

**MITIGATION MONITORING REPORTING PROGRAM
2 OSBORN MEDICAL OFFICE BUILDING
CITY OF IRVINE, ORANGE COUNTY, CALIFORNIA**

Prepared for:



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2 OSBORN MEDICAL OFFICE BUILDING MITIGATION MONITORING REPORTING PROGRAM

SECTION 1.0 INTRODUCTION

The following is a Mitigation Monitoring Report Program (MMRP) for the 2 Osborn Medical Office Building Project, which has been prepared pursuant to Section 15097 of the CEQA Guidelines and Section 21081.6 of the Public Resources Code. This MMRP lists all applicable mitigation measures from the EIR for the Project. The appropriate timing of implementation and responsible party are identified to ensure proper enforcement of the mitigation measures from the EIR to reduce Project impacts to less than significant levels.

SECTION 2.0 PROJECT DESCRIPTION

The Project involves demolition of an existing single-story (16,015 square foot) medical office building with an accompanying 122 parking spaces and development of the 2.86-acre Project site with a two-story medical office building (46,800 square feet) and 260 parking spaces. The discretionary actions required to allow the proposed development include General Plan Amendment and Zone Change applications that would increase development intensities allowed in the Multi-Use planning designation by amending applicable maximum square footage tables and exhibits within the Woodbridge Village (Planning Area 15). The Master Plan component of the proposed application package establishes design criteria relative to building size, height, and setbacks; floor plans; architectural elevations; parking; and, landscaping.

2.1 – Project Management

This MMRP identifies the implementation timing and responsible party for each Mitigation Measure identified in the Project EIR. This MMRP is applicable to all phases of the Project and will be used by the City of Irvine as follows.

- The City of Irvine, Community Development Department is the CEQA Lead Agency responsible for proper implementation of Mitigation Measures identified in the Project EIR.
- The City of Irvine has determined the Project will have a less than significant impact on the environment with implementation of Mitigation Measures identified in the Final EIR for the Project.
- The City of Irvine will use this MMRP to ensure proper enforcement of each Mitigation Measure identified in the Final EIR, which are needed to reduce potential Project impacts to less than significant levels.
- The City of Irvine will assign a Project Manager to supervise implementation of the Mitigation Measures.

2.1.1 – Roles and Responsibilities of the Project Manager

- Enforce all Mitigation Measures identified in the MMRP
- Identify a responsible designee, if necessary, to enforce the MMRP in place of the Project Manager
- Retain appropriate specialists, as needed, to monitor specified mitigation activities and provide appropriate written approvals to the Project Manager
- Approve by signature and date the completion of each action item identified in the MMRP
- Approve by signature and date of completion any impact issue requiring no further monitoring
- Approve refinements to any Mitigation Measures as needed based on unanticipated circumstances arising during any phase of the Project
- Stop work of construction contractors if MMRP implementation is not achieved
- Hold issuance of a permit or completion notice/certificate until all Mitigation Measures are implemented

2.1.2 – General Procedures

MMRP Files

Files will be established to document and retain records pertaining to implementation of Mitigation Measures in the MMRP. The Project Manager will organize MMRP files according to Mitigation Measures and Project phases.

Records and Implementation (R&I) Forms

Records and Implementation (R&I) Forms will be used to record document monitoring activity in a manner consistent with needed approvals for the Project. R&I Forms will be incorporated in the MMRP files and will be prepared for each potentially significant impact and its corresponding Mitigation Measure for each applicable Project phase. After compliance is verified for each Mitigation Measure, the Project Manager shall initial and date the Measure on the MMRP, and no further action is required for the specific phase.

Environmental Compliance Verification

The Project Manager will execute an Environmental Compliance Verification at the completion of any construction contract that is part of the overall Project development to verify environmental compliance and conclude the construction monitoring process for the contract.

Disposition of Monitoring Forms

All actions and completed R&I Forms will be kept in the MMRP file at the City of Irvine during all Project phases. Reports will be available upon request at the following address.

City of Irvine (Lead Agency)
Community Development Department
One Civic Center Plaza
Irvine, California 92623-9575

SECTION 3: MITIGATION MONITORING REPORTING PROGRAM

The Project Manager will use the following table to enforce Mitigation Measures during each phase of the Project pursuant to Section 15097 of the California State CEQA Statutes and Guidelines and Public Resources Code Section 21081.6. This MMRP will be enforced pursuant to Section 2.1 Program Management and is designed to ensure compliance with the Project EIR Mitigation Measures.

The table also includes the Project Design Features and Plans Programs and Policies of the Draft EIR. Project Design Features are elements of the Project that have been incorporated into Project design that reduce the Project impacts to the environment. Existing Plans Programs and Policies reflect applicable local, state or federal laws.

Table 1: Mitigation Monitoring Reporting Program

| Section / MM No. | Mitigation Measure | Method of Verification | Timing of Verification | Responsible Person | Date of Completion Initials |
|-----------------------|---|---|---|--|-----------------------------------|
| 4.1 Aesthetics | | | | | |
| MM AES-1 | To minimize nuisance light and glare associated with typical windows, the Applicant shall use anti-glare coating and tinting on all building windows. | Prior to issuance of a Building Permit, the Applicant shall demonstrate on plans use of anti-glare coating and tinting on all building windows. | Prior to issuance of a Building Permit; | Community Development Department or designee | |
| MM AES-2 | The proposed building shall be designed of non-reflective materials such as high-performance tinted non-mirrored glass, pre-case concrete, and brick masonry. | Prior to issuance of a Building Permit, the Applicant shall demonstrate on plans how the building design will use appropriate non-reflective building materials, including but not limited to, high-performance tinted non-mirrored glass, pre-case concrete, brick masonry, etc. | Prior to issuance of a Building Permit | Community Development Department or designee | |

