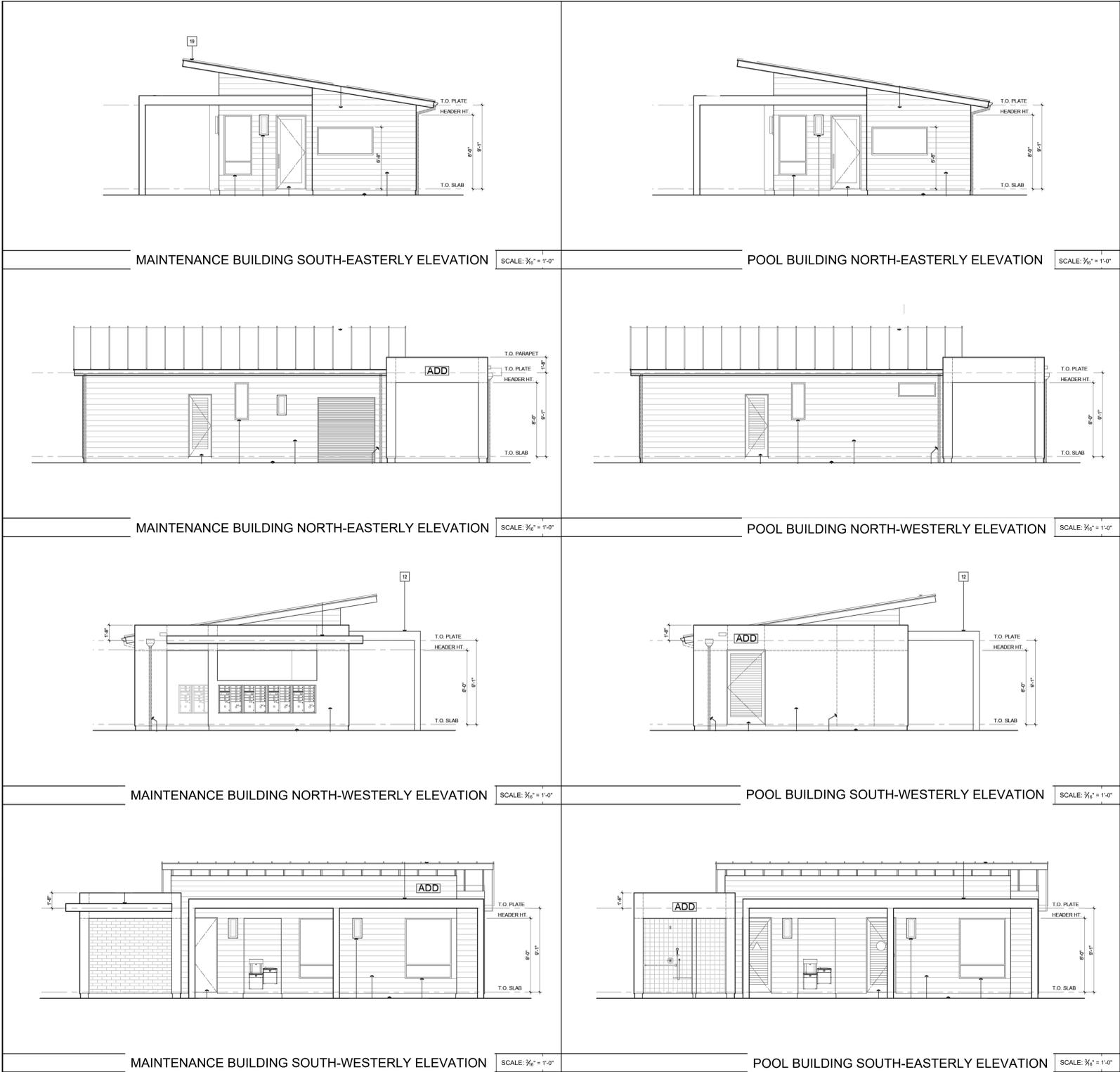
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	03/19/2026	PLANNING REVIEW 2ND SUBMITTAL	DATE: 12/15/25	PREPARED FOR:	CITY APPROVAL	PARK DESIGN PLAN FOR PARASOL IRVINE AFFORDABLE FAMILY HOUSING PROJECT COMMUNITY BUILDING ELEVATIONS	SHEET 5
			DRAWN BY: EH/ST		15420 Laguna Canyon Rd., Suite 210, Irvine, California 92618 (714) 454-9807 FAX (714) 454-9109		OF
			DESIGNED BY: KL				PROJECT NUMBER - 00976676-PPD
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PREPARED FOR:

RELATED

PREPARED BY:

CLARK & GREEN ASSOCIATES
 Landscape Architecture
 15420 Laguna Canyon Rd., Suite 210, Irvine, California 92618
 (714) 434-9807 FAX (714) 434-9109

CITY APPROVAL

PROJECT NUMBER - 00976676-PPD

PARK DESIGN PLAN
 FOR PARASOL IRVINE AFFORDABLE
 FAMILY HOUSING PROJECT
POOL AND MAINTENANCE BLDG. ELEVATIONS

SPECIFICATIONS

PRODUCT SPECIFICATIONS

Outdoor Bi-Level Pedestal Fountain with Pet Station Non-Filtered Non-Refillable Model LK4420DB

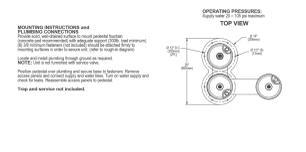
FINISHES: Green, Blue, Black, White, Bronze

HEIGHTS: 36" (1.8m) / 48" (2.4m)

WEIGHT: 150 lbs (68 kg)

INSTALLATION: Requires 1/2" rebar for anchoring. Requires 4" concrete base. Requires 1/2" rebar for anchoring. Requires 4" concrete base. Requires 1/2" rebar for anchoring. Requires 4" concrete base.

