

**Heritage Fields Project 2012 – General Plan Amendment
and Zone Change FSSEIR Amended Mitigation
Monitoring and Reporting Program Checklist**

**HERITAGE FIELDS PROJECT 2012 –
GENERAL PLAN AMENDMENT
AND ZONE CHANGE
FINAL SECOND SUPPLEMENTAL EIR (FSSEIR)
CITY OF IRVINE
AMENDED MITIGATION MONITORING AND REPORTING PROGRAM
CHECKLIST**

1.0 INTRODUCTION

Section 21081.6 to the State of California Public Resources Code requires a lead or responsible agency that approves or carries out a project where an environmental impact report (EIR) has identified significant environmental effects to adopt a “reporting or monitoring program for adopted or required changes to mitigate or avoid significant environmental effects.” The City of Irvine (the "City") is the lead agency for the Heritage Fields Project 2012 – General Plan Amendment and Zone Change Second Supplemental EIR (SSEIR), and therefore is responsible for implementation of the Mitigation Monitoring and Reporting Program (“MMRP”). An SSEIR has been prepared for this project which addresses potential environmental impacts and, where appropriate, recommends measures to mitigate these impacts. As such, the adopted MMRP for the project has been amended to ensure that the mitigation measures and modifications from the SSEIR are implemented.

1.1 PROJECT LOCATION

The "Proposed Project Site" refers to and encompasses; 1) the Heritage Fields Development, also known as the Great Park Neighborhoods, consisting of nine existing Development Districts; 2) an approximately 11 acre parcel recently purchased by Heritage Fields, El Toro LLC from the Transportation Corridor Agencies (TCA) located adjacent to the SR-133 Freeway between Trabuco Road and Irvine Boulevard (the "TCA Parcel"); 3) Lot D, Lot E, and Lot F as depicted on 2nd Amended Vesting Tentative Tract Map 17008 currently zoned 3.2 Transit Oriented Development within Districts 2 and 3 (together, the "City Parcels"); 4) approximately 132 acres owned by the City and zoned 1.4 Preservation that generally extends from Irvine Boulevard to the Southern California Regional Rail Authority ("SCRRA") rail lines, and that is part of the Approved Wildlife Corridor Feature; and 5) a portion of the Orange County Great Park (the "Great Park") known as the "Sports Park District," all of which are located within the areas designated as Existing Planning Area (PA) 30 and Existing PA 51 in the City's General Plan, northeast of the freeway junction of Interstate 5 (I-5) and Interstate 405 (I-405), within the City.

Existing PA 51 is generally bounded by the Eastern Transportation Corridor to the west, the Foothill Transportation Corridor to the north, the SCRRA rail lines to the south, and Irvine Boulevard and the storm water channel near Alton Parkway to the north. Existing

PA 51 abuts Existing PA 30 and PA 32 to the south, PA 35 (Irvine Spectrum 2) and the City of Lake Forest to the east, and PAs 9 and 40 to the west. Existing PA 30 is generally bounded by I-5 to the south, the SCRRA rail lines to the north, and the Irvine Spectrum to the east and west (Irvine Spectrum 2- PA 35 and Irvine Spectrum 3 - PA 32).

The major roadways bordering the 2012 Modified Project are Sand Canyon Avenue to the west, Portola Parkway to the north, and Alton Parkway to the east. Irvine Boulevard separates District 7 and District 8 on its north side from District 1-North, District 1-South and District 4 on its south side. The Irvine Station is adjacent to the SCRRA rail lines that traverse the Proposed Project Site and separate Existing PAs 30 and 51. Surrounding the Proposed Project Site are residential and nonresidential uses to the north and west, open space to the northeast, and nonresidential and mixed land uses to the east and southeast within the City of Lake Forest and Irvine.

1.2 2012 MODIFIED PROJECT SUMMARY

Between 2003 and 2011, the City approved the 2011 Approved Project, which includes residential and non-residential development on the portions of Existing PAs 51 and 30 that are owned by Heritage Fields El Toro, LLC and are referred to as the Great Park Neighborhoods. As approved by the City, the 2011 Approved Project includes 3,625 residential units (15 percent of which are affordable units) and 1,269 density bonus (DB) units that have been located within Districts 1 North, 1 South, 4, 7, and 8, as well as 1,154,700 square feet of non-residential uses that have been located in Districts 1 North, 4, and 8 and 5,430,894 square feet of non-residential uses generally located throughout Existing PAs 30 and 51. The 2011 Approved Project was analyzed in the Program Environmental Impact Report for the Orange County Great Park, certified in May 2003 ("2003 OCGP EIR"), eight subsequently adopted Addenda, and the 2011 Supplemental EIR (collectively, the "2011 Certified EIR"). The mitigation measures recommended in the 2011 Certified EIR and adopted by the City are included in the Mitigation Monitoring and Reporting Program ("MMRP") for the 2011 Approved Project.

The 2012 Modified Project changes the 2011 Approved Project as follows:

- Combines Existing PAs 30 and 51, and the TCA Parcel, into a single PA that will be designated "Combined PA 51";
- Rezones property in Districts 2, 3, and 6 from 3.2 Transit Oriented Development, 4.3 Vehicle Related Commercial, and 5.4 B General Industrial to 8.1/8.1B Trails and Transit Oriented Development.
- Relocates a 132-acre portion of the Approved Wildlife Corridor Feature known as Segments 2 and 3 (the "Relocated Wildlife Corridor Feature"), to an area adjacent to the Borrego Canyon Channel within District 5 and 6.

- Rezones 13-acres in District 6 (formerly District 9) from its current 1.1 Agriculture zoning to 1.4 Preservation to accommodate the Relocated Wildlife Corridor Feature.
- Rezones the City Parcels from 3.2 Transit Oriented Development to 8.1 Trails and Transit Oriented Development.
- Updates the General Plan land use designation and zoning designation for the TCA Parcel to Orange County Great Park and 8.1 TTOD, respectively.
- Amends the Master Plan of Arterial Highways (MPAH), Figure B-1, to eliminate the extension of Rockfield Boulevard from the eastern boundary of the Proposed Project Site to Marine Way once the Orange County Transportation Authority (OCTA) has approved this proposed amendment to the countywide MPAH.
- Amends the City General Plan and Zoning Ordinance to allow the following:
 - 3,412 residential units within Combined PA 51, in addition to the 4,894 units already approved by the City and located in Districts 1 North, 1 South, 4, 7, and 8.
 - Modify non-residential uses within Combined PA 51 to allow:
 - 3,364,000 square feet of Medical and Science.
 - 1,318,200 square feet of Multi-Use. The 2012 Modified Project includes an option to convert (Optional Conversion) up to 535,000 square feet of the proposed Multi-Use intensity to residential intensity for up to an additional 889 dwelling units within District 6 and Lot 48 of 2nd Amended VTTM 17008, subject to a vehicle trip limit.¹
 - 220,000 square feet of Community Commercial.
- Grants, pursuant to State law, up to 1,194 additional DB units (35% of the proposed additional 3,412 multi-use residential units) plus up to 311 additional DB units associated with the optional conversion of up to 535,000 square feet of non-residential Multi-Use intensity to residential intensity and granted pursuant to State law.

¹ ***For consistency with the project description in the SSEIR, the draft Amended MMRP include references to the Optional Conversion of additional non-residential to residential intensity to a maximum of 10,700 total units. Subsequent to preparation of the DSSEIR the applicant advised the City that it was not seeking approval of the Optional Conversion, thereby limiting the project as now proposed by the applicant to a maximum of 9,500 total units.***

- Encourages Accessory Retail, as defined in the City of Irvine Zoning Code, within Combined PA 51.

The 2012 Modified Project consists of 4,606 dwelling units (3,412 base units and 1,194 DB units), for a total of 9500 units including the already approved 4894 units. The 2012 Modified Project also includes the option to convert up to 535,000 square feet of non-residential Multi-Use to up to 889 base dwelling units and 311 DB units, granted pursuant to State law.

The 2012 Modified Project proposes to relocate certain portions of the Approved Wildlife Corridor Feature. The Approved Wildlife Corridor Feature is a design feature included in the OCGP Master Plan that connects established habitat preserve areas in the central and coastal subareas of the Orange County Central Coastal NCCP/HCP. The Approved Wildlife Corridor is comprised of five “segments.” Segment 1 is located north of Irvine Boulevard. Segments 2 through 5 of the Approved Wildlife Corridor Feature are located within Existing PA 51 and Existing PA 30. Segments 2 and 3 of the Approved Wildlife Corridor Feature, which the 2012 Modified Project proposes to relocate, consist of 132 acres of land owned by the City.

The 2012 Modified Project proposes to relocate Segments 2 and 3 of the Approved Wildlife Corridor Feature to a location adjacent to Borrego Canyon Channel within Districts 5 and 6. The relocated segments of the Approved Wildlife Corridor Feature total 132 acres, and the 2012 Modified Project proposes to rezone these segments in their new location from 8.1 Trails and Transit Oriented Development to 1.4 Preservation. Concurrently, the 2012 Modified Project proposes to incorporate the area currently approved for Segments 2 and 3 of the Approved Wildlife Corridor Feature into Districts 5 and 6, and to rezone the area 8.1 Trails and Transit Oriented Development.

In addition, the 2012 Modified Project includes two options for the “Main Street” development along Trabuco Road east of “O” Street. Option 1, which was studied in the 2011 SEIR, includes Community Commercial and Multi-Use north of Trabuco Road with Residential south of Trabuco Road in District 1 South. Option 2, which is studied in the SSEIR, will include Residential north of Trabuco Road with Community Commercial, Multi-Use, and Residential south of Trabuco Road in District 1 South. Option 1 was analyzed in the 2011 SEIR within the context of the other entitlements that were part of the 2011 SEIR Approved Project. The SSEIR studies Option 1 in the context of the changes proposed as part of the 2012 Modified Project. Both Options include a 2,600 student high school in District 5.

The 2012 Modified Project also includes implementation of recreational facilities in the previously approved Sports Park District of the Orange County Great Park (Great Park).

The 2012 Modified Project incorporates the Mitigation Measures recommended by the 2011 Certified EIR and adopted by the City in the MMRP Program for the 2011 Approved Project.

The 2012 Modified Project also incorporates the Project Design Features described below.