| Section / MM No. | Mitigation Measure | Method of Verification | Timing of Verification | Responsible Person | Date of Completion Initials |
|---------------------------------|---|--|--|--|-----------------------------------|
| 4.4 Biological Resources | | | | | |
| MM B-1 | Prior to issuance of permits that include removal of trees, the Applicant shall provide evidence of compliance with tree replacement requirements specified in the City Urban Forestry Ordinance and obtain a Tree Removal Permit (if needed) to the satisfaction of the City Arborist and Community Development Department for review and approval. | Prior to issuance of a Grading Permit involving removal of trees, the Applicant shall obtain a Tree Removal Permit, if needed, to the satisfaction of the City Arborist and Community Development Department. | Prior to issuance of a Grading Permit | City Arborist and Community Development Department or designee | |
| MM B-2 | Should site grading activities occur between March 15 and September 15, including any activities that would result in disturbance to or removal of existing perimeter landscaping, a qualified biologist shall conduct a pre-construction survey to determine the location of any active bird nests in the area, including but not limited to raptors and least Bell's vireo. The survey should begin not more than three days prior to the beginning of construction activities. The wildlife agencies shall be notified if any nesting least Bell's vireo is found. During construction, active nesting sites shall be monitored by a qualified biologist to ensure that construction levels do not exceed 60 Dba l_{eq} . Should these noise levels be exceeded, the applicant shall implement noise attenuation measures, potentially including the erection of temporary noise curtains sufficient to reduce noise levels at occupied nesting sites to acceptable levels. Nest monitoring should continue until fledglings have dispersed or the nest has been determined to be a failure, as approved by the wildlife agencies. | Prior to ground disturbance and/or issuance of a Grading Permit, the Applicant shall provide proof that a certified biologist has been retained to determine if active bird nests are present on, or within the vicinity of, the Project site. The Applicant shall provide the City with evidence that the qualified biologist conducted a preconstruction survey, monitored any active nesting site, and, if required, notified appropriate wildlife agencies. Applicant shall provide City with proposed noise attenuation measures if noise levels exceed thresholds. | Prior to issuance of a Grading Permit; throughout construction | Community Development Department or designee | |

| Section / MM No. | Mitigation Measure | Method of Verification | Timing of Verification | Responsible Person | Date of Completion Initials |
|-------------------------------|--|--|--|---|-----------------------------------|
| 4.5 Cultural Resources | | | | | |
| MM CR-1 | <p>Prior to the issuance of the first preliminary or precise grading permit, the following note shall be placed on the plans: In the event human remains are encountered future construction the following steps shall be taken:</p> <ul style="list-style-type: none"> • There shall be no further excavation or disturbance of the project site until the Orange County Coroner is contacted to determine if the remains are prehistoric and that no investigation of the cause of death is required. If the coroner determines the remains to be Native American, then the coroner shall contact the Native American Heritage Commission within 24 hours, and the Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American. The most likely descendant may make recommendations to the applicant or City for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, which shall be considered and implemented by the applicant, as appropriate, in coordination with the City. • Where the following conditions occur, the landowner of his authorized representative shall rebury the Native American human | <p>Prior to issuance of a Grading Permit, the Applicant must demonstrate the note required by MM CR-1 was placed on the Grading Plans.</p> | <p>Prior to issuance of any Grading Permit</p> | <p>Community Development Department or designee</p> | |

| | <p>remains and associated grave goods with appropriate dignity either in accordance with recommendations of the most likely descendant or on the property in a location not subject to further subsurface disturbance:</p> <ul style="list-style-type: none"> • The Native American Heritage commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 48 hours after being notified by the Commission; • The descendant identified fails to make a recommendation; or, • The applicant rejects the recommendation of the descendant and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner. | | | | |
|------------------------------|--|--|--|-------------------------------|------------------------------------|
| Section / MM No. | Mitigation Measure | Method of Verification | Timing of Verification | Responsible Person | Date of Completion Initials |
| 4.6 Geology and Soils | | | | | |
| MM G/S-1 | <p>Prior to issuance of a grading permit, the Applicant shall submit to the Chief Building Official a site-specific geotechnical study for his/her approval which shall reflect conformance with recommendations about design, grading and construction contained in the “Revised Geotechnical Foundation Investigation, Proposed 3-Level Office Building, 2 Osborn, City of Irvine, California (December 22, 2016)” and in accordance with requirements of the City of Irvine Building Code and most recent Uniform Building Code and California Building Code applicable at time of grading. All design, grading and</p> | <p>Prior to issuance of a Grading Permit, Applicant shall submit a geotechnical study specific to the project site. The study shall reflect and incorporate said recommendations of the “Revised Geotechnical Foundation Investigation...” and shall be in compliance with applicable City of Irvine Building Code, Uniform Building Code, and</p> | <p>Prior to issuance of a Grading Permit and throughout construction</p> | <p>City Building Official</p> | |

| | construction shall be performed in accordance with requirements of the City of Irvine Building Code and the most recent Uniform Building Code and California Building Code applicable at time of grading, appropriate local grading regulations, and recommendations of the project geotechnical consultant as summarized in the "Revised Geotechnical Foundation Investigation, Proposed 3-Level Office Building, 2 Osborn, City of Irvine, California (December 22, 2016)" subject to review and approval by the City of Irvine Building Official. | California Building Code. During construction, Applicant shall provide evidence to the City, as requested, that all design, grading, and construction is performed in accordance with City, UBC, and CBC regulations applicable at the time. | | | |
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| Section / MM No. | Mitigation Measure | Method of Verification | Timing of Verification | Responsible Person | Date of Completion Initials |
| 4.8 Hazards | | | | | |
| MM H/H-1 | Prior to issuance of a Demolition for the existing medical office building, the Applicant shall provide the City with an asbestos and hazardous materials survey of all irrigation pipes and building materials that has been prepared and certified by a licensed professional for review and approval to the satisfaction of the Community Development Department. | Prior to issuance of a Demolition Permit, the Applicant shall provide the City with an asbestos and hazardous materials survey for all irrigation pipes and building materials on the Project site that has been prepared and certified by a licensed professional. | Prior to issuance of a Demolition Permit | Community Development Department or designee | |