PRODUCT COMPLIANCE: ADA 119.2 (3.3.2) (2010)



DATE: _____

PROJECT: _____

CONTRACT: _____

DATE: _____

BY: _____

APPROVAL: _____

DATE: _____

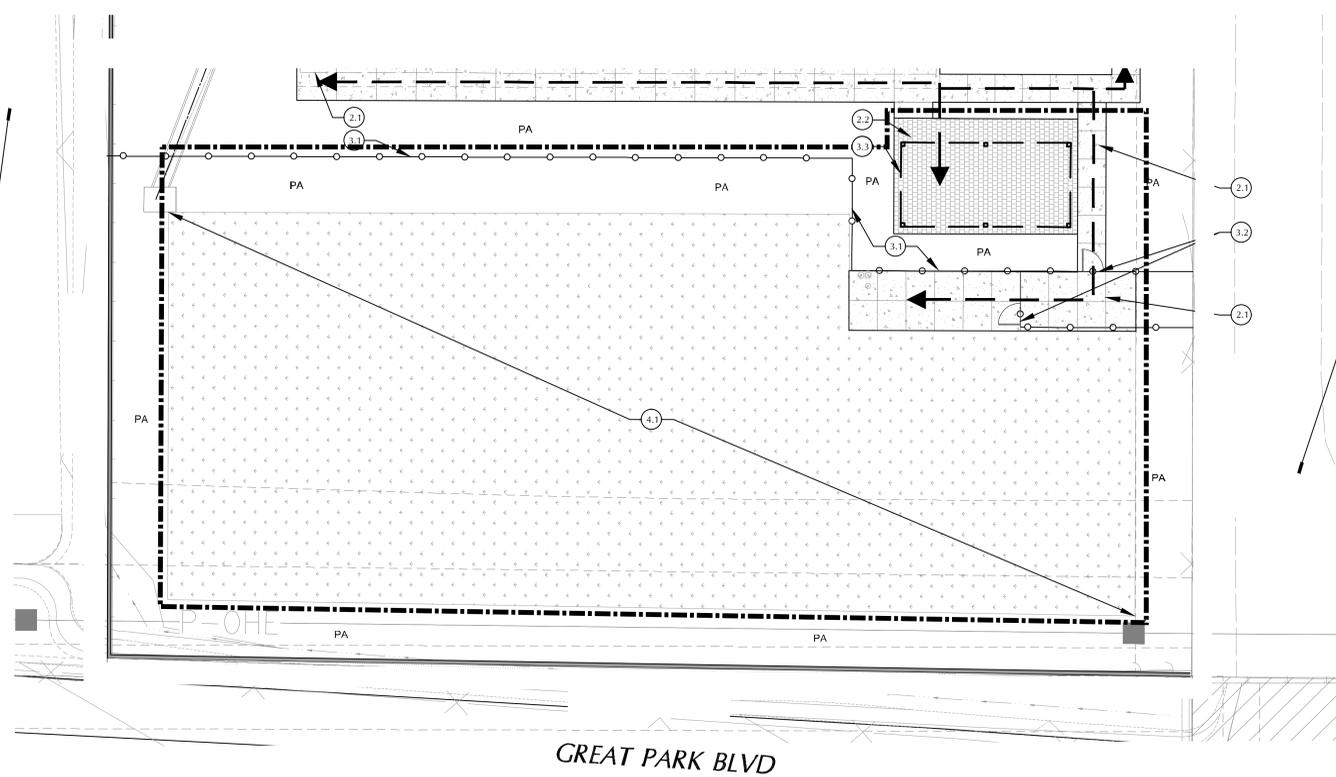
PROJECT: _____

CONTRACT: _____

DATE: _____

BY: _____

APPROVAL: _____



REFER TO EXISTING IRWD NTS BASIN #3 LANDSCAPE IMPROVEMENTS BY CLARK & GREEN ASSOCIATES 00625191-LCE

REFER TO EXISTING SCE IRVINE SUBSTATION

REFER TO EXISTING GREAT PARK BLVD LANDSCAPE PER CLARK & GREEN ASSOCIATES 00936418-LCE

CONSTRUCTION LEGEND

2.0	FLATWORK / CONCRETE
2.1	CONCRETE PAVING
2.2	DECORATIVE INTERLOCKING PAVING
3.0	TUBULAR STEEL / METAL
3.1	42" LOW TUBULAR STEEL FENCE AT DOG PARK
3.2	TUBULAR STEEL GATE
3.3	TUBULAR STEEL TRELIS AT DOG PARK
4.0	MISCELLANEOUS ITEMS & SITE FURNISHINGS
4.1	ARTIFICIAL TURF GRASS (K9 GRASS or equal)
4.2	PEDESTRIAN AND PET DRINKING STATION. ELKAY LK4420DB SEE SPECS THIS SHEET

P.A. PLANTING AREA

— ADA ACCESS (MIN. 4'-0" WIDE)

— BOUNDARY OF THE AREA RECEIVING PARK LAND CREDIT

GENERAL NOTES

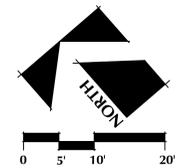
- PARK HOURS OF OPERATION SHALL BE DETERMINED BY THE PROPERTY MANAGER.
- PARK TO BE CONSTRUCTED BY THE OWNER AND MAINTAINED BY A PRIVATE PROPERTY MANAGEMENT COMPANY.
- ALL PICNIC TABLES PROVIDED WILL BE HANDICAP ACCESSIBLE. ALL BENCHES WILL HAVE WHEELCHAIR COMPANION SEATING SPACE.
- LIGHTING PLANS SHALL BE DESIGNED TO ELIMINATE SHADOWING CAUSED BY LANDSCAPING PER UNIFORM SECURITY CODE.
- LIGHTING PLANS WILL NOT EXCEED 1.5 FOOT-CANDLES AT THE PROPERTY LINE.
- ALL SURFACES WITHIN ACCESSIBLE PATHS OF TRAVEL SHALL COMPLY WITH ADA REQUIREMENTS.
- ALL SIDEWALKS SHALL CONFORM TO CITY OF IRVINE STANDARD PLAN 201.
- TRASH REMOVAL SHALL BE PROVIDED BY THE PROPERTY MANAGER.
- ALL SIDEWALKS, RAMPS, AND CURB RETURNS (WITHIN R/W) SHALL CONFORM TO TITLE 24 AND ADA REQUIREMENTS. THE MAXIMUM SLOPE OF THE HANDICAP LANDING SHALL BE 2%.
- RECYCLING AND SUSTAINABLE PRACTICES SHALL BE PROMOTED IN THE HANDLING OF CONSTRUCTION WASTE.
- STORM WATER CONTROL MEASURES SHALL BE INCORPORATED PER THE ADOPTED BEST MANAGEMENT PRACTICES AND AS RECOMMENDED BY THE CITY'S WATER QUALITY ADMINISTRATION.