General Plan Amendments

The General Plan Amendment application requests the following in Existing PAs 30 and 51: (1) consolidation of Existing PAs 30 and 51 and the TCA Parcel into one PA to be designated as “Combined PA 51”; (2) amendment of the General Plan maps to reflect a zone change for Districts 2, 3 and 6 from 3.2 Transit Oriented Development, 4.3 Vehicle Related Commercial, and 5.4B General Industrial to 8.1 Trails and Transit Oriented Development; (3) amendment of the General Plan maps to reflect a zone change for a portion of District 5 which is currently zoned 8.1 Trails and Transit Oriented Development, and 13-acres in District 6 (formerly District 9), which is currently zoned 1.1 Agriculture, to 1.4 Preservation to accommodate the Relocated Wildlife Corridor Feature; (4) amendment of General Plan Land Use Table A-1 to allow 9,500 dwelling units in the proposed Combined PA 51 (reflecting the inclusion of the previously approved 4,894 residential units) with an option to convert up to 535,000 square feet of non-residential Multi-Use to up to an additional 889 dwelling units (and 311 DB units) for a revised total up to 10,700 dwelling units; and (5) amendment of the MPAH, Figure B-1, to eliminate the extension of Rockfield Boulevard from the eastern project boundary to Marine Way once the proposed amendment to the countywide MPAH is approved by the OCTA.

The proposed text and table modifications for the General Plan generally consist of the following:

- Revise General Plan Land Use Table A-1 and associated footnotes to modify the distribution of residential units.
- Revise General Plan Land Use Tables A-1 and A-2 to combine Existing PAs 30 and 51 into one PA, Combined PA 51.
- Delete references to Existing PA 30 throughout the General Plan.
- Revise General Plan Table A-1 and associated footnotes to allow a total of 9,500 dwelling units in Combined PA 51 with an option to convert up to 535,000 square feet of non-residential Multi-Use to up to an additional 889 dwelling units (and 311 DB units) for a revised total of up to 10,700 dwelling units in Combined PA 51.
- Amend General Plan maps and figures to reflect the zone changes proposed by the 2012 Modified Project.
- Revise the General Plan Land Use Table A-2 and associated footnotes to modify the land use acreage distribution.

- Amend General Plan Circulation Element, Figure B-1, and other General Plan Maps as necessary, to eliminate the extension of Rockfield Boulevard from the eastern project boundary to Marine Way once the Orange County Transportation Authority (OCTA) has approved this proposed amendment to the countywide MPAH.
- Modify General Plan Objective B-1 to identify locations where LOS E may be considered acceptable, as shown on Figure 3-6, Proposed Locations Where LOS E May Be Acceptable, of the SSEIR.
- Amend General Plan Figure G-1 to add the location of a 2,600 student high school within District 5.
- Revise Figure A-2 and Figure C-2 to reflect the deletion of Existing PA 30.
- Revise Figure L-2 to depict the Relocated Wildlife Corridor Feature.
- Incorporate other minor modifications as necessary to implement the 2012 Modified Project.

Zoning Ordinance Amendments

Consistent with the goal of unified land use and development regulations, the 2012 Modified Project proposes to rezone property located in Districts 2, 3, and 6, the City Parcels, and the TCA Parcel, to the 8.1 Trails and Transit Oriented Development zoning designation. In addition, 13-acres in District 6 (formerly District 9) that are currently zoned 1.1 Agriculture will be rezoned to 1.4 Preservation to accommodate the Relocated Wildlife Corridor Feature.

The 2012 Modified Project generally proposes the following Zoning Ordinance text amendments:

- Integrate certain conditional uses (manufacturing (light), mini warehouse, recreational vehicle storage (public), vehicle assembly, vehicle body, repair, paint or restoration, and vehicle sales) and permissive uses (vehicle repair and detailing, mobile and warehousing, storage and distribution) found in the 3.2 Transit Oriented Development, 4.3 Vehicle Related Commercial, and 5.4B General Industrial zones into the 8.1/8.1B Trails and Transit Oriented Development zone, as appropriate;
- Modify the 8.1/8.1B Trails and Transit Oriented Development maximum site coverage standards (Section 3-37-39(G)) to permit unlimited site coverage outside setback areas within ½ mile of a train station or transportation center;
- Modify the 8.1/8.1B Trails and Transit Oriented Development maximum site building height standards (Section 3-37-39(H)) to allow unlimited building height

within ½ mile of a train station or transportation center and building heights of 90 feet for hotel/hospitality uses;

- Modify Section 3-37-39 to change residential shelter from a conditional use to a permitted use in the 8.1 Trails and Transit Oriented District zoning district;
- Delete Chapter 9-30 due to the elimination of Existing PA 30 (which will merge with Existing PA 51 into one cohesive planning area, Planning Area 51);
- Modify Chapter 9-51 to reflect the consolidation of Existing PAs 30 and 51, including, but not limited to:
 - Modify Section 9-51-3, the Statistical Analysis and Map to reflect the changes in land use and acreage intensities
 - Modify the maximum average daily traffic (ADT) in Combined PA 51 to reflect the sum of the maximum ADT currently permitted in Existing PAs 30 and 51.
- Modify Chapter 9-51 to permit an additional 3,412 dwelling units and an additional 1,194 DB units in Combined PA 51, with an option to convert up to 535,000 square feet of non-residential Multi-Use to up to 889 base dwelling units and 311 DB units, granted pursuant to State law;
- Modify Chapter 9-51 to allow the following revised non-residential intensities in Combined PA 51:
 - 3,364,000 square feet of Medical and Science
 - 1,318,200 square feet of Multi-Use. The 2012 Modified Project includes an option to convert up to 535,000 square feet of the proposed non-residential Multi-Use intensity to residential intensity for up to an additional 889 base dwelling units and 311 DB units within District 6 and Lot 48 of 2nd Amended VTTM 17008, subject to a vehicle trip limit.
 - 220,000 square feet of Community Commercial
- Add Section 9-51-6 (Q) regarding district character that discusses anticipated density, intensity, mix of land uses, and vehicular, bicycle, and pedestrian networks;
- Add Section 9-51-6 (S) regarding optional conversion (see description above);
- Add Section 9-51-6 (U) regarding information that will be provided to the City regarding land sales;

- Modify Section 9-51-6 (D) regarding development monitoring and tracking;
- Add Section 9-51-6(T) regarding the circumstances under which additional traffic analysis may be required;
- Add Section 9-51-6(U) to allow for alternative setbacks internal to the Planning Area;
- Add public schools as a permitted land use in the 1.9 Orange County Great Park zone; and
- Incorporate other modifications as necessary to implement the 2012 Modified Project.

Project Design Features

The following project design features (PDFs) have been incorporated into the 2012 Modified Project and have been assumed in the analyses of the 2012 Modified Project that are contained in Chapter 5, *Environmental Analysis*, of the SSEIR where appropriate. With the exception of PDFs 8-1, 10-1, 10-2 and 12-1, these PDFs were included in the 2011 Certified EIR for the 2011 Approved Project; however, they have been renumbered. PDFs 4-3 and 4-8 have been revised to reflect the subsequent adoption of the California Green Building Standards Code and the Energy Commission's 2013 Building Energy Efficiency Standards (Title 24). PDFs 8-1, 10-1, 10-2, and 12-1 are new PDFs associated with the 2012 Modified Project that were not previously incorporated into the 2011 Approved Project. The PDFs are part of the 2012 Modified Project and specific design features have been included in this MMRP.

PDF 4-1 Compact/Mixed-Use Development: The California Energy Commission (CEC) considers compact development forms beneficial for minimizing energy consumption that leads to greenhouse gas emissions. In fact, the CEC's report on the connections between land use and climate change identifies density as the project feature most predictive of the number of vehicle trips and vehicle miles traveled ("VMT") by project occupants. Like the 2011 Approved Project, the 2012 Modified Project increases the density of development on the Proposed Project Site. Doing so will tend to reduce VMT on a local and regional basis. For the analyses in the SSEIR, it was assumed that there would be only a 25% reduction in VMT, which is within the range observed in Southern California.

PDF 4-2 High Rate of Internal Trip Capture: With the inclusion of a mix of land uses including office, commercial, industrial, and residential in the Proposed Project Site, the 2012 Modified Project reduces trips outside the Proposed Project Site. This reduces trip length and congestion on the local circulation system outside the Proposed Project Site.

- PDF 4-3 **Low-Flow Fixtures:** The 2012 Modified Project incorporates low-flow water fixtures that will meet the requirements of the California Green Building Standards Code. Prior to issuance of building permit, the Applicant or its successor shall submit evidence to the satisfaction of the Director of Community Development that toilets, urinals, sinks, showers, and other water fixtures installed on-site meet the requirements of the California Green Building Standards Code.
- PDF 4-4 **Landscaping and Irrigation Systems:** The 2012 Modified Project incorporates automated, high-efficiency landscaping irrigation systems on all master landscaped areas that reduce water use, such as evapotranspiration “smart” weather-based irrigation controllers, and bubbler irrigation; low-angle, low-flow spray heads; moisture sensors; and use of a California-friendly landscape palette. Prior to approval of landscape plans, the Applicant or its successor shall submit evidence to the satisfaction of the City’s Director of Community Development that such landscaping irrigation systems will be installed so as to make the 2012 Modified Project consistent with the intent of the California Water Conservation in Landscaping Act of 2006 (“AB 1881”), including provisions to reduce the wasteful, uneconomic, inefficient, and unnecessary consumption of water.
- PDF 4-5 **Use of Reclaimed Water on All Master Landscaped Areas:** Prior to approval of landscape plans, the Applicant or its successor shall submit evidence to the satisfaction of the City’s Director of Community Development and the Irvine Ranch Water District (“IRWD”) that the landscape plans incorporate the use of reclaimed water in all master landscaped areas, including master landscaped commercial, multifamily, common, roadways, and park areas. Master landscapes shall also incorporate weather-based controllers and efficient irrigation system designs to reduce overwatering, combined with the application of a California-friendly landscape palette.
- PDF 4-6 **Material Recovery:** The 2012 Modified Project incorporates measures to reduce waste generated by Proposed Project Site residents, occupants and visitors, and to encourage recycling of solid wastes, utilizing the Orange County Integrated Waste Management Department's material recovery facilities to recycle glass, plastic, cans, junk mail, paper, cardboard, greenwaste (e.g., grass, weeds, leaves, branches, yard trimmings, and scrap wood), and scrap metal. Future employees, residents, and customers would participate in these programs. These measures include the requirement to include on-site recycling facilities at all commercial, retail, industrial, and multi-family residential developments. In addition, educational materials identifying available recycling programs shall be distributed to all land uses, including single-family residential.