| Section / MM No. | Mitigation Measure | Method of Verification | Timing of Verification | Responsible Person | Date of Completion Initials |
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| 4.9 Hydrology | | | | | |
| MM HYD/WQ-1 | Prior to issuance of a grading permit, the Applicant shall prepare and submit a Final Water Quality Management Plan for review and approval by the Chief Building Official. | Prior to issuance of a Grading Permit, the Applicant shall submit a Final Water Quality Management Plan | Prior to issuance of a Grading Permit | City Building Official | |
| Section / MM No. | Mitigation Measure | Method of Verification | Timing of Verification | Responsible Person | Date of Completion Initials |
| 4.12 Noise | | | | | |
| MM N-1 | <p>Prior to issuance of grading permits, the project Applicant shall incorporate the following measures as notes on the grading plan cover sheet to ensure the greatest distance between noise sources and sensitive receptors during construction activities has been achieved.</p> <ul style="list-style-type: none"> • Construction equipment, fixed or mobile, shall be equipped with properly operating and maintained noise mufflers consistent with manufacturers' standards • Construction staging areas shall be located away from off-site sensitive uses during the later phases of project development • The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the proposed project site whenever feasible | Prior to issuance of a Grading Permit, City shall verify incorporation of measures required in MM N-1 on Grading Plan cover sheet. During construction, City shall periodically verify, in its discretion, that the measures required in MM N-1 are implemented to the satisfaction of the City Building Official. | Prior to issuance of a Grading Permit; throughout construction | City Building Official | |

| MM N-2 | Prior to issuance of demolition and/or grading permits, the project Applicant shall install temporary sound blankets (fences typically composed of polyvinyl chloride-coated outer shells with absorbent inner insulation) along project boundaries. A study shall be provided to determine exact height and location to the satisfaction of the Community Development Department | Prior to issuance of a Demolition and/or Grading Permit, the Applicant shall submit a study that determines the exact height and location of required sound blankets and installation of sound blankets pursuant to the specifications in the study | Prior to issuance of a Demolition/Grading Permit; throughout construction | Community Development Department or designee | |
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| Section / MM No. | Mitigation Measure | Method of Verification | Timing of Verification | Responsible Person | Date of Completion Initials |
| 4.17 Tribal Cultural Resources | | | | | |
| MM TCR-1 | <p>Prior to the issuance of the first preliminary or precise grading permit, the following note shall be placed on the plans: In the event human remains are encountered future construction the following steps shall be taken:</p> <ul style="list-style-type: none"> • There shall be no further excavation or disturbance of the project site until the Orange County Coroner is contacted to determine if the remains are prehistoric and that no investigation of the cause of death is required. If the coroner determines the remains to be Native American, then the coroner shall contact the Native American Heritage Commission within 24 hours, and the Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American. The most likely descendant may make recommendations to the applicant or City for means of treating or disposing of, with | Prior to issuance of a Grading Permit, the Applicant shall provide notes identified in MM TCR-1 on Project Grading Plan(s) | Prior to issuance of a Grading Permit | Community Development Department or designee | |

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| | <p>appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, which shall be considered and implemented by the applicant, as appropriate, in coordination with the City.</p> <ul style="list-style-type: none"> • Where the following conditions occur, the landowner of his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with recommendations of the most likely descendant or on the property in a location not subject to further subsurface disturbance: • The Native American Heritage commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 48 hours after being notified by the Commission; • The descendant identified fails to make a recommendation; or, • The applicant rejects the recommendation of the descendant and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner. | | | | |
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| MM TCR-2 | A licensed professional archaeological/paleontological observer shall be present on the Project site to observe all grading activities. Should Native American artifacts be found, the Applicant shall be responsible for informing identified Tribal Councils, whose representative(s) shall determine the disposition of the found artifacts. | Prior to issuance of a Grading Permit, the Applicant shall submit a document that confirms verification of presence of licensed professional archaeological/paleontological observer on Project site during the entire grading stage. Verification that if Native American artifacts are found on the Project site, the Applicant informs identified Tribal Councils. Verification that if Tribal Councils are notified of Native American artifacts, Applicant complies with the Tribal Council's recommendation for disposition of found artifacts. | During all grading activities | Community Development Department or designee | |
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| Section / MM No. | Mitigation Measure | Method of Verification | Timing of Verification | Responsible Person | Date of Completion Initials |
| 4.18 Utilities and Service Systems | | | | | |
| MM USS-1 | Prior to issuance of any grading permit, the Applicant shall obtain, and submit to the City, certification from Irvine Ranch Water District that IRWD can accept the potable, non-potable, and sewer system capacity associated with the Project. The Applicant shall submit a technical memorandum or a Sub-Area Master Plan addendum to IRWD in order to obtain IRWD's certification, and shall submit a copy of the Master Plan addendum or technical memorandum to the City prior to issuance of grading permits. | Prior to issuance of a Grading Permit, the Applicant shall provide written verification that Irvine Ranch Water District will accept potable, non-potable and sewer system capacity generated by Project development and operation. Verification of IRWD's certification of technical memorandum or Sub-Area | Prior to issuance of a Grading Permit | Community Development Department or designee | |

| | | Master Plan addendum submitted by Applicant. Verification that Applicant submitted a copy of Master Plan addendum/technical memorandum to City. | | | |
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| Section / MM No. | Mitigation Measure | Method of Verification | Timing of Verification | Responsible Person | Date of Completion Initials |
| Project Design Features | | | | | |
| PDF AES-1 | The project shall include sensors and timers that will automatically control interior lights to reduce usage after normal business hours. | - | - | - | - |
| PDF GHG-1 | <p>To ensure the Project complies with and would not conflict with or impede implementation of reduction goals identified in Assembly Bill 32, the Governor/s Executive Order S-3-05 and other strategies to help reduce greenhouse gases to the level proposed by the Governor, the Project will implement a variety of measures that will reduce its greenhouse gas emissions. To the extent feasible and to the satisfaction of the City of Irvine, the following measures will be incorporated into the design and construction of the Project:</p> <p>Construction and Building Materials.</p> <ul style="list-style-type: none"> - Use locally produced and/or manufactured building materials for at least 20 percent of the construction materials used for the Project - Recycle/reuse at least 50 percent of the demolished and/or grubbed construction materials (including, but | - | - | - | - |