City of Irvine
APPROVED

BY Director of Community Development

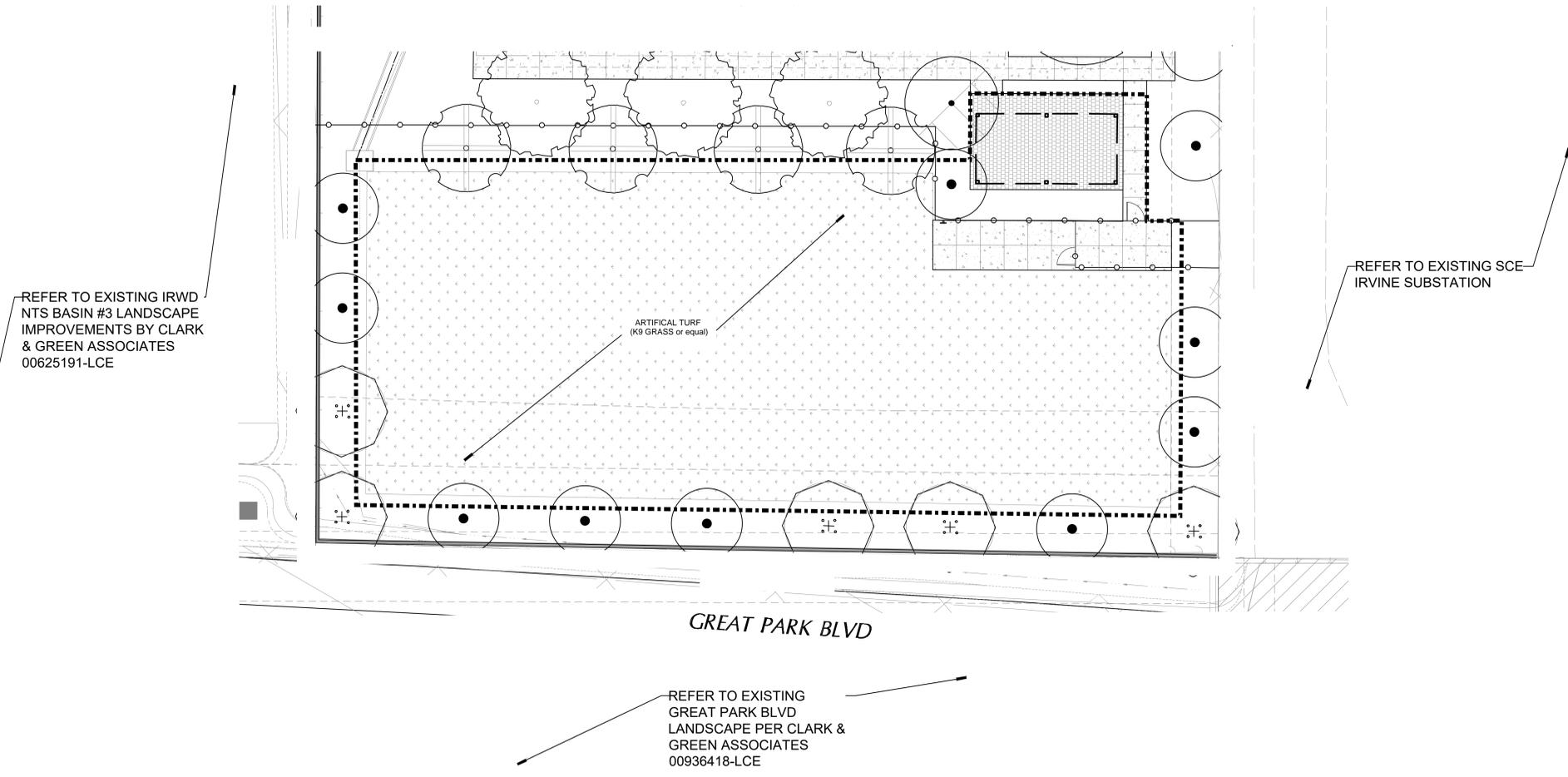
CASE # 00976676-PPD

DATE March 12, 2026



NO.	DATE	REVISIONS	APPROVED	CHECKED BY:	DATE:	12/15/25	PREPARED FOR:	RELATED	PREPARED BY:	CLEAR'S GREEN ASSOCIATES Landscape Architecture 15420 Laguna Canyon Rd., Suite 210, Irvine, California 92618 (714) 454-9807 FAX (714) 454-9109	CITY APPROVAL	PROJECT NUMBER - 00976676-PPD	PARK DESIGN PLAN FOR PARASOL IRVINE AFFORDABLE FAMILY HOUSING PROJECT (DOG PARK PHASE 2) TECHNICAL SITE PLAN	SHEET 7 OF 8
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H:\GPN\25-127 Related - D1a Affordables\20-30 Design Phase\Exhibits\PIA Park Plan.dwg 01/05/2026 11:46



GENERAL NOTES

1. ALL LANDSCAPE AREAS SHALL BE PERMANENTLY IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM AND THE LATEST IN MATCHED LOW PRECIPITATION RATE HEADS. THE SYSTEM WILL USE RECLAIMED WATER WITHIN THE PARK.
2. QUANTITY OF TREES WILL VARY PER SPECIES.
3. ALL PLANT SPECIES SHALL COMPLY WITH THE LANDSCAPE CHARACTER AS SPECIFIED IN THE MASTER PLAN. THE SPECIFIED PLANT PALETTE MAY BE EXPANDED TO INCLUDE OTHER TREES AND SHRUBS THAT PRESERVE THE CHARACTER. THE APPROVED LIST IS ONLY A SAMPLE OF PLANTS THAT MAINTAIN THE LANDSCAPE CHARACTER AS NOTED BY CLARK AND GREEN ASSOCIATES AND THE IRVINE COMPANY.
4. LANDSCAPE SHALL COMPLY WITH THE CITY OF IRVINE'S "SUSTAINABLE LANDSCAPE GUIDELINES." LANDSCAPE DESIGN SHALL BE DESIGNED TO REDUCE GREEN WASTE GENERATION, TO CONSERVE WATER AND REDUCE THE ADVERSE LONG-TERM EFFECTS OF WATERING ON INFRASTRUCTURE.