- PDF 4-7 **Energy Star Appliances:** EnergyStar appliances (excluding refrigerators), such as dishwashers, clothes washers, clothes dryers, air conditions, furnaces, and water heaters, shall be offered or installed in all residential dwelling units.
- PDF 4-8 **Building Energy Efficiency:** Residential dwellings and non-residential buildings will be constructed so that they achieve the standards in effect at the time of issuance of building permit or the Energy Commission's 2013 Building Energy Efficiency Standards (effective January 1, 2014) which are 25 percent more efficient than the 2008 standards for residential construction and 30 percent more efficient for nonresidential construction.
- PDF 4-9 **Carbon Sequestration:** The 2012 Modified Project incorporates landscaping and a plant palette that will foster carbon sequestration within the Proposed Project Site that is comparable to the landscaping and plant palette that was already incorporated into the 2011 Approved Project.
- PDF 4-10 **Softscape Landscaped Areas:** Consistent with the 2011 Approved Project, the 2012 Modified Project reduces softscape (e.g., plants/horticultural elements of landscape design) landscaped areas by 28 percent as compared to the default assumption in CalEEMod.
- PDF 8-1 **Construction Noise:** Prior to issuance of grading permits, the project applicant or its successor shall incorporate the following measures as a note on the grading plan cover sheet to ensure that the greatest distance between noise sources and sensitive receptors during construction activities has been achieved, and that construction noise has been reduced.
- During construction activities, all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers, consistent with manufacturers' standards. All stationary construction equipment shall be placed so that emitted noise is directed away from the noise-sensitive receptors nearest the Proposed Project Site boundaries.
 - Equipment shall be staged in areas that will create the greatest distance between construction-related noise sources and the noise-sensitive receptors nearest the Proposed Project Site during all project construction.
 - All construction-related activities shall be restricted to the construction hours outlined in the City's Noise Ordinance (Municipal Code Section 6-8-205).
 - Haul truck and other construction-related trucks traveling to and from the Proposed Project Site shall be restricted to the same hours specified for the operation of construction equipment. To the extent

feasible, haul routes shall not pass directly by sensitive land uses or residential dwellings.

- Where construction will occur adjacent to any developed/occupied noise-sensitive uses, a construction-related noise mitigation plan shall be submitted the Director of Community Development for review and approval prior to the issuance of grading permits. The plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of the 2012 Modified Project, through the use of such methods as: (1) temporary noise attenuation fences; (2) preferential location of equipment; and (3) use of current technology and noise-suppression equipment.
- Construction of planned sound walls that have been incorporated into the project design shall be installed prior to construction of the building foundation; or temporary sound blankets (fences typically composed of poly-vinyl-chloride-coated outer shells with absorbent inner insulation) shall be placed along the boundary of the Proposed Project Site facing the nearest noise-sensitive receptors during construction activities.

PDF 10-1 The Relocated Wildlife Corridor Feature (“WLCF”) will be designed and planted in such a manner as to ensure that the planting plan does not create a fire hazard for adjacent development. Maintenance of vegetation within the WLCF is not anticipated, but would be allowed as needed for fire control. Final approval of the planting schemes and palettes will require approval from the Orange County Fire Authority.

PDF 10-2 Appropriate edge effect characteristics (e.g. earthen berms, vegetative or other barriers) will be implemented as necessary along the edges of the WLCF in order to reduce visibility and human access into the corridor, and to reduce light spillage and ambient noise within the corridor.

PDF 10-3 The project lighting for new development adjacent to the western edge of Segments 2, 3, 3 South, and 4 and the eastern edge of Segment 4 of the WLCF will be designed and shielded so that the nighttime lighting of the WLCF shall be no greater than 0.10 foot candles when measured at the centerline of the riparian channel for Segments 2 and 4 and the centerline of the corridor for Segments 3 and 3 south.

PDF 10-4 Berms, other vertical offsets, or, in Segment 4, walls will reduce potential noise effects to less than a 24-hour CNEL of 60 dBA at the western boundary of Segments 2, 3, and 3 south of the WLCF when measured at the base of the interior berm on the eastern and western boundaries of Segment 4 when measured at the base of the interior berms or walls.

PDF 12-1 The 2012 Modified Project's optional conversion of non-residential square footage to residential units, if implemented, will be subject to a traffic analysis to assess traffic impacts, if any, due to the specific changes in land use and will include a reduction in allowable Multi-Use intensity in terms of equivalent traffic generation (excluding DB units) based on AM peak, PM peak, and ADT. Conversions to other non-residential uses within the Multi-Use category, if implemented, will also be subject to a traffic analysis to assess traffic impacts, if any, and shall be reflected in terms of equivalent traffic generation based on AM peak, PM peak, and ADT.

2.0 PROGRAM MANAGEMENT

The MMRP for the 2012 Modified Project will be in place through all phases of project approval. Enforcement of the MMRP will be the responsibility of a Project Manager (PM) at the City.

2.1 ROLES AND RESPONSIBILITIES: PROJECT MANAGER

The Project Manager role is assigned by the Community Development Director. The PM assigned to the proposed project will supervise the MMRP during design, construction, and operation of the project and is responsible for the overall management of the MMRP. The PM is thoroughly familiar with the project and qualified to determine if an adopted measure is being properly implemented. The PM oversees the MMRP and reviews the Reporting and Implementation (R&I) Forms to ensure they are filled out correctly and proper action is being taken on each measure. The PM and/or an assignee will also be responsible for the filling and updating of the R&I Forms during all phases of the project. The PM will determine the need for a measure to be modified and ensure the use of a mitigation specialist if technical expertise beyond the PM's is required. If it is found that an adopted mitigation measure is not being properly implemented, the PM will require corrective actions to ensure adequate implementation. The responsibilities of the PM include the following:

1. An MMRP Reporting Form will be prepared for each potential significant impact and its corresponding mitigation, as identified in the list of significant impacts and mitigation measures attached hereto.
2. Appropriate specialists will be retained, as needed, to monitor specific mitigation activities and provide appropriate written approvals to the PM.
3. The PM and/or an assignee will approve, by signature and date, the completion of each action item that was identified on the MMRP Reporting Form.
4. All MMRP Reporting Forms for an impact issue requiring no further monitoring will be signed off as completed by the PM and/or an assignee at the bottom of the MMRP Reporting Form.

5. Unanticipated circumstances may arise requiring the refinement or addition of mitigation measures. The PM is responsible for approving any such refinements or additions. An MMRP Reporting Form will be completed by the PM and/or an assignee. The completed form will be provided to the appropriate design, construction, or operational personnel.
6. The PM has the authority to stop the work of construction contractors if compliance with any aspects of the MMRP is not occurring after written notification has been issued. The PM also has authority to hold certificates of occupancies if compliance with a mitigation measure attached herein is not occurring. The PM also has authority to hold the issuance of a building permit until all mitigation measures are implemented. Should the applicant/contractor disagree with the findings and actions of the PM, an appeal to the Community Development Director can be submitted.

2.2 GENERAL PROCEDURES

MMRP Program Definitions

The MMRP consists of key program elements. The elements are summarized below.

MMRP Files

Files are established to document and retain records associated with the MMRP. The file organization is established by the PM according to mitigation measures and project phases.

R&I Forms

R&I Forms are designed to record the monitoring activity in a consistent manner with appropriate approvals. The R&I Forms are placed in the MMRP files.

Environmental Compliance Verification

At the completion of construction contracts that are part of the overall development of the project, a verification of environmental compliance is executed by the PM. The verification concludes the construction monitoring process for the contract.

Mitigation Monitoring and Reporting Program Procedures

The policies and procedures for the MMRP described herein are intended to provide focused, yet flexible guidelines for monitoring the implementation of the mitigation measures discussed in the final SSEIR. The Mitigation Monitoring and Reporting Checklist lists each mitigation measure, the method of verification for each mitigation measure, and the party responsible for monitoring efforts. The Mitigation Monitoring and Reporting Checklist also provides the PM a verification of compliance for each mitigation measure during each applicable phase of the project. An R&I form is prepared for each potential significant impact and its corresponding mitigation measure. After each measure is verified for compliance, no further action is required for the specific phase. The PM shall initial and date the measure on Mitigation Monitoring and Reporting Checklist.

Disposition of Monitoring Forms

All actions and completed R&I Forms are kept in the MMRP file with the City during the pre-design, design, construction, and operational phases of the project. Reports will be available from the city upon request at the following address:

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

AMENDED MITIGATION MONITORING AND REPORTING PROGRAM

HERITAGE FIELDS PROJECT 2012 – GENERAL PLAN AND ZONE CHANGE PROJECT

NO.	PLANS, PROGRAMS, AND POLICES [PPPs], PROJECT DESIGN FEATURES [PDFs], AND MITIGATION MEASURES [MMs]	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION / INITIALS
5.1 LAND USE (SSEIR Section 5.7)					
	No PPPs, PDFs, or mitigation measures are required.				
5.2 TRANSPORTATION AND TRAFFIC (SSEIR Section 5.12)					
Plans, Programs, and Policies					
	No PPPs apply.				
Project Design Features					
PDF 11-1	The Modified Project will provide an eastbound right turn overlap phasing at the intersection of Alton Parkway at Irvine Boulevard as a project design feature associated with on-site development activity in District 5.	Approval of street improvement plans.	Prior to the approval of any final map within District 5.	Director of Public Works or designee.	
PDF 12-1	The 2012 Modified Project's optional conversion of non-residential square footage to residential units, if implemented, will be subject to a traffic analysis to assess traffic impacts, if any, due to the change in land use and will include a reduction in allowable Multi-Use intensity in terms of equivalent traffic generation (excluding DB units) based on AM peak, PM peak, and ADT. Conversions to other non-residential uses within the Multi-Use category, if implemented, will also be subject to a traffic analysis to assess traffic impacts, if any, and shall be reflected in terms of equivalent traffic generation based on AM peak, PM peak, and ADT.	Landowner or subsequent property owner (the "Applicant") to prepare and submit a traffic study if the optional conversion is implemented.	In conjunction with submittal of tentative tract maps/tentative parcel maps.	Director of Community Development or designee.	
Mitigation Measures					