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| | <p>not limited to, soil, vegetation, concrete, lumber, metal and cardboard) if feasible</p> <ul style="list-style-type: none"> - Use “green building materials,” such as those materials that are resource-efficient and are recycled and manufactured in an environmentally friendly way, for at least 10 percent of the Project <p>Energy Efficiency Measures</p> <ul style="list-style-type: none"> - Design all Project buildings to meet or exceed California Building Code Title 24 energy standard, including but not limited to, any combination of the following: Increase insulation such that heat transfer and thermal bridging is minimized; Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption; Incorporate ENERGY STAR or better rated windows, space heating and cooling equipment, light fixtures, appliances, or other applicable electrical equipment - Install efficient lighting and lighting control systems. Use daylight as an integral part of the lighting systems in buildings - Install “cool” roofs and cool pavements - Install energy-efficient heating and cooling systems, appliances and | | | | |
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| | <p>equipment, and control systems</p> <ul style="list-style-type: none"> - Install solar lights or light-emitting diodes for outdoor lighting or outdoor lighting that meets the City of Irvine Code <p>Water Conservation and Efficiency Measures</p> <ul style="list-style-type: none"> - Devise a comprehensive water conservation strategy appropriate for the Project and its location. The strategy may include the following, plus other innovative measures that may be appropriate: - Create water-efficient landscapes within the development - Install water-efficient irrigation systems and devices, such as soils moisture-based irrigation controls - Use reclaimed water, if available, for landscape irrigation within the Project; install the infrastructure to deliver and use reclaimed water, if available - Design buildings to be water-efficient; install water-efficient fixtures and appliances, including low-flow faucets and waterless urinals - Restrict watering methods (e.g. prohibit systems that apply water to non-vegetated surfaces) and control runoff <p>Solid Waste Measures</p> <ul style="list-style-type: none"> - To facilitate and encourage recycling to reduce landfill-associated emissions, among others, the project | | | | |
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| | <p>will provide trash enclosures that include additional enclosed area(s) for collection of recyclable materials; the recycling collection area(s) will be located within, near, or adjacent to each trash and rubbish disposal area; the recycling collection area will be a minimum of 50 percent of the area provided for the trash/rubbish enclosure(s) or as approved by the Waste Management Department of the City of Irvine</p> <ul style="list-style-type: none"> - Provide employee education on waste reduction and available recycling services <p>Transportation Measures</p> <ul style="list-style-type: none"> - To facilitate and encourage non-motorized transportation, bicycle racks shall be provided in convenient locations to facilitate bicycle access to the Project area; bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval and shall be installed in accordance with those plans - Provide pedestrian walkway and connectivity requirements | | | | |
| <p>PDF HYD/WQ-1</p> | <p>The project storm drain system will include a 72-inch (diameter) by 25-foot long underground detention tank (962 square feet) to detain the additional 872 cubic feet of runoff created by proposed project development.</p> | <p>-</p> | <p>-</p> | <p>-</p> | <p>-</p> |

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| PDF N-1 | Provide mechanical ventilation (e.g. an air-conditioning system) to all medical offices. | - | - | - | - |
| PDF N-2 | Provide windows with Sound Transmission Class (STC) ratings provided by standard building construction (STC-24 top STC-280) for medical offices directly adjacent to Barranca Parkway. | - | - | - | - |
| PDF PS-1 | <p>The Project is subject to review by the City and the Orange County Fire Authority for various construction document plan checks for the applicable fire life safety codes and regulations. The Project will be subject to the current editions of the California Building Code, the California Fire Code, and related codes at time of permit issuance.</p> <ul style="list-style-type: none"> - Structures of this size and occupancy are required to have automatic fire sprinkler systems designed per NFPA 13, as required in the 2016 California Building Code and California Fire Code. - A water supply system to supply fire hydrants and automatic fire sprinkler systems is required. Fire flow and hydrant spacing shall meet minimums identified in the codes. Please refer to the California Fire Code Appendix section. These tables also are located in Orange County Fire Authority Guideline B-09, Attachment 23. - Fire apparatus and personnel access to and around structures shall meet the minimum development standards of the Orange County Fire Authority and California Fire Code requirements. Please reference Section 2 of the | | | | |

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| | <p>Orange County Fire Authority Guideline B-09 at www.ocfa.org.</p> <ul style="list-style-type: none"> - If the Project scope includes or requires installation of traffic signals on public access ways, these improvements shall include installation of optical preemption devices. (Note: No new traffic signals are required of Project development or operation.) - All City Standard Conditions pertaining to development, including water supply, built-in fire protection systems, road grades and widths, access, building materials, etc. will be applied to the Project at time of Building Plan submittal and review. | | | | |
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| Section / PPP | Project Plans, Policies, Procedures | Method of Verification | Timing of Verification | Responsible Person | Date of Completion Initials |
|--|--|------------------------|------------------------|--------------------|-----------------------------|
| Project Plans, Policies, Procedures (Regulations and Standard Conditions) | | | | | |
| AESTHETICS | <p><u>PPP AES-1</u> City of Irvine Zoning Ordinance Chapter 3-16· Lighting: As required by Chapter 3-16, Lighting, of the City's Zoning Ordinance, outdoor lighting shall be designed and installed so that all direct rays are confined to the site and adjacent properties are protected from glare. The level of lighting on the site shall also comply with the requirements of the City's Uniform Security Code.</p> <p><u>PPP AES-2/STANDARD CONDITION 3.6</u> Prior to the issuance of building permits, the</p> | | | | |