SHRUB & GROUND COVER LIST

ALL PLANTING AREAS TO BE PLANTED WITH SHRUBS AND GROUND COVER LISTED BELOW, UNLESS SHOWN AS TURF ON PLAN.

- SHRUBS/GROUNDCOVERS**
- ACHILLEA MILLEFOLIUM
 - AGAVE ATTENUATA
 - ALOE ARBORESCENS
 - ALOE BARBADENSIS
 - BOUTELOUA GRACILIS
 - CAREX DIVULSA
 - CARISSA MACROCARPA 'GREEN CARPET'
 - CISTANTHE GRANDIFLORA
 - CISTUS SALVIFOLIUS
 - ENCELIA CALIFORNICA
 - ERIGERON GLAUCUS 'WAYNE RODERICK'
 - FESTUCA MAIREI
 - HESPERALOE PARVIFLORA
 - MUHLENBERGIA CAPILLARIS 'REGAL MIST'
 - OLEA 'LILL OLLIE'
 - PENNISSETUM 'FAIRY TAILS'
 - PENNISSETUM SETAHEUM 'FIREWORKS'
 - PHLOMIS FRUTICOSA
 - RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'
 - RHAPHIOLEPIS INDICA 'CLARA'
 - SALVIA LEUCOPHYLLA 'POINT SAL SPREADER'
 - SENECIO MANDRALISCAE
 - TACTES LEMMONII
 - WESTRINGIA FRUTICOSA 'MORNING LIGHT'
 - WESTRINGIA FRUTICOSA 'MUNDI'

■■■■■■■■■■ BOUNDARY OF THE AREA RECEIVING PARK LAND CREDIT

City of Irvine
APPROVED

BY Director of Community Development

CASE # 00976676-PPD

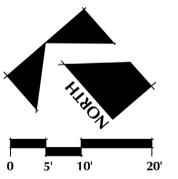
DATE March 12, 2026

TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS
	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	LOW
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	LOW
	GINKGO BILOBA 'FAIRMONT'	MAIDENHAIR TREE	MODERATE
	JACARANDA MIMOSIFOLIA	JACARANDA	MODERATE
	LAGERSTRONEMIA INDICA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	MODERATE

TREE LEGEND CONT'

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS
	PISTACIA CHINENSIS	CHINESE PISTACHE	MODERATE
	PLATANUS ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	MODERATE
	QUERCUS ILEX	HOLLY OAK	LOW
	TABEBUIA CHRYSOTRICHA	GOLDEN TRUMPET TREE	MODERATE
	TRISTANIA LAURINA	WATER GUM	MODERATE



NO.	DATE	REVISIONS	APPROVED	CHECKED BY:
03/19/2026		PLANNING REVIEW 2ND SUBMITTAL		KL

DATE:	12/15/25	PREPARED FOR:	
DRAWN BY:	EH/ST		
DESIGNED BY:	KL		
CHECKED BY:	KL		

PREPARED BY:

15420 Laguna Canyon Rd., Suite 210, Irvine, California 92618
 (714) 454-9807 FAX (714) 454-9109

CITY APPROVAL

PROJECT NUMBER - 00976676-PPD

PARK DESIGN PLAN
 FOR PARASOL IRVINE AFFORDABLE
 FAMILY HOUSING PROJECT
 (DOG PARK PH2-)
 PRELIMINARY LANDSCAPE PLAN

SHEET
8
 OF
 8
 JOB NO. 25-127
 1st SUBMITTAL

PLANNING COMMISSION RESOLUTION NO. 25-4014

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING PARK PLAN 00947585-PPP FOR 120 FAMILY AFFORDABLE UNITS LOCATED WITHIN DISTRICT 1-WEST OF GREAT PARK NEIGHBORHOODS IN PLANNING AREA 51 (GREAT PARK), FILED BY FIVE POINT COMMUNITIES MANAGEMENT, INC., ON BEHALF OF HERITAGE FIELDS EL TORO, LLC

WHEREAS, Park Plan 00947585-PPP has been filed by Five Point Communities Management, Inc. for a new family affordable apartment complex consisting of 120 units within District 1-West, consistent with an associated residential master plan (File No. 00947585-PMP) and Vesting Tentative Tract Map No. 19383 (File No. 00947577-PTT) for Great Park Neighborhoods in Planning Area 51 (Great Park); and

WHEREAS, Park Plan 00947585-PPP establishes the community and neighborhood park obligations for the 120-unit affordable residential project with a population density of 32.4 dwelling units per net acre; and

WHEREAS, consistent with Section 5-5-1004(D), Park dedication, of the Irvine Municipal Code and the Irvine Parks and Park Facilities Standards Manual, the park plan is based on a population of 176 residents and developed based on a generation rate of 1.46 persons per unit for projects with population densities greater than 31.1 dwelling units per net acre; and

WHEREAS, the property is designated as Great Park by the Land Use Element of the General Plan, a designation that supports a range of uses including, but not limited to, habitat preservation, conservation and open space, education, institutional, research and development, commercial, transit oriented, and residential development; and

WHEREAS, the property is designated 8.1 Trails and Transit Oriented District by the Irvine Zoning Ordinance, a designation that supports a range of uses including, but not limited to, residential, commercial, recreational, and educational uses that support a multi-use environment; and