NO.	PLANS, PROGRAMS, AND POLICES [PPPs], PROJECT DESIGN FEATURES [PDFs], AND MITIGATION MEASURES [MMs]	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION / INITIALS
TRAN-1	<p>Prior to the approval of any final map of a subsequent subdivision map (other than a financing and conveyance map) for any land use, excluding single family land uses (single family land use includes single family detached and single family attached projects), parks, schools, daycare, and religious institutions, that allocates building intensity within Combined Planning Area 51, the landowner or subsequent project applicant shall either (i) apply for annexation of any areas within the final map to the Irvine Spectrum Transportation Management Association (TMA) ("Spectrumotion") in accordance with Article X of the recorded Declaration of Covenants, Conditions and Restrictions (CC&Rs) for the Irvine Spectrum TMA, including any supplementary or amended CC&Rs, to reduce traffic, air quality and noise impacts or (ii) develop and implement a similar transportation management plan containing the elements and meeting the criteria described below as approved by the Director of Public Works. The transportation management plan shall be implemented via payment of assessment dues to an organization similar to Spectrumotion for all land uses, with the exceptions noted above. While affordable housing units will be included, their assessment fees will be covered by other remaining adjacent land uses. The implementation (payment of assessment dues) for either option described above shall occur prior to issuance of building permit(s):</p> <p>Transportation Management Plan (TMP)</p>	Applicant to submit annexation plans in accordance with the Irvine Spectrum TMA or to develop and implement a TMP as described in TRAN-1.	Prior to the approval of any final map of a subsequent subdivision map (other than a financing and conveyance map) within the Great Park project, and prior to issuances of any building permits for permanent improvements within the Great Park property.	Director of Community Development or designee.	

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	<p>The development and implementation of a Transportation Management Plan is an identified mitigation measure to manage transportation access for Combined Planning Area 51. This document summarizes the key elements of the TMP.</p> <p>A. Introduction</p> <p>The purpose of this document is to provide an outline for a comprehensive TMP for the Combined Planning Area 51 ("Great Park TMP"). This report is not intended to provide the specific details of the plan, but rather to highlight the key components and provide direction for subsequent detailed planning and implementation activities. When preparation of the TMP is undertaken, all of the agency and stakeholders will be invited to provide input.</p> <p>The land owner or subsequent applicant may elect to annex Combined PA 51 into the Irvine Spectrum Transportation Management Association (Spectrumotion). Spectrumotion is a private, non-profit Transportation Management Association (TMA) formed to reduce traffic congestion in Irvine Spectrum. Spectrumotion promotes, markets, and subsidizes alternatives to solo-commuting and assists the business community in complying with trip reduction related requirements. Membership is mandatory to property owners with deed restrictions requiring participation in the TMA. Membership dues provide the funding for the Association and its programs, which offer a variety of employer and</p>				

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	<p>commuter services focused on reducing vehicular trip generation.</p> <p>In the event that the land owner or subsequent applicant elects not to annex into Spectrumotion, a TMP similar to that provided by Spectrumotion will be developed and implemented. This document sets forth the components of the TMP should it be necessary.</p> <p>B. Transportation Management Plan Framework</p> <p>The key elements of the Great Park TMP are set forth below:</p> <p><i>New Hire Orientation:</i> Inform newly hired employees of commuting services available to them.</p> <p><i>Public Transportation Pass Sales:</i> Provide a central location for purchase of passes to available transit services ((i.e., OCTA buses, Metrolink, Amtrak, etc.).</p> <p><i>Vanpool and Carpool Formation Assistance:</i> Perform all of the administrative work necessary to establish van pools and car pools.</p> <p><i>On-site Promotions:</i> Hold rideshare promotions at work sites and assist in employer assistance promotions.</p> <p><i>Telecommuting/Alternative Work Schedule</i></p>				

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	<p><i>Consulting:</i> Assist employers in developing and implementing a telecommuting or alternative work schedule program.</p> <p><i>Personalized Commute Consulting:</i> Provide a personalized commute profile to any commuter, which includes carpool match list containing the names of other commuters in the North Irvine Sphere that live and work near each other.</p> <p><i>Website:</i> Maintain a website with all of their program information available.</p> <p><i>Rideshare Promotions:</i> Conduct high visibility rideshare promotions as a means to advertise its services.</p> <p><i>Subsidies:</i> To the extent financially feasible, offer subsidies to assist in the formation of vanpools, the formation of carpools, and to encourage the trying of transit services.</p> <p><i>Public Agency Coordination:</i> Work closely with various public and quasi-public agencies to improve bus and commuter rail service to the Spectrum and North Irvine Sphere areas.</p> <p>C. Transportation Management Plan Implementation</p> <p>As part of the TMP, a process will be established to monitor its effectiveness in reducing peak hour trip generation in the Combined PA 51. Provision shall be made for the Plan to be modified as appropriate to</p>				

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	enhance its effectiveness.				
TRAN-2	Following adoption of a land use plan and circulation plan for the Great Park property and before the issuance of any building permits within the base property, the City of Irvine shall request a cooperative study with OCTA and other affected jurisdictions to amend the Orange County Master Plan of Arterial Highways (MPAH). Marine Way, Trabuco Road from the SR-133 toll way to "O" Street (formerly College Road), and Ridge Valley (formerly "Y" Street) should be included on the MPAH.	City to request a cooperative study with OCTA and other affected jurisdictions to amend the MPAH.	Following adoption of a land use plan and circulation plan for the Great Park property and before the issuance of any building permits.	Director of Community Development or designee.	
TRAN-3	Prior to issuance of the first building permit for dwelling units or non-residential square footage, a Fee Reallocation Study shall be completed to recalculate the NITM Fees reflecting any fair share allocation modifications. The landowner or subsequent property owner shall submit the Fee Reallocation Study under a separate cover to be approved by the Director of Public Works, in consultation with the NITM Advisory Committee.	Applicant to complete a Fee Reallocation Study to recalculate the NITM Fees.	Prior to issuance of the first building permit for permanent structures (dwelling units or non-residential square footage).	Director of Public Works in consultation with the NITM Advisory Committee.	
TRAN-4	Prior to approval of the last final map for the 2012 Modified Project (or any portion thereof in the event that the final map is approved in multiple phases), the landowner or subsequent property owner shall pay the costs of the following mitigation in an amount to be mutually agreed upon between the landowner or subsequent property owner and the City and reflective of the costs of the mitigation at the time of payment: <ul style="list-style-type: none"> 286 Jeffrey Road & Roosevelt: Restripe the existing eastbound 	Applicant to pay its fair share of the costs for the mitigation outlined in TRAN-4.	Prior to approval of the last final map for the 2012 Approved Project or portion of thereof.	Director of Community Development or designee.	

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	<p>approach to provide a shared through/right turn lane within the existing right-of-way.</p> <ul style="list-style-type: none"> 361 Bake Parkway & Portola Parkway: Restripe the existing northbound approach to provide a shared through/left lane (which currently exists as a through lane) within the existing right-of-way and modify the existing traffic signal operation for a north/south split phase signal operation. Alternatively, restripe the existing northbound approach to provide dual left turn lanes in combination with a single through lane and single right turn lane, within the existing right-of-way, and modify signal operation to include northbound right turn overlap phase. 374 Lake Forest & Portola Parkway (Pending Projects analysis impact): Convert the existing northbound approach from de-facto right-turn to a dedicated right-turn, and modify the existing traffic signal operation to include right turn overlap phase. 				
TRAN-5	(For specific Project-related non-NITM improvements): In conjunction with the submittal of any tentative tract maps/tentative parcel maps for the Project within Combined PA 51, the landowner or subsequent project applicant shall prepare, subject to review and approval of the City, the required tentative tract map/tentative parcel map (TTM/TPM) level	Applicant to prepare and submit a traffic study that analyzes traffic in accordance with the NITM Ordinance (Irvine Municipal Code sections 6-3-701 to 6-	Pursuant to the NITM Ordinance. In conjunction with submittal of tentative tract maps/tentative parcel maps.	Director of Community Development or designee.	

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	<p>traffic study per City Resolution No. 03-61. This traffic study will verify whether the intersection locations listed below, which have been identified as impacted in this SSEIR, are projected to be impacted by the subject project of the Interim Year Analysis. The TTM/TPM traffic study shall include a re-evaluation to determine whether the improvements identified below and/or other traffic improvements, if any, are necessary based on updated traffic forecasts. For those intersections impacted by subject project of the TTM/TPM traffic study, the tentative tract map/tentative parcel map will be conditioned to construct the necessary improvements that have been identified in the TTM/TPM traffic study. For those intersections listed below, which are not projected to be impacted by the subject project of the TTM/TPM traffic study, and prior to approval of the last final map for the 2012 Modified Project (or any portion thereof in the event that the final map is approved in multiple phases), the land owner or subsequent property owner shall construct, pay fair share of the costs or enter into an agreement with the City to establish the mechanism in which the funds generated by the mitigations shall be provided and utilized by Caltrans, City of Lake Forest, City of Tustin and/or City of Irvine toward implementing the improvements.</p> <ul style="list-style-type: none"> 16. Newport & Irvine – Modification of signal to provide a northbound right turn overlap phase. (2030, Option 2) Improvement no longer needed if 	<p>3-711).</p> <p>Applicant to construct, pay fair share of the costs, or enter into an agreement with the City to establish the mechanism in which the funds generated by the mitigations shall be provided and utilized toward implementing the improvements.</p>			

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	<p>Pending projects are approved.</p> <ul style="list-style-type: none"> 54. Browning & Irvine – Application of ATMS, subject to approval by City of Tustin. (2030, Options 1 & 2) 221. Culver & Bryan – Addition of a westbound defacto right turn lane. (2030, Option 2) Improvement no longer needed if Pending projects are approved. 286. Jeffrey & Roosevelt – Conversion of the eastbound shared through/right lane into a through lane and addition of a second right turn lane. (Post-2030, Options 1 & 2) 290. Jeffrey & Barranca – Application of PA9C-identified ATMS. (2030. Options 1 & 2) 291. Jeffrey & Alton – Provision of an eastbound standard right-turn lane with right-turn overlap resulting in an ultimate eastbound lane configuration of 2 left-turn lanes, 2 through lanes, and 1 right-turn lane. (Post-2030, Options 1 & 2) 303. Sand Canyon & I-5 NB ramp/Marine Way – Conversion of the northbound defacto right turn lane to a standard right turn lane with right turn overlap signal operation. (2030, Options 1 & 2) 				

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	<ul style="list-style-type: none"> 306. Sand Canyon & Oak Canyon - Fair Share contribution towards – conversion of the westbound shared through/right lane to a single through lane and conversion of the westbound right-turn lane into a free-right turn lane, as identified in the PA40/12 GPA/ZC. (2030, Options 1 & 2) Improvement no longer needed if Pending projects are approved. 321. Laguna Canyon & Old Laguna Canyon – Application of ATMS, subject to approval by the Director of Public Works. Alternate improvement is the addition of a fourth northbound through lane. (Post-2030, Options 1 & 2) Improvement no longer needed if Pending projects are approved. 366. Bake & Rockfield –Conversion of a westbound through lane to a third left turn lane. (2030, Options 1 & 2) 				
TRAN-6	(For specific Project-related NITM improvements): The NITM Program provides a funding mechanism for the coordinated and phased installation of required traffic and transportation improvements established in connection with land use entitlements for Irvine Planning Areas 1, 5, 6, 8, 9, 40 and 51. As established by City Ordinance No. 03-20, Combined PA 51 is included in this program and, as such, is required to pay its fair share towards the List of NITM Improvements included within the established NITM Program.	Applicant to pay NITM fees.	Pursuant to the NITM Ordinance.	Director of Public Works in consultation with the NITM Advisory Committee.	