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| | <p>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.</p> <ul style="list-style-type: none"> 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. | | | | |
| <p>AGRICULTURE AND FORESTRY RESOURCES</p> | <p>No existing City standard conditions pertaining to agriculture or agricultural resources apply to the project site or to the proposed project, since the site is not designated or zoned for agricultural resources uses and the Project would not involve a change in land use on the site.</p> | | | | |
| <p>AIR QUALITY</p> | <p>No existing City of Irvine standard conditions pertaining to air quality apply to the project site or to the proposed project.</p> <p><u>PPP AIR-1</u> SCAQMD Rule 402- Nuisance Odors: The SCAQMD prohibits the discharge of any quantities</p> | | | | |

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| | <p>of air contaminants or other material that cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or that endanger the comfort, repose, health or safety of any such persons or the public, or that cause, or have a natural tendency to cause, injury or damage to business or property to be emitted within the South Coast Air Basin (SoCAB). Prior to issuance of grading permits, the project applicant shall incorporate the following note on the plan: The SCAQMD prohibits the discharge of any quantities of air contaminants or other material that cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or that endanger the comfort, repose, health or safety of any such persons or the public, or that cause, or have a natural tendency to cause, injury or damage to business or property to be emitted within the South Coast Air Basin (SoCAB).</p> <p><u>PPP AIR-2</u> SCAQMD Rule 403- Fugitive Dust (PM10 and PM2.s): The SCAQMD prohibits any person to cause or allow the emissions of fugitive dust from any active operation, open storage pile, or disturbed surface area such that: (a) the dust remains visible in the atmosphere beyond the property line of the emission source; or (b) the dust emission exceeds 20 percent opacity (as determined by the appropriate test method included in the Rule 403 Implementation Handbook) if the dust emission is the result of movement of a motorized vehicle. Prior to issuance of grading permits, the project applicant shall incorporate the following note on the plan: The SCAQMD prohibits any person to cause or allow the emissions of fugitive dust from any active</p> | | | | |
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| | <p>operation, open storage pile, or disturbed surface area such that: (a) the dust remains visible in the atmosphere beyond the property line of the emission source; or (b) the dust emission exceeds 20 percent opacity (as determined by the appropriate test method included in the Rule 403 Implementation Handbook) if the dust emission is the result of movement of a motorized vehicle.</p> <p><u>PPP AIR-3</u> SCAQMD Rule 1403- Asbestos Emissions from Demolition/Renovation Activities: This rule specifies work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials (ACM). All operators are required to maintain records, including waste shipment records, and are required to use appropriate warning labels, signs, and markings. Prior to issuance of a demolition permit, the applicant shall receive clearance from the City to ensure proper rules are in place if any asbestos emissions are detected.</p> | | | | |
| <p>BIOLOGICAL RESOURCES</p> | <p>City of Irvine Urban Forestry Ordinance - Irvine Municipal Code Section 5-7-410(c):</p> <ul style="list-style-type: none"> • Topping is prohibited except in cases where the City has issued a tree removal permit or in cases of emergency where immediate threat to persons or property is posed; • Tree Removal o A Permit for Tree Removal is required to remove any significant tree on public or private property applicable to the Ordinance o The City Arborist may grant a Tree Removal Permit for the following: | | | | |

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| | <ul style="list-style-type: none"> • Trees that are dead or in significant and irreversible decline (dead limbs composing more than one-third of the tree crown) • Trees that have a potentially hazardous and non-correctible structure • Trees that are stunted or malformed due to crowding from adjacent trees or structures • Trees that have an insect or disease infestation that is not treatable and could cause tree mortality • Trees that are causing damage to sidewalks, curbs, drives, buildings and other structures, sewer, gas, electrical, water and other utilities • Trees that have yet to cause damage to structures but are determined to be incompatible with the growing space available • Trees that are significantly inhibiting utilization of the property and removal can be determined to provide public benefits • Trees on non-residential property shall only be subject to replacement criteria | | | | |
| <p>CULTURAL RESOURCES</p> | <p><u>STANDARD CONDITION 2.5 – ARCHAEOLOGIST/PALEONTOLOGIST</u> Prior to the issuance of the first preliminary or precise grading permit for a project that is located on land that includes potentially significant archaeological and/or paleontological sites, and for any subsequent permit involving excavation to increased depth, the applicant shall provide letters from an archaeologist and/or a paleontologist. The letters shall state that the applicant has retained these individuals, and that the consultant(s) will be</p> | | | | |

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| | <p>on call during all grading and other significant ground disturbing activities. Determination of the need for these consultants shall be based on the environmental analysis for the project. These consultants shall be selected from the roll of qualified archaeologists and paleontologists maintained by the County of Orange (OC Public Works/OC Planning). The archaeologist and/or paleontologist shall meet with Community Development staff, and shall submit written recommendations specifying procedures for cultural/scientific resource surveillance. These recommendations shall be reviewed and approved by the Director of Community Development prior to issuance of the grading permit and prior to any surface disturbance on the project site. Should any cultural/scientific resources be discovered during grading, no further grading shall occur in the area of the discovery until the Director of Community Development is satisfied that adequate provisions are in place to protect these resources. This condition and the approved recommendations shall be incorporated on the cover sheet of the grading plan under the general heading: "Conditions of Approval."</p> | | | | |
| <p>GEOLOGY AND SOILS</p> | <p><u>STANDARD CONDITION 2.6 – SITE SPECIFIC GEOTECHNICAL STUDY</u> Prior to the issuance of grading permits, the applicant shall provide to the Chief Building Official a site-specific geotechnical study for each proposed structure. The geotechnical report shall be prepared by a registered civil engineer or certified engineering geologist, having competence in the field of seismic hazard evaluation and mitigation. The geotechnical report shall contain site specific</p> | | | | |