WHEREAS, the subject application is consistent with the Affordable Housing and Necessary Government Use Property Exchange Agreement ("Agreement") between the City of Irvine and the applicant which was approved by a vote of 3-0-2 (then Vice Mayor Agran and Councilmembers Kim and Treasurer voting to approve and then Mayor Khan and Councilmember Carroll absent) September 24, 2024; and

WHEREAS, District 1 includes four neighborhoods, Novel Park (District 1-West), Beacon Park (District 1-North), Parasol Park (District NoSo), and District 1-South, and where each of these neighborhoods were developed with separate, but interrelated park plans; and

PC ATTACHMENT 10

WHEREAS, the proposed park plan does not propose any modifications to approved park plans for District 1 and stands alone, consistent with the way in which park plans for entirely affordable projects are processed; and

WHEREAS, the applicant has elected to pursue a reduced neighborhood park dedication per Section 5-5-1004(G), Park dedication, of the Irvine Municipal Code, which applies to projects with on-site affordable units. This provision allows the applicant to provide two acres per 1,000 residents instead of the three acres that are commonly required; and

WHEREAS, the project's community park requirement has been entirely satisfied by the conveyance of the property comprising the Great Park to the City of Irvine consistent with the Amended and Restated Development Agreement (ARDA) Overlay Plan; and

WHEREAS, the project's neighborhood park requirement (0.35-acre) will be satisfied through the dedication of park land alone; and

WHEREAS, proposed amenities within the project site include a 1,000-square-foot swimming pool, a 500-square-foot community building, a barbecue area, a shade structure, multi-use area, and a dog park. These amenities will be for the exclusive use of residents living within the family affordable complex; and

WHEREAS, the park plan is consistent with the City's General Plan, the Irvine Zoning Ordinance, Irvine Municipal Code, and the Irvine Parks and Park Facilities Standards Manual; and

WHEREAS, the subject park plan is considered a "project" pursuant to the State of California Environmental Quality Act (CEQA); and

WHEREAS, on November 13, 2013, the Second Supplemental Environmental Impact Report ("2012 SSEIR") (State Clearinghouse (SCH) No. 2002101020) for the Planning Area 51 General Plan Amendment and Zone Change Project was certified by the Irvine City Council and satisfies the requirements of CEQA for the proposed project. The included mitigation measures reduce potential impacts of this proposed development to a level of insignificance. All applicable mitigation measures have been applied to this project and

WHEREAS, on April 16, 2025, the Community Services Commission of the City of Irvine considered information presented by the applicant, the Community Development Department, and other interested parties at a duly noticed public meeting, and made a recommendation to the Planning Commission; and

WHEREAS, on April 24, 2025, notice of the May 15, 2025 Planning Commission public hearing was published in the Irvine World News, was mailed to interested parties, property owners, and tenants within 500 feet of the project site, and was posted at the project site and at City-designated locations; and

WHEREAS, the Planning Commission of the City of Irvine considered information presented by the applicant, the Community Development Department, and other interested parties at a duly noticed public hearing held May 15, 2025.

NOW, THEREFORE, the Planning Commission of the City of Irvine, California, DOES HEREBY RESOLVE as follows:

SECTION 1. The above recitals are true and correct and incorporated herein.

SECTION 2. Pursuant to Section 15168 of the CEQA Guidelines, this project is within the scope of the previously certified 2012 SSEIR (SCH No. 2002101020). The effects of the project were examined in the 2012 SSEIR, and all feasible mitigation measures and alternatives developed in the 2012 SSEIR have been incorporated into this project and no new mitigation measures are required. Therefore, the 2012 SSEIR for Planning Area 51 is adequate to serve as the environmental documentation for this project and satisfies all requirements of CEQA.

SECTION 3. Pursuant to CEQA Guidelines Section 15168, if the lead agency finds that pursuant to section 15162 no subsequent EIR would be required, the agency can approve the activity as being within the scope of the project covered by the EIR, and no new environmental document would be required, if the following has been determined:

- A. There are no substantial changes to the project that will require major revisions to the SSEIR due to new, significant environmental effects or a substantial increase in the severity of impacts identified in the SSEIR.
B. Substantial changes have not occurred in the circumstances under which the project is being undertaken that will require major revisions of the SSEIR to disclose new, significant environmental effects or a substantial increase in the severity of impacts identified in the SSEIR.
C. There is no new information of substantial importance not known at the time the EIR was certified that shows any of the following:
1. The project will have any new significant effects not discussed in the SSEIR.
2. There are impacts that were determined to be significant in the SSEIR that will be substantially increased.
3. There are additional mitigation measures or alternatives to the project that would substantially reduce one or more of the significant effects identified in the SSEIR.
4. There are additional mitigation measures or alternatives that were rejected by the project proponent that are considerably different from those analyzed in the SSEIR that would substantially reduce any significant impact identified in the SSEIR.

SECTION 4. All applicable mitigation measures identified in the 2012 SSEIR have been incorporated into this resolution, included as a feature of this project, or have been

previously applied. These measures propose to mitigate any potential significant threat, when feasible.

SECTION 5. Pursuant to Department of Fish and Game Code Section 711.4(c), all required Fish and Game filing fees have been paid subsequent to certification of the 2012 SSEIR (SCH No. 2002101020).

SECTION 6. As recommended by the Community Services Commission, the findings required to be made by the Planning Commission to approve a park plan, as set forth in Chapter 2-22 of the Irvine Zoning Ordinance, are as follows:

A. The proposed park plan is consistent with the City's General Plan.

Objective 6, Policy (f) of the General Plan Conservation and Open Space Element indicates that residential developers are required to provide park land and park improvements/amenities and/or pay fees in lieu of dedication, at a rate of five acres per 1,000 population, consistent with the Quimby Act, Subdivision Map Act, Irvine Subdivision Ordinance, Irvine Zoning Ordinance, and General Plan standards. The proposed park plan for the 120-unit affordable complex fulfills this policy by demonstrating that the community park obligation has been satisfied, pursuant to Section 9.3.2 of the ARDA, with the applicant's conveyance of property to the City for the development of the Great Park.