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	<p>The following Project impacted locations are included in the NITM List of Improvements and thus, payment of NITM fees will mitigate the Combined PA 51 project's fair share responsibility towards these improvements:</p> <ul style="list-style-type: none"> • 228. Culver & Barranca – Conversion of the westbound defacto right-turn lane to a through lane. (2030, Options 1 & 2) • 424. Los Alisos & Rockfield – Addition of a southbound right turn lane. (2030, Option 1) Improvement no longer needed if Pending projects are approved. • I-5 Northbound Off-ramp to Jamboree – Addition of a second drop lane from the I-5 to the Jamboree off-ramp. (2030, Option 1) 				
TRAN-7	<p>(If pending projects are approved, Project-related non-NITM improvements): In the event that all of the pending (not approved) projects analyzed are approved and in conjunction with the submittal of any tentative tract maps/tentative parcel maps for the Project within Combined PA 51, the landowner or subsequent project applicant shall prepare, subject to review and approval of the City, the required tentative tract map/tentative parcel map (TTM/TPM) level traffic study per City Resolution No. 03-61. This traffic study will verify whether the intersection locations listed below, which have been identified as impacted in this SSEIR, are projected to be impacted by the subject project of the Interim Year Analysis.</p>	<p>Applicant to prepare and submit a traffic study that analyzes traffic generation at a tentative tract map/tentative parcel map level.</p> <p>Applicant to construct, pay fair share of the costs or enter into an agreement with the City to establish the mechanism in which the funds generated</p>	<p>In conjunction with submittal of tentative tract maps/tentative parcel maps.</p>	<p>Director of Community Development or designee.</p>	

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	<p>The TTM/TPM traffic study shall include a re-evaluation to determine whether the improvements identified below and/or other traffic improvements, if any, are necessary based on updated traffic forecasts. For those intersections impacted by subject project of the TTM/TPM traffic study, the tentative tract map/tentative parcel map will be conditioned to construct the necessary improvements that have been identified in the TTM/TPM traffic study. For those intersections listed below, which are not projected to be impacted by the subject project of the TTM/TPM traffic study, and prior to approval of the last final map for the 2012 Modified Project (or any portion thereof in the event that the final map is approved in multiple phases), the land owner or subsequent property owner shall construct, pay fair share of the costs or enter into an agreement with the City to establish the mechanism in which the funds generated by the mitigations shall be provided and utilized by Caltrans, City of Lake Forest, City of Tustin and/or City of Irvine toward implementing the improvements.</p> <ul style="list-style-type: none"> • 54. Browning & Irvine – Application of ATMS, subject to approval by City of Tustin. (2030, Options 1 & 2) • 286. Jeffrey & Roosevelt – Conversion of the eastbound shared through/right lane into a through lane and addition of a second right turn lane. (Post-2030, Options 1 & 2) 	by the mitigations shall be provided and utilized toward implementing the improvements.			

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	<ul style="list-style-type: none"> • 290. Jeffrey & Barranca – Application of PA9C-identified ATMS. • 291. Jeffrey & Alton – Provision of an eastbound standard right-turn lane with right-turn overlap resulting in an ultimate eastbound lane configuration of 2 left-turn lanes, 2 through lanes, and 1 right-turn lane. (2030 & Post-2030, Options 1, Post-2030, Option 2) • 303. Sand Canyon & I-5 NB ramp/Marine Way – Conversion of the northbound defacto right turn lane to a standard right turn lane with right turn overlap signal operation. (2030, Options 1 & 2) • 366. Bake & Rockfield –Conversion of a westbound through lane to a third left turn lane. (2030, Options 1 & 2) • 417. El Toro & Portola – Fully funded LFTM improvement: Addition of a southbound right turn overlap phase. (2030, Options 1 & 2) 				
TRAN-8	<p>(If pending projects are approved, For specific Project-related NITM improvements): The NITM Program provides a funding mechanism for the coordinated and phased installation of required traffic and transportation improvements established in connection with land use entitlements for City of Irvine Planning Areas 1, 5, 6, 8, 9, 40 and 51. As established by City Ordinance No. 03-20, Combined PA 51 is included in this</p>	Applicant to pay NITM fees.	In conjunction with submittal of tentative tract maps/tentative parcel maps.	Director of Public Works in consultation with the NITM Advisory Committee.	

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	<p>program and, as such, is required to pay its fair share towards the List of NITM Improvements included within the established NITM Program. In the event that all of the pending (not approved) projects analyzed are approved, the following Project impacted locations are included in the NITM List of Improvements and thus, payment of NITM fees will mitigate the Combined PA 51 project's fair share responsibility towards these improvements:</p> <ul style="list-style-type: none"> • 228. Culver & Barranca – Conversion of the westbound defacto right-turn lane to a through lane. (2030, Options 1 & 2) • I-5 NB Off-ramp to Jamboree – Addition of a second drop lane from the I-5 to the Jamboree off-ramp. (2030 & Post-2030, Option 1 & 2) 				
TRAN-9	<p>(Caltrans Fair Share): Prior to approval of the last final map for the 2012 Modified Project (or any portion thereof in the event that the final map is approved in multiple phases), the land owner or subsequent property owner shall make a good-faith effort to enter into a fair share agreement with Caltrans and the City of Irvine to establish its fair share allocation towards the future implementation of the following freeway facility improvements. It may not be possible to successfully negotiate the agreement with Caltrans. Fair share contribution shall be calculated using the same methodology for determining fair share contributions as included in the North Irvine Transportation Mitigation Program. The</p>	Applicant to make a good-faith effort to enter in a fair share agreement for the funding of freeway facility improvements.	Prior to approval of the last final map for the 2012 Modified Project (or any portion thereof).	Director of Community Development or designee.	

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	<p>Agreement shall establish the mechanism in which the funds generated by the Project's fair share mitigations shall be provided and utilized by Caltrans and/or City of Irvine toward implementing the following improvements:</p> <ul style="list-style-type: none"> I-5 Northbound, north of Culver – Directional capacity enhancement equivalent to a single general purpose lane. (2030, Options 1 & 2) I-5 Northbound, north of Jeffrey – Directional capacity enhancement equivalent to a single general purpose lane. (2030, Options 1 & 2) Improvement no longer needed if Pending projects are approved. I-405 Northbound, north of Jeffrey – Directional capacity enhancement equivalent to a single general purpose lane. (2030 and Post-2030, Options 1 & 2) Improvement no longer needed if Pending projects are approved. 				
TRAN-10	<p>(If pending projects are approved, Caltrans Fair Share): In the event that all of the pending (not approved) projects analyzed are approved, and prior to approval of the last final map for the 2012 Modified Project (or any portion thereof in the event that the final map is approved in multiple phases), the land owner or subsequent property owner shall make a good-faith effort to enter into a fair share agreement with Caltrans and the City of Irvine to establish its fair share allocation towards the</p>	Applicant to make a good-faith effort to enter in a fair share agreement for the funding of freeway facility improvements.	Prior to approval of the last final map for the 2012 Modified Project (or any portion thereof).	Director of Community Development or designee.	

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	<p>future implementation of the following freeway facility improvements. It may not be possible to successfully negotiate the agreement with Caltrans. Fair share contribution shall be calculated using the same methodology for determining fair share contributions as included in the North Irvine Transportation Mitigation Program. The Agreement shall establish the mechanism in which the funds generated by the Project's fair share mitigations shall be provided and utilized by Caltrans and/or City of Irvine toward implementing the following improvements:</p> <ul style="list-style-type: none"> • SR-133 northbound loop on-ramp at Barranca Parkway – Conversion of the HOV preferential lane to a second metered mixed-flow lane (2015, Option 2) • I-5 Northbound, north of Culver – Directional capacity enhancement equivalent to a single general purpose lane. (2030, Options 1 & 2) 				
TRAN-11	(Rockfield MPAH Amendment): The City of Irvine shall submit a request to OCTA and other affected jurisdictions to amend the Orange County Master Plan of Arterial Highways (MPAH) to eliminate the extension of Rockfield Boulevard from the eastern project boundary to Marine Way.	City to submit a request to OCTA and other affected jurisdictions.	Following approval of the 2012 Modified Project and before approval of any tentative/parcel map within District 2.	Director of Community Development or designee.	
TRAN-12	(If Rockfield MPAH Amendment not approved by OCTA): In the event that the Rockfield MPAH change does not occur and the Rockfield connection to Marine Way is	Applicant to make a good-faith effort to enter in a fair share agreement for the	Prior to approval of the last final map for the 2012 Modified Project (or any portion thereof).	Director of Community Development or designee.	