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| | <p>evaluations of the seismic hazard affecting the project, and shall identify portions of the project site containing seismic hazards. The report shall also identify any known off-site seismic hazards that could adversely affect the site in the event of an earthquake. The contents of the geotechnical report shall include, but shall not be limited to, the following: a. Project description. b. A description of the geologic and geotechnical conditions at the site, including an appropriate site location map. c. Evaluation of site-specific seismic hazards based on geological and geotechnical and conditions, in accordance with current industry standards of practice. d. Recommendations for earthwork and construction. e. Name of report preparer(s), and signature(s) of a certified engineering geologist and/or registered civil engineer, having competence in the field of seismic hazard evaluation and mitigation. f. Include the official professional registration or certification number and license expiration date of each report preparer in the signature block of the report.</p> <p><u>PPP GEO-1</u> City of Irvine Municipal Code Title 5, Division 10 and City Grading Manual: All grading operations and construction will be conducted in conformance with the applicable City of Irvine Grading Code and Grading Manual, the most recent version of the California Building Code, and consistent with the recommendations included in the most current geotechnical reports for the project area prepared by the engineer of record.</p> <p><u>PPP GEO-2</u> City of Irvine Building Code and the most recent Uniform Building Code and/or California Building</p> | | | | |
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| | <p>Code: All buildings and structures (e.g., houses, retaining walls) shall be designed in accordance with the City of Irvine Building Code and the most recent Uniform Building Code and/or California Building Code. The concrete utilized shall take into account the corrosion and soluble sulfate soil conditions at the site. The structures shall be designed in accordance with the seismic parameters included in the UBC/CBC.</p> | | | | |
| <p>GREENHOUSE GAS EMISSIONS</p> | <p>No existing City standard conditions pertaining to greenhouse gas emissions apply to the project site or to the proposed project</p> | | | | |
| <p>HAZARDS AND HAZARDOUS MATERIALS</p> | <p><u>STANDARD CONDITION 2.24 - SOLID WASTE RECYCLING</u> Prior to the issuance of grading permits for a project that involves the demolition of an asphalt or concrete parking lot on site, the applicant shall submit a waste management plan demonstrating compliance with the requirements of Title 6, Division 7 of the City of Irvine Municipal Code relating to recycling and diversion of demolition waste as applicable to said project. Over the course of demolition and construction, the applicant shall ensure compliance with all code requirements related to the use of City-authorized waste haulers.</p> <p><u>STANDARD CONDITION 3.7 – SOLID WASTE RECYCLING</u> Prior to the issuance of building permits for a project that involves new construction or that involves the demolition or renovation of existing buildings on site, the applicant shall comply with requirements of Title 56, Division 7 of the City of Irvine Municipal Code relating to recycling and</p> | | | | |

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| | <p>diversion of construction and demolition waste as applicable to said project. Over the course of demolition and construction, the applicant shall ensure compliance with all code requirements related to the use of City-authorized waste haulers.</p> <p><u>STANDARD CONDITION 3.7 - SOLID WASTE RECYLCING</u></p> <p>Prior to the issuance of building permits for a project that involves new construction or that involves the demolition or renovation of existing buildings on site, the applicant shall comply with requirements of Title 6, Division 7 of the City of Irvine Municipal Code relating to recycling and diversion of construction and demolition waste as applicable to said project. Over the course of demolition or construction, the applicant shall ensure compliance with all code requirements related to the use of City-authorized waste haulers.</p> <p><u>PPP HAZ-1</u></p> <p>California Code of Regulations, Section 1529: During demolition, grading, and excavation, workers shall comply with the requirements of Title 8 of the California Code of Regulations, Section 1529, which provides for exposure limits, exposure monitoring, respiratory protection, and good working practices by workers exposed to asbestos. Asbestos-contaminated debris and other wastes shall be managed and disposed of in accordance with the applicable provision of the California Health and Safety Code.</p> | | | | |
| <p>HYDROLOGY AND WATER QUALITY</p> | <p><u>STANDARD CONDITION 2.7 – GROUNDWATER SURVEY</u></p> <p>Prior to the issuance of precise grading permits, the applicant shall submit to the Chief Building Official</p> | | | | |

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| | <p>a groundwater survey of the entire site. The analysis shall be prepared by a licensed geotechnical engineer versed in groundwater analysis and shall include the following information and analysis. •</p> <ul style="list-style-type: none"> • Potential for perched groundwater intrusion into the shallow groundwater zone upon buildout • Analysis for relief of groundwater buildup and properties of soil materials on-site • Impact of groundwater potential on building and structural foundations • Proposed mitigation to avoid potential for groundwater intrusion within five feet of the bottom of the footings. <p><u>STANDARD CONDITION 2.12 – WATER QUALITY NOTICE OF INTENT</u></p> <p>Prior to issuance of preliminary or precise grading permits for a project that will result in soil disturbance of one (1) or more acres of land, the Applicant shall provide the Chief Building Official with evidence that a Notice of Intent (NOI) has been filed with the State Water Resources Control Board. Such evidence shall consist of a copy of the NOI stamped by the State Water Resources Control Board or the Regional Water Quality Control Board, or a letter from either agency stating that the NOI has been filed.</p> <p><u>STANDARD CONDITION 2.13 – WATER QUALITY MANAGEMENT PLAN</u></p> <p>Prior to issuance of preliminary or precise grading permits, the Applicant shall submit to the Chief Building Official for review and approval, a Water Quality Management Plan (WQMP). The WQMP shall identify the Best Management Practices (BMP) that will be used on the site to control</p> | | | | |
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| | predictable pollutant runoff. | | | | |
| LAND USE AND PLANNING | No existing City standard conditions pertaining to land use and planning apply to the project site or to the proposed project. | | | | |
| MINERAL RESOURCES | No existing City regulations pertaining to Mineral Resources are relevant to the proposed project development or operation. | | | | |
| NOISE | <p><u>PPP NOI-1</u> City of Irvine Municipal Code Section 6-8-205(a), Control of Construction Hours: Construction activities occurring as part of the project shall be subject to the limitations and requirements of Section 6-8-205(a) of the Irvine Municipal Code which states that construction activities may occur between 7:00AM and 7:00 PM Mondays through Fridays, and 9:00AM and 6:00 PM on Saturdays. No construction activities shall be permitted outside of these hours or on Sundays and federal holidays unless a temporary waiver is granted by the Chief Building Official or his or her authorized representative. Trucks, vehicles, and equipment that are making, or are involved with, material deliveries, loading, or transfer of materials, equipment service, maintenance of any devices or appurtenances for or within any construction project in the City shall not be operated or driven on City streets outside of these hours or on Sundays and federal holidays unless a temporary waiver is granted by the City. Any waiver granted shall take impact upon the community into consideration. No construction activity will be permitted outside of these hours except in emergencies including</p> | | | | |