According to Section 5-5-1004(G) of the Irvine Municipal Code, the proposed park plan for the 120-unit affordable apartment complex applies a reduced neighborhood park dedication rate of two acres per 1,000 residents. For a population of 176 residents, the project requires a neighborhood park requirement of 0.35-acre. The neighborhood park obligation is met through the dedication of land consisting of 0.35-acre for private recreation space for the affordable apartment complex, within two areas onsite.

The proposed park plan meets General Plan objectives in that it provides a broad spectrum of recreational opportunities and facilities, including connections to a community park (Great Park) that offers a wide range of recreational and entertainment activities, and an onsite private neighborhood recreational area with a pool, community room, tot/playground area, and flex-use space. Therefore, the proposed park plan will continue to meet the General Plan objective of providing recreational opportunities.

B. The proposed park plan is consistent with the community parks master plan.

The proposed park plan is consistent with the Community Parks Master Plan in that, Heritage Fields El Toro LLC's (Heritage Fields) conveyance of the Orange County Great Park Property to the City shall be deemed to satisfy any requirement imposed upon Heritage Fields for the dedication or development of community parks pursuant to the adopted ARDA.

C. The proposed park plan is consistent with the Local Park Code.

As demonstrated through the calculations in the park plan, the neighborhood park dedication requirement for this project has been satisfied. The plan is consistent with the local park code. Additionally, the community park obligation is satisfied with the applicant's conveyance of the Orange County Great Park property to the City of Irvine. The neighborhood park obligation will be met through land dedication alone within the designated area of the family affordable complex.

Based on the 120 affordable dwelling units proposed, at a density of approximately 32.4 dwelling units per net acre and based on the 1.46 person per dwelling unit population generation factor established in the City's Municipal Code, the project is estimated to add 176 residents at the project site. With a total of 120 family affordable units and a projected population of 176 residents, a total of 0.35-acre of neighborhood parkland is required for the affordable complex. As demonstrated through the calculations set forth in the park plan, the neighborhood park dedication requirements for the family affordable complex have been met through the dedication of an onsite 0.35-acre parkland. Therefore, the park plan is consistent with the local park code.

D. For parks receiving park dedication credit, the proposed park plan is consistent with the park/facility standards manual.

The proposed park plan is not proposing to meet neighborhood park dedication requirements through park dedication credit. The applicant proposes to entirely meet the parkland obligation for the 120-unit family affordable complex through the dedication of land. As such, this finding does not apply.

E. For developments affordable for households of low and moderate income requesting a park dedication reduction, the proposed park plan is consistent with the criteria set forth in Sections 5-5-1004(D), (F), and (G) of the Irvine Municipal Code.

The proposed park plan provides the park requirements for a total of 120 family affordable units, and the reduction in park dedication applies to these affordable units. The applicable reduction in parkland obligation has been calculated consistent with the density classification specified by the Irvine Subdivision Ordinance Section 5-5-1004(D). All park improvements associated with the private neighborhood park space comply with the current City codes and park standards as required by Section 5-5-1004(F). Additionally, as required by Section 5-5-1004(G), all affordable units will remain affordable to very low income households in perpetuity, the units are located within one-half mile of the existing Great Park and an existing school playground at Beacon Park Middle School. Finally, the reduction in parkland obligation reduces the total amount of parkland required for the project, thereby reducing the cost of construction for the affordable units within the project. Therefore, the proposed park plan is consistent with the criteria set forth in Subsections 5-5-1004(D), (F), and (G) of the Municipal Code.

F. If the proposed park plan affects land located within the coastal zone, the proposed park plan will comply with the provisions of the land use plan of the certified local coastal program.

The project is not located in the coastal zone; therefore, this finding is not applicable.

G. The proposed park plan is in the best interests of the public health, safety, and welfare of the community.

The provision of recreation spaces for the residents of the 120-unit family affordable complex is in the best interests of the public health, safety and welfare in that it meets the requirements of the General Plan, Irvine Zoning Ordinance, Municipal Code, and the Irvine Parks and Park Facilities Standards Manual. The proposed private park areas (0.35-acre) are solely provided for the use by residents living in the family affordable complex. These spaces will include amenities such as a 1,000-square-foot swimming pool, 500-square-foot community building, barbecue area, shade structure, a multi-use area with tot-tot, and an approximately 9,000-square-foot dog park. Furthermore, the recreational amenities proposed in the park plan will be constructed in accordance with all City codes, policies, and ordinances.

SECTION 7. As recommended by the Community Services Commission, the findings required to be made by the Planning Commission to approve the parkland dedication standard reduction for affordable units, as set forth in Chapter 5-5-1004(S)(2) of the Irvine Municipal Code, are as follows:

- A. The reduction in park dedication will help lower the cost of construction of the units planned for very low-, low-, and moderate-income households.
By reducing the park dedication acreage for the new 120-unit family affordable project, the developer can reduce the amount of money spent on developing the additional park acreage for recreational purposes and/or reduce the amount of money required to be paid in in-lieu fees. Since this acreage is not required to be put to a recreational use, the developer is able to utilize this space for purposes that may generate revenue. Because this acreage can be put to other uses that are intended to benefit the project's finances, over time it will help lower the developer's costs to construct units for lower-income households.
B. The new affordable units will be guaranteed as affordable for low-income households for a minimum of thirty years.

Pursuant to the Master Affordable Housing Plan and Density Bonus Agreement between the developer and the City of Irvine, all affordable units within Great Park Neighborhoods are reserved in perpetuity for occupancy by lower-income households. As the units will be held in perpetuity, they will far exceed the minimum affordability requirement of 55 years.

C. Projects for family units will be located within one-half mile of a publicly maintained park and/or school playground.

The proposed 120-unit family affordable complex is located adjacent to the intersection of Magnet and Ridge Valley within the southwestern section of District 1. The project site is located within one-half mile of both a publicly maintained park (Great Park) and an existing school playground (Beacon Park Middle School).