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	ultimately constructed, and in addition to previously identified Post-2030 Option 1 improvements, the land owner or subsequent property owner shall enter into a fair share agreement with the City of Irvine and shall make a good-faith effort to enter into a fair share agreement with Caltrans to establish its fair share allocation towards the future implementation of the conversion of the HOV preferential lane at the SR-133 northbound loop on-ramp at Barranca Parkway to a second metered mixed-flow lane. It may not be possible to successfully negotiate the agreement with Caltrans. The fair share contribution shall be calculated using the same methodology for determining fair share contributions as included in the North Irvine Transportation Mitigation Program. The Agreement shall establish the mechanism in which the funds generated by the Project's fair share mitigations shall be provided and utilized by Caltrans and/or City of Irvine. For Option 2, the mitigations as indicated in TRAN5 through TRAN10 remain unchanged in the event that the Rockfield MPAH change does not occur and the Rockfield connection to Marine Way is ultimately constructed.	funding of freeway facility improvements.			
5.3 AIR QUALITY (SSEIR Section 5.3)					
Plans, Programs, and Policies					
PPP 3-1	SCAQMD Rule 201 – Permit to Construct: The SCAQMD requires developers who build, install, or replace any equipment or agricultural permit unit, which may cause new emissions of or reduce, eliminate, or control emissions of air contaminants to obtain a permit to construct	Applicant to provide copy of permit to City.	Prior to issuance of building permits.	Director of Community Development or designee.	

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	from the Executive Officer.				
PPP 3-2	SCAQMD Rule 402 – Nuisance Odors: 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 SoCAB.	Applicant to include in CC&Rs.	Prior to certificate of occupancy.	Director of Community Development or designee.	
PPP 3-3	SCAQMD Rule 403 – Fugitive Dust (PM10 and PM2.5): 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.	Applicant to include as a note on all grading plans.	Prior to issuance of grading permits.	Director of Community Development or designee.	
PPP 3-4	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.	Applicant to include as note on demolition plans.	Prior to issuance of demolition permits.	Director of Community Development or designee.	

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PPP 3-5	SCAQMD Rule 445 – Wood-Burning Devices: SCAQMD prohibits installation of wood-burning devices such as fire places and wood-burning stoves in new development unless the development is located at an elevation above 3,000 feet or if existing infrastructure for natural gas service is not available within 150-feet of the development. All fireplaces installed within the Proposed Project Site will be natural gas fueled fireplaces.	Applicant to include as a note on all building plans.	Prior to issuance of building permits.	Director of Community Development or designee.	
Project Design Features (The following Greenhouse Gas Emissions PDFs are also applicable to Air Quality)					
PDF 4-1	See Section 5.16 Greenhouse Gas Emissions, below.				
PDF 4-2	See Section 5.16 Greenhouse Gas Emissions, below.				
PDF 4-7	See Section 5.16 Greenhouse Gas Emissions, below.				
PDF 4-8	See Section 5.16 Greenhouse Gas Emissions, below.				
PDF 4-9	See Section 5.16 Greenhouse Gas Emissions, below.				
Mitigation Measures					
AQ-1	Prior to the start of demolition and construction within the project area, adjacent sensitive receptors shall be informed of the planned demolition and construction activities. Measures to avoid significantly impacting these receptors shall be developed and implemented by the project proponent in coordination with these uses. Other applicable mitigation measures such as erection of fences around construction areas; staggered use of equipment near sensitive receptors; diversion of truck trips away from receptors; etc.; shall be employed as necessary. Compliance with this	Applicant to provide written notification to potentially affected sensitive receptors (residents and landowners).	Prior to the start of demolition and construction within the project area.	Director of Community Development or designee.	

NO.	PLANS, PROGRAMS, AND POLICES [PPPs], PROJECT DESIGN FEATURES [PDFs], AND MITIGATION MEASURES [MMs]	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION / INITIALS
	measure shall be verified by the Director of Community Development.				
AQ-2	<p>Prior to the commencement of construction activities required to demolish and/or remove existing DON infrastructure, including runways, the Director of Community Development shall receive and approve a construction emissions mitigation plan from the chosen demolition contractor. Prior to the issuance of grading permits, the application of any future development project shall submit, and the Director of Community Development shall approve a construction emissions mitigation plan. The plans shall identify implementation procedures for each of the following emissions reduction measures and all feasible mitigation measures shall be implemented. If certain measures are determined infeasible, an explanation thereof shall be provided.</p> <ul style="list-style-type: none"> Utilize off-road construction equipment that conforms to Tier 3 of the United States Environmental Protection Agency, or higher emissions standards for construction equipment over 50 horsepower that are commercially available. The construction contractor shall be made aware of this requirement prior to the start of construction activities. Use of commercially available Tier 3 or higher off-road equipment, which is: <ul style="list-style-type: none"> Year 2006 or newer construction equipment for engines rated equal to 175 horsepower (hp) and 	Applicant to develop and submit a construction emissions mitigation plan for approval by the City.	Prior to the start of demolition and construction within the project area.	Director of Community Development or designee.	

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	<p>greater;</p> <ul style="list-style-type: none"> • Year 2007 and newer construction equipment for engines rated equal to 100 hp but less than 175 hp; and • Year 2008 and newer construction equipment for engines rated equal to or greater than 50 hp but less than 100 hp. <p>The requirement to use such equipment shall be stated on grading plans. The construction contractor shall maintain a list of all operating equipment in use on the project site. The construction equipment list shall state the makes, models, and numbers of construction equipment on-site.</p> <ul style="list-style-type: none"> • Water exposed soils at least three times daily and maintain equipment and vehicle engines in good condition and in proper tune. • Wash off trucks leaving the site. • Replace ground cover on construction sites when it is determined that the site will be undisturbed for lengthy periods. • Reduce speeds on unpaved roads to less than 15 miles per hour. 				

NO.	PLANS, PROGRAMS, AND POLICES [PPPs], PROJECT DESIGN FEATURES [PDFs], AND MITIGATION MEASURES [MMs]	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION / INITIALS
	<ul style="list-style-type: none"> • Halt all grading and excavation operations when wind speeds exceed 25 miles per hour. • Suspend all emission generating activities during smog alerts. • Use propane or butane-powered on-site mobile equipment instead of diesel/gasoline, whenever feasible. • Properly maintain diesel-powered on-site mobile equipment. • Prohibit nonessential idling of construction equipment to five minutes or less in compliance with California Air Resources Board's Rule 2449. • Sweep streets with SCAQMD Rule 1186 compliant PM10-efficient vacuum units at the end of the day if substantial visible soil material is carried over to the adjacent streets. • Use electricity from power poles rather than temporary on-site diesel or gasoline-powered generators, whenever feasible. • Use of low-VOC asphalt. • Maintain a minimum 24-inch 				

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	<p>freeboard on trucks hauling dirt, sand, soil, or other loose materials and tarp materials with a fabric cover or other suitable means.</p> <ul style="list-style-type: none"> • Provide temporary traffic controls (e.g., flag persons) during all phases of construction to ensure minimum disruption of traffic. • Schedule construction activities that affect traffic flow on adjoining streets to off-peak hours to the extent possible. • Reroute construction trucks away from congested streets, whenever feasible. • Provide dedicated turn lanes for movement of construction trucks and equipment on and off-site, whenever feasible. • Use coatings and solvents with a volatile organic compound (VOC) content lower than required under SCAQMD Rule 1113 (i.e., Super Compliant Paints). All architectural coatings shall be applied either by (1) using a high-volume, low-pressure spray method operated at an air pressure between 0.1 and 10 pounds per square inch gauge to achieve a 65 percent application efficiency; or (2) 				

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	manual application using a paintbrush, hand-roller, trowel, spatula, dauber, rag, or sponge, to achieve a 100 percent applicant efficiency. The construction contractor shall also use precoated/natural colored building, where feasible. Use of low-VOC paints and spray method shall be included as a note on architectural building plans.				
AQ-3	<p>Prior to the issuance of building permits for any future development, the applicant shall submit, and Director of Community Development shall have approved, an operation-emissions mitigation plan. The plan shall identify implementation procedures for each of the following emissions reduction measures and all feasible mitigation measures shall be implemented. If certain measures are determined infeasible, an explanation thereof shall be provided.</p> <ul style="list-style-type: none"> • Utilize built-in energy-efficient appliances to reduce energy consumption and emissions. • Utilize energy-efficient and automated controls for air conditioners and lighting to reduce electricity consumption and associated emissions. • Install special sunlight-filtering window coatings or double-paned windows to reduce thermal loss, whenever 	Applicant to develop and submit an operation-emissions mitigation plan for approval by the City.	Prior to the issuance of building permits within the project area.	Director of Community Development or designee.	

NO.	PLANS, PROGRAMS, AND POLICES [PPPs], PROJECT DESIGN FEATURES [PDFs], AND MITIGATION MEASURES [MMs]	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION / INITIALS
	<p>feasible.</p> <ul style="list-style-type: none"> Utilize light-colored roofing materials as opposed to dark roofing materials to conserve electrical energy for air-conditioning. Provide shade trees in residential subdivisions as well as public areas, including parks, to reduce building heating and cooling needs, whenever feasible. Ensure that whenever feasible, commercial truck traffic is diverted from local roadways to off-peak periods. Centralize space heating and cooling for multiple-family dwelling units and commercial space. Orient buildings north/south for reducing energy-related combustion emissions. Use solar energy, when feasible. Use high rating insulation in walls and ceilings. 				
AQ-4	Prior to the issuance of building permits, future sales information on available housing and employment opportunities within the project	Requires written notification to employees and	Prior to the issuance of building permits.	Director of Community Development or	

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	area shall be provided to employees and residents of the project area, so as to encourage employees to live within the residential developments planned on-site and future residents to find employment nearby.	residents within the project area.		designee.	
AQ-5	Prior to the issuance of building permits, the applicant shall demonstrate to the satisfaction of the Director of Community Development that future employment generating nonresidential development shall include measures to reduce vehicle trips including: the promotion of carpool incentives and alternative work schedules, easy access to public transit systems, trail linkages between uses, low emissions vehicles fleets, and the provision of on-site facilities such as banking and food courts, and bicycle parking facilities, and other transportation demand management measures, as deemed appropriate.	Applicant to submit potential measures to reduce vehicle trips, as identified in AQ-5.	Prior to the issuance of building permits.	Director of Community Development or designee.	
AQ-6	<ul style="list-style-type: none"> a. Install tiered vegetative landscaping, where feasible, between I-5 Freeway and any sensitive land use located within 500 feet of I-5 Freeway. b. Prepare a health risk assessment when sensitive land use buildings are located within 500 feet of I-5 Freeway to ensure particulate matter at 70 percent lower than estimated at emission sources. c. Install an air filtration system on the Heating, Ventilation and Air Conditioning system within a sensitive land use building located within 500 feet of I-5 Freeway. 	Applicant to submit landscape plan to City showing proposed plantings; Applicant to submit health risk assessment to City; Applicant to submit specifications for filtration systems as part of building permit application for sensitive uses located within 500 feet of I-5 Freeway; Applicant to provide report to of air	Prior to the issuance of a building permit for any proposed sensitive use within 500 feet of I-5 Freeway (a-c); Within six months of issuance of a certificate of occupancy for any sensitive use located within 500 feet of I-5 Freeway (d).	Director of Community Development or designee.	

