

**Table 6-2
Project Objectives Summary for Each Alternative**

Objectives	Met by Alternative?					
	No-Project/ Existing General Plan Alternative	No-Project/ No Development Alternative	No Industrial/ Increased Residential Alternative	Reduced Density Alternative	Increased Residential Alternative	Reduced Density and Development Area Alternative
<p>Provide for comprehensive planning of lands within the City's Northern Sphere of Influence through a General Plan Amendment (48403-GA) and Zone Change (48405-ZC) to:</p> <ul style="list-style-type: none"> - allow for transfer and development of residential dwelling units assumed in the City of Irvine's General Plan; allow for the development of Multi-Use, Community Commercial, Commercial Recreation, Research and Industrial, and Institutional, as an extension and continuation of the Irvine Spectrum contributing housing and job opportunities near activity centers and transportation systems, revise the Land Use Element and Conservation and Open Space Element of the General Plan to change the designation of approximately 4,063 acres from Agriculture and Estate Density Residential to a mixture of Medium and Medium-High Density Residential, Multi-Use, Community Commercial, Commercial Recreation, Research and Industrial, and Educational Facilities; 	No	No	No	Yes	Yes	Yes

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<ul style="list-style-type: none"> - amend the Circulation Element to reduce Jeffrey Road from a 6-lane to a 4-lane arterial north of Portola Parkway and to consider deletion of an unnamed, continuous north-south roadway located between Irvine Boulevard and Trabuco Road to maintain consistency with the County's Master Plan of Arterial Highways (MPAH); - allow for the annexation of portions of Planning Areas 2, 5 and 8, and all of Planning Areas, 3, 6, and 9; and - amend related elements of the General Plan as required to maintain internal consistency. 						
Secure annexation of the project area through establishment of a development agreement satisfactory to the land owner and the City relative to rules and regulations governing development.	No	No	Yes	Yes	Yes	Yes

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Provide for a wide range of housing opportunities in close proximity to existing and future employment centers, consistent with the City's Housing Element and local and regional jobs/housing balance policies, while assuring no net increase in the number of residential units allowed within the City in accordance with the adopted General Plan.	No	Yes	No	Yes	No	Yes
Provide for a fiscally sound land use plan maintaining a mix of employment, retail, and housing opportunities that will continue to support the provision of municipal services throughout the City.	No	No	Yes	Yes	No	Yes
Allow for the reasonable use of lands within the Northern Sphere reflecting current and projected market demands considering adjacent existing and planned development.	No	No	No	No	No	No
Provide additional recreational opportunities through the provision of neighborhood and community park sites and dedication of the Jeffrey Open Space Spine as a connector to the regional open space system.	No	No	Yes	Yes	Yes	Yes

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Take actions consistent with the implementation agreement for the Central/Coastal Orange County Natural Communities Conservation Program/Habitat Conservation Plan (NCCP/HCP) approved by the United States Fish and Wildlife Service (USFWS) on July 17, 1996. Transfer approximately 1,600 acres of additional open space lands to City ownership, as identified in the NCCP Facilitation Agreement. Due to potential impacts on Federally listed species, implementation of the Central/Coastal Orange County NCCP/HCP is necessary to allow the development of the proposed project in a manner consistent with the requirements of the Federal Endangered Species Act.	No	No	Yes	Yes	Yes	Yes