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| | <p>maintenance work on the City rights-of-way that might be required.</p> <p><u>STANDARD CONDITION 3.5 - ACOUSTICAL STUDY</u> Prior to issuance of Building Permits for each structure or tenant improvement, other than a parking structure, the Applicant shall submit a final acoustical report prepared to the satisfaction of the Director of Community Development. The report shall demonstrate that the development will be sound attenuated against present and project noise levels including stationary, roadway, aircraft, helicopter, and railroad noise to meet City interior and exterior noise standards. The final acoustical report shall include all information required by the City’s Acoustical Report Information Sheet (Form 42-48). The report shall be accompanied by a list identifying the sheet(s) of the building plans that include required sound attenuation measures.</p> | | | | |
| <p>POPULATION AND HOUSING</p> | <p>No Existing Regulations or Standard Conditions pertain to Population and Housing.</p> | | | | |
| <p>PUBLIC SERVICES</p> | <p><u>PPP PS-1</u> Orange County Fire Authority Rules and Regulations: Every project applicant shall comply with all applicable Orange County Fire Authority codes, ordinances, and standard conditions regarding fire prevention and suppression measures relating to water improvement plans, fire hydrants, automatic fire extinguishing systems, fire access, access gates, combustible construction, water availability, and fire sprinkler systems.</p> | | | | |

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| | <p><u>PPP PS-2</u> City of Irvine Municipal Code Title 5, Division 9, Chapter 5: The project applicant shall comply with all applicable requirements of the City of Irvine Uniform Security Code.</p> | | | | |
| RECREATION | <p>No existing City standard conditions pertaining to recreation apply to the project site or to the proposed project.</p> | | | | |
| TRANSPORTATION AND TRAFFIC | <p>No existing City standard conditions pertaining to transportation and traffic apply to the project site or to the proposed project.</p> | | | | |
| TRIBAL CULTURAL RESOURCES | <p><u>STANDARD CONDITION 2.5 – ARCHAEOLOGIST/PALEONTOLOGIST</u> Prior to the issuance of the first preliminary or precise grading permit for a project that is located on land that includes potentially significant archaeological and/or paleontological sites, and for any subsequent permit involving excavation to increased depth, the applicant shall provide letters from an archaeologist and/or a paleontologist. The letters shall state that the applicant has retained these individuals, and that the consultant(s) will be on call during all grading and other significant ground disturbing activities. Determination of the need for these consultants shall be based on the environmental analysis for the project. These consultants shall be selected from the roll of qualified archaeologists and paleontologists maintained by the County of Orange (OC Public Works/OC Planning). The archaeologist and/or paleontologist shall meet with Community</p> | | | | |

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| | <p>Development staff, and shall submit written recommendations specifying procedures for cultural/scientific resource surveillance. These recommendations shall be reviewed and approved by the Director of Community Development prior to issuance of the grading permit and prior to any surface disturbance on the project site. Should any cultural/scientific resources be discovered during grading, no further grading shall occur in the area of the discovery until the Director of Community Development is satisfied that adequate provisions are in place to protect these resources. This condition and the approved recommendations shall be incorporated on the cover sheet of the grading plan under the general heading: “Conditions of Approval.”</p> | | | | |
| <p>UTILITIES AND SERVICE SYSTEMS</p> | <p>Zero Waste Principles Ordinance No. 07-95 This City Ordinance adopted Zero Waste as a long-term goal for Irvine to eliminate waste and pollution in the manufacture, use, storage and recycling of materials. The Ordinance is intended to commit Irvine to establish City programs to encourage Irvine residents, businesses and agencies to use, reuse and recycle materials judiciously and to encourage manufacturers to produce and market less toxic and more durable, repairable, reusable, recycled and recyclable products.</p> <p><u>STANDARD CONDITION 3.7 SOLID WASTE RECYCLING</u> Prior to the issuance of building permits for a project that involves new construction or that involves the demolition or renovation of existing buildings on site, the applicant shall comply with requirements of</p> | | | | |

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|--|--|--|--|--|--|
| | <p>Title 6, Division 7 of the City of Irvine Municipal Code relating to recycling and diversion of construction and demolition waste as applicable to said project. Over the course of demolition or construction, the applicant shall ensure compliance with all code requirements related to the use of City-authorized waste haulers.</p> | | | | |
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SECTION 4.0 REFERENCED TABLES

1. AIR QUALITY:

| TABLE 4.3-D Attainment Years | | | |
|---|----------------------|-----------------------|---------------------------------------|
| STANDARD | CONCENTRATION | CLASSIFICATION | LATEST ATTAINMENT YEAR |
| 2008 8-hour Ozone | 75 ppb | Extreme | 2031 |
| 2012 Annual PM_{2.5} | 12ug/m ³ | Moderate Serious | 2021 2025 |
| 2006 24-hour PM_{2.5} | 35 ug/m ³ | Serious | 2019 |
| 1997 8-hour Ozone | 80 ppb | Extreme | 2023 |
| 1979 1-hour Ozone | 120 ppb | Extreme | 2022 |