NO.	PLANS, PROGRAMS, AND POLICES [PPPs], PROJECT DESIGN FEATURES [PDFs], AND MITIGATION MEASURES [MMs]	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION / INITIALS
		quality/particulate monitoring.			
AQ-7	The 2012 Modified Project shall include: 1) electric car charging stations for non-residential land uses (excluding houses of worship) with 75 or more parking spaces and shall provide designated areas for parking of zero emission vehicles (ZEVs) for car-sharing programs at a rate of at least 1 per 100 parking spaces for non-residential uses.	Applicant to submit parking plans for each proposed use indicating the number and location of electric car charging stations and designated ZEV parking areas.	Prior to the issuance of each building permit.	Director of Community Development or designee.	
AQ-8	The residential neighborhoods within the 2012 Modified Project shall be designed for electric loads that can accommodate vehicle charging.	The applicant shall specify electrical infrastructure for residential neighborhoods that can accommodate vehicle charging.	Prior to issuance of permits for construction of electrical infrastructure for residential neighborhoods.	Director of Public Works or designee.	
AQ-9	<p>a. To the extent fueling stations are constructed within the Project, potential fuel service providers will be encouraged to provide alternative fuel (i.e. electric and natural gas).</p> <p>b. Preferential parking for low-emission and fuel-efficient vehicles will be provided in accordance with CalGreen Section 5.106.5.2</p>	Applicant to provide draft materials for presentation to fuel service providers; and (a); and designate preferential parking spaces on parking plans (b).	Prior to issuance of a Certificate of Occupancy for the first residential structure.	Community Development Director or Designee	
AQ-10	The applicant and its successors in interest will offer solar facilities as an option on all residential structures, or consistent with the current building code at the time of building permit.	Applicant to specify solar cell connectivity or applicable requirements on all electrical permits for residential structures.	Prior to issuance of electrical permits for residential structures.	Community Development Director or Designee	
AQ-11	Educational material shall be made available to future homeowners regarding individual	Applicant to provide sample language for	Prior to issuance of a Certificate of	Community Development	

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	measures which can improve the air quality. Topics will include the environmental benefits of natural gas and propane instead of charcoal barbeques, electric instead of gas powered lawn mowers and leaf blowers, and the benefits of using low VOC cleaners.	proposed notices.	Occupancy for the first residential structure.	Director or Designee	
5.4 NOISE (SSEIR Section 5.8)					
Plans, Programs, and Policies					
PPP 8-1	Title 6 (Public Works), Division 8 (Pollution), Chapter 2 (Noise) of the Irvine Municipal Code, also known as the City's Noise Ordinance, outlines the regulations necessary to control unnecessary, excessive and annoying noise in the City. The provisions of this chapter are applicable to non-transportation-related stationary noise sources. It outlines the noise level measurement criteria; establishes the noise zones and the maximum permitted exterior and interior noise standards in each zone; and discloses special noise provisions for construction, truck delivery and maintenance activities. For example, as outlined in Section 6-8-205 of the Noise Ordinance, no construction shall be permitted outside of the hours of 7:00 AM to 7:00 PM Monday through Friday and 9:00 AM to 6:00 PM Saturdays, unless a temporary waiver is granted by the Chief Building Official or 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	Applicant to include as a note on all grading or building plans.	Prior to issuance of the grading or building permits.	Director of Community Development or designee.	

NO.	PLANS, PROGRAMS, AND POLICES [PPPs], PROJECT DESIGN FEATURES [PDFs], AND MITIGATION MEASURES [MMs]	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION / INITIALS
	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 maintenance work on the City rights-of-way that might be required.				
PPP 8-2	Prior to the 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 projected 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 (Standard Condition 3.5)	Applicant to submit a final acoustical report.	Prior to the issuance of building permits for each structure or tenant improvement, other than a parking structure.	Director of Community Development or designee.	
PPP 8-3	Title 5 (Planning), Division 10 (Grading Code and Encroachment Regulations), Chapter 1 (Grading Code), Section 5-10-127.G (Import and Export of Earth Materials) of the Irvine Municipal Code, states that if a grading project includes the movement of earth material to or from the site in an amount considered substantial by the Chief Building Official, the permittee is required to submit the proposed	Applicant to submit a proposed haul route.	Prior to the issuance of grading permits.	Director of Community Development or designee.	

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	haul route for review and approval by the Chief Building Official. Special conditions of the grading permit may be imposed that require alternate routes or other measures in consideration of the possible impact on the adjacent community environment or effect on the public right-of-way itself.				
Project Design Features					
PDF 8-1	<p>Prior to issuance of grading permits, the project applicant or its successor shall incorporate the following measures as a note on the grading plan cover sheet to ensure that the greatest distance between noise sources and sensitive receptors during construction activities has been achieved, and that construction noise has been reduced.</p> <ul style="list-style-type: none"> During construction activities, all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers, consistent with manufacturers' standards. All stationary construction equipment shall be placed so that emitted noise is directed away from the noise-sensitive receptors nearest the Proposed Project Site boundaries. Equipment shall be staged in areas that will create the greatest distance between construction-related noise sources and the noise-sensitive receptors nearest the Proposed Project Site during all project construction. 	Applicant to incorporate the measures outlined in PDF 7-1 as notes on the grading plan cover sheet.	Prior to the issuance of grading permits.	Director of Community Development or designee.	

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	<ul style="list-style-type: none"> • All construction-related activities shall be restricted to the construction hours outlined in the City's Noise Ordinance (Municipal Code Section 6-8-205). • Haul truck and other construction-related trucks traveling to and from the Proposed Project Site shall be restricted to the same hours specified for the operation of construction equipment. To the extent feasible, haul routes shall not pass directly by sensitive land uses or residential dwellings. • Where construction will occur adjacent to any developed/occupied noise-sensitive uses, a construction-related noise mitigation plan shall be submitted the Director of Community Development for review and approval prior to the issuance of grading permits. The plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of the 2012 Modified Project, through the use of such methods as: (1) temporary noise attenuation fences; (2) preferential location of equipment; and (3) use of current technology and noise-suppression equipment. • Construction of planned sound walls that have been incorporated into the project design shall be installed prior to 				

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	construction of the building foundation; or temporary sound blankets (fences typically composed of poly-vinyl-chloride-coated outer shells with absorbent inner insulation) shall be placed along the boundary of the Proposed Project Site facing the nearest noise-sensitive receptors during construction activities.				
Mitigation Measures					
N-1	<p>Prior to the issuance of building permits for lots facing or located near major highways such as Irvine Boulevard, the project applicant shall provide a final noise study to the Director of Community Development that demonstrates how the exterior and interior noise requirements (65 dBA CNEL and 45 dBA CNEL, respectively) of the City's Noise Ordinance will be met. To attain the exterior and interior noise requirements, the final noise study shall include, but not be limited to the following measures and shall be shown on the final map:</p> <p>Exterior</p> <ul style="list-style-type: none"> • Provide a minimum six-foot high noise barrier for single-family detached residences shown in Figures 5.7-3 through 5.7-7 of this SSEIR. <p>Interior</p> <ul style="list-style-type: none"> • Provide a "windows closed" condition, requiring a means of mechanical ventilation (e.g., air conditioning) for all residential units. • Provide standard and upgraded dual- 	Applicant to provide a final noise study for lots facing or located near major highways.	Prior to the issuance of building permits for lots facing or located near major highways.	Director of Community Development or designee.	

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	glazed windows with a minimum Sound Transmission Coefficient (STC) rating of 26. Specific window recommendations shall be made once final architectural plans are available and detailed interior noise reduction calculations can be calculated based on actual building assembly details.				
N-2	Prior to authorization to use, occupy and/or operate, the project applicant shall submit evidence to the satisfaction of the Director of Community Development that occupancy disclosure notices for residential units with patios and/or balconies that do not meet the City's exterior noise standard of 65 dBA CNEL will be provided to all future tenants pursuant to the City's Noise Ordinance.	Applicant to submit evidence that occupancy disclosure notices have been provided to tenants.	Prior to authorization to use, occupy and/or operate.	Director of Community Development or designee.	
5.5 HAZARDS AND HAZARDOUS MATERIALS (SSEIR Section 5.5)					
Plans, Programs, and Policies					
PPP 5-1	If any underground storage tanks ("USTs") are encountered during site grading and excavation activities, they shall be removed in accordance with the existing standards and regulations of, and oversight by, the Orange County Health Care Agency ("OCHCA"), based on compliance authority granted through the California Code of Regulations, Title 23, Division 3, Chapter 16, Underground Tank Regulations. The process for UST removal is detailed in the OCHCA's "Underground Storage Tanks: The Basics." Soil samples from areas where storage tanks have been removed or where soil contamination is suspected shall	Applicant to include note on all grading plans.	Prior to issuance of grading permits.	Chief Building Official; Director of Community Development.	

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	be analyzed for hydrocarbons including gasoline and diesel in accordance with procedures set forth by OCHCA. If hydrocarbons are identified in the soil, the appropriate response/remedial measures will be implemented as directed by OCHCA with support review from the Regional Water Quality Control Board until all specified requirements are satisfied and a Tank Closure Letter is issued. Any aboveground storage tank ("AST") in existence at the commencement of site development shall be removed in accordance with all applicable regulations under the oversight of Orange County Fire Authority. Compliance requirements relative to the removal/closure of storage tanks are set forth through the California Health and Safety Code, Sections 25280 through 25299.				
PPP 5-2	During demolition, grading, and excavation, workers shall comply with the requirements of Title 8 of the California Code of Regulations, Section 1532.1, which provides for exposure limits, exposure monitoring, respiratory protection, and good working practice by workers exposed to lead. Lead-contaminated debris and other wastes shall be managed and disposed of in accordance with the applicable provision(s) of the California Health and Safety Code.	Applicant to include note on all grading plans.	Prior to issuance of grading permits.	Chief Building Official; Director of Community Development.	
PPP 5-3	Prior to approval of a conditional use permit, project applicants shall prepare a Fire Master Plan for submittal to the Orange County Fire Authority ("OCFA") consistent with OCFA Guideline B-09 (Fire Master Plans for Commercial and Residential Development).	Applicant to provide proof that Fire Master Plan has been submitted to OCFA.	Prior to approval of a conditional use permit.	Chief Building Official; Director of Community Development.	