SECTION 8. That the Secretary to the Planning Commission of the City of Irvine shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

SECTION 9. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, then such decision shall not affect the validity of the remaining portions of this resolution. The Planning Commission of the City of Irvine hereby declares that the Planning Commission would have adopted this resolution, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared unconstitutional, invalid, or ineffective.

NOW, THEREFORE, based on the above findings, the Planning Commission of the City of Irvine DOES HEREBY APPROVE Park Plan 00947585-PPP, subject to all applicable Plans, Programs, and Policies (PPP), Project Design Features (PDF) and Mitigation Measures (MM) as identified in the Mitigation Monitoring and Reporting Program (MMRP) as identified in the Mitigation Monitoring and Reporting Program as set forth by the 2012 SSEIR (SCH No. 2002101020), and subject to the following conditions:

PRIOR TO THE ISSUANCE OF PRECISE GRADING PERMITS

Standard Condition 2.21 PARK PLAYGROUND

Prior to issuance of the first precise grading plan for any park that includes a playground, the applicant shall submit for review and obtain approval of a Playground Plan by the Director of Community Development. The playground plan shall include all information specified in the City of Irvine Parks and Park Facilities Standards, Section VII-B.3.4. The Playground Plan shall also be included within the precise grading plan and provide sufficient plan and detail information to demonstrate compliance with the accessibility standards of the California Building Code.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS

Standard Condition 3.6 SITE LIGHTING REQUIREMENTS

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

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

Standard Condition 3.11 (Modified) PARK DESIGN CONSISTENCY

Prior to the issuance of a building permit for any park(s) within the 120-unit family affordable complex in District 1-West, the applicant shall demonstrate that all related construction plans are consistent with the approved park design for that park(s).

Standard Condition 3.12 PRIVATE PARK RESERVATION

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

Standard Condition 3.17 (Modified) EMERGENCY ACCESS PLAN

Prior to the issuance of the first building permit for a structure within a park, the applicant shall submit and have approved by the Chief of Police an Emergency Access Plan, which identifies and locates all Knox Boxes, Knox key switches, and Click2Enter radio access control receivers. Said plan shall be incorporated into the plan set approved for building permits.

Condition 3.28 PARK PLAN PHASING

Construction of the family affordable private park areas shall commence concurrently with the residential units for this project. Once started, construction of the park areas will be completed within a reasonable time.

Condition 3.29 PARK DESIGN

Prior to issuance of a building permit for any lot that contains a private neighborhood park, the applicant or responsible party shall submit a park design application in accordance with Section 2-22-4 of the Irvine Zoning Ordinance.

Condition 3.30 PARK DESIGN FEATURES

Prior to issuance of a building permit for any lot that contains a private neighborhood park, the applicant or responsible party shall submit a park design application that incorporates the following design features: 1) shade structures at tot-to/lo/tp/ground area; 2) fresh water sources for dogs/pedestrians at dog park area; 3) shade/trees at dog park area; 4) benches at dog park area; 5) bicycle racks for recreation area; 6) dock over the pool area; and 7) a swimming pool emphasizing a shallow pool area.

PRIOR TO AUTHORIZATION TO USE, OCCUPY, AND/OR OPERATE

Standard Condition 4.2 PLAYGROUND INSPECTION

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

Standard Condition 4.3 PRIVATE PARK IDENTIFICATION

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

Standard Condition 4.9 (Modified) EMERGENCY ACCESS INSPECTION

Prior to authorization to use, occupy, and/or operate a park, the applicant shall arrange for and have passed an inspection, to be performed by the Police Department and the Orange County Fire Authority, to ensure compliance with the Emergency Access Plan requirements. The inspector shall verify test acceptance and locations of all Knox boxes and key switches as depicted on the approved plan.

PRIOR TO THE EXONERATION OF SECURITY

Standard Condition 5.3 (Modified) DIGITAL RECORDS - AUTOCAD

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

Condition 3.30 PARK DESIGN FEATURES

Prior to issuance of a building permit for any lot that contains a private neighborhood park, the applicant or responsible party shall submit a park design application that incorporates the following design features: 1) shade structures at tot-to/lo/tp/ground area; 2) fresh water sources for dogs/pedestrians at dog park area; 3) shade/trees at dog park area; 4) benches at dog park area; 5) bicycle racks for recreation area; 6) dock over the pool area; and 7) a swimming pool emphasizing a shallow pool area.

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

Standard Condition 4.3 PRIVATE PARK IDENTIFICATION

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

Standard Condition 4.9 (Modified) EMERGENCY ACCESS INSPECTION

Prior to authorization to use, occupy, and/or operate a park, the applicant shall arrange for and have passed an inspection, to be performed by the Police Department and the Orange County Fire Authority, to ensure compliance with the Emergency Access Plan requirements. The inspector shall verify test acceptance and locations of all Knox boxes and key switches as depicted on the approved plan.

PRIOR TO THE EXONERATION OF SECURITY

Standard Condition 5.3 (Modified) DIGITAL RECORDS - AUTOCAD

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

artificial turf), however, for credit or not would not be subject to the modification process and instead will be reviewed in conjunction with the City's consideration of the park design application.

Condition 6.20 MODIFICATION OF PARK PHASING

Phasing for parks, as set forth in Condition 3.27 of this resolution, can be modified at the applicant's request, subject to the written approval of the Director of Community Development.

Condition 6.21 COMPLIANCE WITH ASSOCIATED APPLICATIONS

Development of this project shall also comply with all applicable conditions of approval for VTTM No. 19383 (File No. 00947577-PTT) and Master Plan 00947585-PMP for District 1-West as set forth in Planning Commission Resolution Nos. 25-4012 and 25-4013.

Condition 6.22 COMPLIANCE WITH PRIOR ENVIRONMENTAL REVIEW

This approval is subject to all applicable PPP, PDF, and MM identified in the March 27, 2025 Environmental Evaluation (Attachment 7 to the May 15, 2025 Staff Report) and listed in the MMRP for the Second Supplemental EIR associated with the Planning Area 51 General Plan Amendment and Zone Change (SCH No. 2002101020), as certified by the City Council in November 2013.