2. LAND USE AND PLANNING:

| TABLE 4.10-A Multi-Use District Development Standards (City Zoning Ordinance) | |
|--|--------------------------|
| CATEGORY | ZONING STANDARD |
| MAXIMUM SITE COVERAGE | 60% |
| MAXIMUM BUILDING HEIGHT | 70 feet |
| MINIMUM LANDSCAPE COVERAGE | 15% |
| BUILDING SETBACK FROM PRIMARY HIGHWAY | 45 feet |
| SIDE BUILDING SETBACKS | Per Approved Master Plan |

3. NOISE:

| TABLE 4.12-D | | | |
|--|---|------------------------------|-----------------|
| Interior & Exterior Noise Standards Energy Average (CNEL) | | | |
| LAND USE CAEGORIES | | ENERGY AVERAGE (CNEL) | |
| CATEGORIES | USES | INTERIOR | EXTERIOR |
| RESIDENTIAL | SINGLE-FAMILY; MULTIPLE-FAMILY | 45 – 55 | 65 |
| | MOBILE HOME | -- | 65 |
| COMMERCIAL/INDUSTRIAL | HOTEL; MOTEL; TRANSIENT LODGING | 45 | 65 |
| | COMMERCIAL; RETAIL; BANK; RESTAURANT | 55 | -- |
| | OFFICE BUILDING; PROFESSIONAL OFFICE; RESEARCH & DEVELOPMENT | 50 | -- |
| | AMPHITHEATER; CONCERT HALL; AUDITORIUM; MEETING HALL | 45 | -- |
| | GYMNASIUM (MULTIPURPOSE) | 50 | -- |
| | HEALTH CLUBS | 55 | -- |
| INSTITUTIONAL | MANUFACTURING; WAREHOUSING; WHOLESALE; UTILITY | 65 | -- |
| | MOVIE THEATER | 45 | -- |
| | HOSPITAL; SCHOOL CLASSROOM | 45 | 65 |
| | CHURCH; LIBRARY | 45 | -- |
| | OPEN SPACE | PARKS | -- |

Source: City of Irvine General Plan Noise Element

NOISE (CONT.)

| TABLE 4.12-E Ground-Borne Vibration & Ground-Borne Noise Impact Criteria for General Assessment | | | | | | |
|---|---|------------------------------|------------------------------|--|------------------------------|------------------------------|
| LAND USE CATEGORY | GROUND-BORNE VIBRATION IMPACT LEVELS | | | GROUND-BORNE NOISE IMPACT LEVELS (dB) | | |
| | FREQUENT EVENTS | OCCASIONAL EVENTS | INFREQUENT EVENTS | FREQUENT EVENTS | OCCASIONAL EVENTS | INFREQUENT EVENTS |
| CATEGORY 1: BUILDINGS WHERE VIBRATION WOULD INTERFERE WITH INTERIOR OPERATIONS | 65 VdB | 65 VdB | 65 VdB | N/A | N/A | N/A |
| CATEGORY 2: RESIDENCES AND BUILDINGS WHERE PEOPLE NORMALLY SLEEP | 72 VdB | 75 VdB | 80 VdB | 35 dBA | 38 dBA | 43 dBA |
| CATEGORY 3: INSTITUTION LAND USES WITH PRIMARILY DAYTIME USE | 75 VdB | 78 VdB | 83 VdB | 40 dBA | 43 dBA | 48 dBA |
| Source: Federal Transit Administration, <i>Transit Noise and Vibration Impact Assessment</i> , 2006 | | | | | | |

Frequent Events – More than 70 vibration events of the same source per day. Most rapid transit projects fall into this category.

Occasional Events – Between 30 and 70 vibration events of the same source per day. Most commuter trunk lines have this many operations.

Infrequent Events – Fewer than 30 vibration events of the same kind per day. This category includes most commuter rail branch lines.

4. TRANSPORTATION AND TRAFFIC:

The relationship of ICU to LOS is demonstrated in Table 4.16-A below.

| LEVEL OF SERVICE | ICU |
|-------------------------|-------------|
| A | 0.00 – 0.60 |
| B | 0.61 – 0.70 |
| C | 0.71 – 0.80 |
| D | 0.81 – 0.90 |
| E | 0.91 – 1.00 |
| E | >1.00 |

The following table expresses the relationship of intersection delay to LOS.

| LEVEL OF SERVICE | SIGNALIZED INTERSECTION DELAY (SECONDS) | UNSIGNALIZED INTERSECTION DELAY (SECONDS) |
|-------------------------|--|--|
| A | ≤ 10.0 | ≤ 10.0 |
| B | >10.0 and ≤ 20.0 | >10.0 and ≤ 15.0 |
| C | >20.0 and ≤ 35.0 | >15.0 and ≤ 25.0 |
| D | >35.0 and ≤ 55.0 | >25.0 and ≤ 35.0 |
| E | >55.0 and ≤ 80.0 | >35.0 and ≤ 50.0 |
| F | >80.0 | >50.0 |

The following Table 4.16-C indicates theoretical daily capacities for roadways in the study area (as contained in the City Traffic Impact Analysis Guidelines).

| FACILITY TYPE | NUMBER OF LANES | THEORETICAL CAPACITY |
|--------------------------|------------------------|-----------------------------|
| MAJOR HIGHWAY | 8 | 72,000 |
| | 7 | 63,000 |
| | 6 | 54,000 |
| PRIMARY HIGHWAY | 4 | 32,000 |
| SECONDARY HIGHWAY | 4 | 28,000 |
| COMMUTER | 2 | 13,000 |