Condition 6.23 COMPLIANCE WITH PRIOR ENVIRONMENTAL REVIEW

This approval is subject to all applicable PPP, PDF, and MM identified in the March 27, 2025 Environmental Evaluation (Attachment 7 to the May 15, 2025 Staff Report) and listed in the MMRP for the Second Supplemental EIR associated with the Planning Area 51 General Plan Amendment and Zone Change (SCH No. 2002101020), as certified by the City Council in November 2013.

Condition 6.24 COMPLIANCE WITH PRIOR ENVIRONMENTAL REVIEW

This approval is subject to all applicable PPP, PDF, and MM identified in the March 27, 2025 Environmental Evaluation (Attachment 7 to the May 15, 2025 Staff Report) and listed in the MMRP for the Second Supplemental EIR associated with the Planning Area 51 General Plan Amendment and Zone Change (SCH No. 2002101020), as certified by the City Council in November 2013.

Condition 6.25 COMPLIANCE WITH PRIOR ENVIRONMENTAL REVIEW

This approval is subject to all applicable PPP, PDF, and MM identified in the March 27, 2025 Environmental Evaluation (Attachment 7 to the May 15, 2025 Staff Report) and listed in the MMRP for the Second Supplemental EIR associated with the Planning Area 51 General Plan Amendment and Zone Change (SCH No. 2002101020), as certified by the City Council in November 2013.

Condition 6.26 COMPLIANCE WITH PRIOR ENVIRONMENTAL REVIEW

This approval is subject to all applicable PPP, PDF, and MM identified in the March 27, 2025 Environmental Evaluation (Attachment 7 to the May 15, 2025 Staff Report) and listed in the MMRP for the Second Supplemental EIR associated with the Planning Area 51 General Plan Amendment and Zone Change (SCH No. 2002101020), as certified by the City Council in November 2013.

Condition 6.27 COMPLIANCE WITH PRIOR ENVIRONMENTAL REVIEW

This approval is subject to all applicable PPP, PDF, and MM identified in the March 27, 2025 Environmental Evaluation (Attachment 7 to the May 15, 2025 Staff Report) and listed in the MMRP for the Second Supplemental EIR associated with the Planning Area 51 General Plan Amendment and Zone Change (SCH No. 2002101020), as certified by the City Council in November 2013.

Condition 6.28 COMPLIANCE WITH PRIOR ENVIRONMENTAL REVIEW

This approval is subject to all applicable PPP, PDF, and MM identified in the March 27, 2025 Environmental Evaluation (Attachment 7 to the May 15, 2025 Staff Report) and listed in the MMRP for the Second Supplemental EIR associated with the Planning Area 51 General Plan Amendment and Zone Change (SCH No. 2002101020), as certified by the City Council in November 2013.

Condition 6.29 COMPLIANCE WITH PRIOR ENVIRONMENTAL REVIEW

This approval is subject to all applicable PPP, PDF, and MM identified in the March 27, 2025 Environmental Evaluation (Attachment 7 to the May 15, 2025 Staff Report) and listed in the MMRP for the Second Supplemental EIR associated with the Planning Area 51 General Plan Amendment and Zone Change (SCH No. 2002101020), as certified by the City Council in November 2013.

Condition 6.30 COMPLIANCE WITH PRIOR ENVIRONMENTAL REVIEW

This approval is subject to all applicable PPP, PDF, and MM identified in the March 27, 2025 Environmental Evaluation (Attachment 7 to the May 15, 2025 Staff Report) and listed in the MMRP for the Second Supplemental EIR associated with the Planning Area 51 General Plan Amendment and Zone Change (SCH No. 2002101020), as certified by the City Council in November 2013.

VTTM 19383 Family Affordable Private Neighborhood Park Plan Planning Area 51 00947585-PPP



PC ATTACHMENT 5

This Park Plan demonstrates how the City's park requirements are being met for Vesting Tentative Tract Map (VTTM) 19383.

Page 1: Includes a pool, tot-to/lo/tp area, dog park, community room, and flex-use space

Page 2: Provides calculation of neighborhood park requirements for the affordable units.

Page 3: Outlines the proposed park amenities for the park and how park requirements will be met. Park requirements are met through the dedication of park acreage within VTTM 19383. All parking is accommodated by parking with the family affordable complex with no dedicated parking spaces.

Page 4: Outlines the park phasing.

Table with 5 columns: Family Affordable, Net Density Range, Units Plotted, Person/DU, Number of Persons, Acreage. Row 1: 120, 31.15-50.0, 120, 1.46, 176, 0.35.

AMENITIES PROVIDED

- Pool (1,000 SF)
Pool Deck (3,000 SF, 20% Shaded)
Community Building (500 SF)
Shade Structure
BBQ Area
Multi-Use Area/Tot Lo-Play Area
Dog Park

Park A (Provided) 0.35 Acres
Park A (Required) 0.35 Acres

Notes: 1) This exhibit shows a conceptual layout of the amenity program for Park A. This layout and referenced dimensions may be modified in association with park design review and approval. 2) Synthetic turf may be used in the dog park and non-activity/non-play areas.

PHASING - FAMILY AFFORDABLE PRIVATE NEIGHBORHOOD PARK

Construction of Park A shall commence concurrently with the residential units for this project. Once started, construction of the park will be completed within a reasonable time.

City of Irvine APPROVED

BY Director of Community Development

CASE # 00976676-PPD

DATE March 12, 2026

PARK DESIGN PLAN FOR PARASOL IRVINE AFFORDABLE FAMILY HOUSING PROJECT CONDITIONS OF APPROVAL

SHEET 9 OF 9

PROJECT NUMBER - 00976676-PPD

JOB NO. 25-127 1st SUBMITTAL

Table with 4 columns: NO., DATE, REVISIONS, APPROVED. Row 1: 03/19/2026, PLANNING REVIEW 2ND SUBMITTAL.

Table with 4 columns: DATE, DRAWN BY, DESIGNED BY, CHECKED BY. Row 1: 12/15/25, EH/ST, KL, KL.