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PPP 5-4	Federal law requires compliance with Rule 29 of the Code of Federal Regulations ("CFR") Part 1926. Prior to site demolition activities, building materials shall be carefully assessed for the presence of lead-based paint, and its removal, where necessary, must comply with state and federal regulations, including Occupational Safety and Health Administration ("OSHA") 29 CFR Part 1926. The OSHA rule establishes standards for occupational health and environmental controls for lead exposure. The standard also includes requirements addressing exposure assessment, methods of compliance, respiratory protection, protective clothing and equipment, hygiene facilities and practices, medical surveillance, medical removal protection, employee information and training, signs, recordkeeping, and observation of monitoring. Furthermore, the requirements of California Code of Regulations, Title 17, Division 1, Chapter 8, identify procedures that must be followed for accreditation, certification, and work practices for lead-based paint and lead hazards. Section 36100 thereof specifically sets forth requirements for lead-based paint abatement in public and residential buildings.	Applicant to submit study assessing the presence of lead-based paint.	Prior to issuance of demolition permits.	Chief Building Official; Director of Community Development.	
PPP 5-5	Prior to site demolition activities, building materials must be carefully assessed for the presence of asbestos-containing materials ("ACM"), and removal of this material, where necessary, must comply with state and federal regulations, including SCAQMD Rule 1403, which specifies work practices with the goal of minimizing asbestos emissions during building demolition and renovation activities, including	Applicant to submit study assessing the presence of ACM's.	Prior to issuance of demolition permits.	Chief Building Official; Director of Community Development.	

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	the removal and associated disturbance of ACMs. The requirements for demolition and renovation activities include asbestos surveying; notification; ACM removal procedures and time schedules; ACM handling and cleanup procedures; and storage, disposal, and landfill disposal requirements for asbestos-containing waste materials.				
PPP 5-6	During site decommissioning and demolition activities, hazardous wastes must be managed in accordance with the requirements of Title 22, Division 4.5 of the California Code of Regulations. Title 22 sets forth the requirements with which hazardous-waste generators, transporters, and owners or operators of treatment, storage, or disposal facilities must comply. These regulations include the requirements for packaging, storage, labeling, reporting, and general management of hazardous waste prior to shipment. In addition, the regulations identify standards applicable to transporters of hazardous waste such as the requirements for transporting shipments of hazardous waste, manifesting, vehicle registration, and emergency accidental discharges during transportation.	Applicant to include note on all demolition plans.	Prior to issuance of demolition permits.	Chief Building Official; Director of Community Development.	
PPP 5-7	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	Applicant to include note on all demolition and grading plans.	Prior to issuance of demolition or grading permits.	Chief Building Official; Director of Community Development.	

NO.	PLANS, PROGRAMS, AND POLICES [PPPs], PROJECT DESIGN FEATURES [PDFs], AND MITIGATION MEASURES [MMs]	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION / INITIALS
	the applicable provision(s) of the California Health and Safety Code.				
PPP 5-8	Evidence of soil and/or groundwater contamination (e.g., chemical odors, staining) unrelated to above/underground storage tank releases may be encountered during site development. The appropriate agency (e.g., OCHCA, DTSC, or the RWQCB) shall be notified if these conditions are encountered during construction or grading activities. With their oversight, an environmental site assessment shall be completed and a determination shall be made as to whether cleanup is required. Cleanup activities are required to be consistent with all applicable federal, State and local rules, regulations, and laws. A cleanup would not be considered complete until confirmatory samples of soil and/or groundwater reveal levels of contamination below the standards established by the oversight agency. Alternatively, a risk assessment may be prepared for the site to determine that there are no human or environmental risks associated with leaving contamination below specific levels in place. Construction in the impacted area shall not proceed until a "no further action" clearance letter or similar determination is issued by the oversight agency, or until a land use covenant is implemented.	Applicant to include note on all grading plans.	Prior to issuance of grading permits.	Chief Building Official; Director of Community Development.	

NO.	PLANS, PROGRAMS, AND POLICES [PPPs], PROJECT DESIGN FEATURES [PDFs], AND MITIGATION MEASURES [MMs]	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION / INITIALS
Mitigation Measures					
HH-1	<p>For any remaining structures known to contain ACMs that will be renovated and/or demolished, HF shall ensure that all asbestos is removed and disposed of in accordance with applicable federal, state and local regulatory requirements.</p> <p>Prior to occupancy, renovation or demolition of any remaining structures constructed before October 1988, and in which the presence of ACMs is unknown, an asbestos survey shall be conducted by Heritage Fields. This requirement can be waived if an architect or project engineer responsible for the construction of the structure or an accredited asbestos inspector signs a statement that no ACM was specified as a building material, and to the best of their knowledge, no ACMs were used as a building material. If the asbestos survey identifies ACMs, the applicant shall ensure that all asbestos is removed and disposed of in accordance with applicable federal, state and local regulatory requirements.</p> <p>Any existing structures in which ACMs have been identified and which will remain in use shall be addressed in an Operation and Maintenance Plan and must be managed in accordance with applicable laws.</p> <p>Any renovation and/or LBP abatement activities on residential units at former MCAS El Toro, shall be conducted in accordance with all applicable federal, state and local regulatory</p>	Applicant to submit an asbestos survey for which ACMs is unknown in any of the remaining structures constructed before October 1988.	Prior to occupancy, renovation or demolition of any remaining structures constructed before October 1988.	Chief Building Official; Director of Community Development.	

NO.	PLANS, PROGRAMS, AND POLICES [PPPs], PROJECT DESIGN FEATURES [PDFs], AND MITIGATION MEASURES [MMs]	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION / INITIALS
	requirements.				
HH-2	The portions of the Proposed Project Site located on the active Installation Restoration Program ("IRP") Sites listed in Table 5.5-2, Action Required IRP Sites and Zoning – 2012 Modified Project, of the SSEIR for the 2012 Modified Project shall be used only in accordance with the requirements of the applicable Final FOST or Finding of Suitability to Lease, including in strict compliance with all lease restrictions (such as restrictions against soil or groundwater disturbance without approval from the Navy and regulators) and all institutional controls (such as restrictions against disturbing the integrity of physical remedial components like caps or groundwater treatment systems and other restrictions imposed by the Navy).	Restrictions on use of portions of the Proposed Project Site located on the active Installation Restoration Program ("IRP") Sites.	Prior to issuance of building permits.	Chief Building Official; Director of Community Development	
HH-3	The Community Development Department, in coordination with the Orange County Fire Authority ("OCFA"), will be responsible for review of all development plans, which would include evaluation of very high fire severity zones, special fire protection plans, and any requirements for fuel modification zones. Projects potentially impacted by wildland fire hazards will be subject to OCFA Guidelines for "Development Within and Exclusion from Very High Fire Severity Zones" and "Fuel Modification Plans and Maintenance." Additionally, all demolition, renovation, and construction activities in the project area will be subject to review by OCFA to ensure adequate fire protection, water flow, emergency access, design features, etc., according to the standards of the Uniform Fire Code and the	Applicant shall submit development plans for review and approval by OCFA and Building and Safety.	Prior to the approval of development plans.	Manager of Building and Safety; Orange County Fire Authority.	

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	California Fire Code. Due to the implementation of these standard fire protection procedures and based on the revised Fire Hazard Maps, the 2012 Modified Project is not anticipated to result in significant short- or long-term adverse impacts related to fire hazards				
HH-4	Prior to issuance of occupancy permits of any existing structure at the former MCAS El Toro, a fire life-safety evaluation of the structure including recommendations for improvements required for compliance with current Building Codes for use of existing structures adopted by the City and plans for any required improvements shall be submitted to the Chief Building Official for review and approval.	Applicant to submit development plans for existing structures for review and approval of required improvements.	Prior to the occupation of existing structures located on the former MCAS El Toro property.	Manager of Building and Safety; Orange County Fire Authority.	
HH-5	Prior to the issuance of a grading permit, the applicant shall prepare and the Director of Community Development shall approve a protocol plan (including but not limited to worker training, health and safety precautions, additional testing requirements, and emergency notification procedures) in the event that unknown hazardous materials are discovered during grading, construction, and/or related development activities. Additionally, said protocol plan will be revised should the discovery of previously unknown hazardous materials be made during any of the above mentioned development activities. The applicant and/or property owner that discovers contamination due to past military operations not previously identified by the DON shall be responsible for notifying the DON, appropriate regulatory agencies, and the Director of Community Development of the City in a timely	Applicant to development and submit a protocol plan to the City for approval.	On-going (prior to the issuance of a grading permit within the project area; in the event of the discovery of unknown hazardous materials).	Director of Community Development or designee; the DON.	

NO.	PLANS, PROGRAMS, AND POLICES [PPPs], PROJECT DESIGN FEATURES [PDFs], AND MITIGATION MEASURES [MMs]	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION / INITIALS
	manner. Additionally, said Protocol Plan shall be revised should the discovery of previously unknown hazardous materials be made during any of the above mentioned development activities.				
HH-6	The City shall develop and maintain the location and status, as well as other pertinent information, of all monitoring wells on the former MCAS El Toro in a geographic information systems database ("GIS"). The City will review all permit applications on the former air station for monitoring well locations that may be affected by a permit, and require applicants to maintain appropriate access. Access to monitoring wells will be limited to authorized personnel.	City to develop and maintain a GIS database.	On-going (prior to the issuance of grading permits; during construction activities).	Department of Public Works.	
5.6 GEOLOGY AND SOILS					
Mitigation Measures					
GS-1	Prior to issuance of a building permit, the City of Irvine shall require that all development be designed in accordance with the seismic design provisions outlined in future proposed development geotechnical reports and specified in the latest Building Codes adopted by the City of Irvine. Compliance with this measure shall be verified by the Community Development Department.	Applicant to address seismic design provisions in geotechnical reports per adopted Building Codes.	Prior to the issuance of a building permit.	Director of Community Development.	

NO.	PLANS, PROGRAMS, AND POLICES [PPPs], PROJECT DESIGN FEATURES [PDFs], AND MITIGATION MEASURES [MMs]	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION / INITIALS
GS-2	<p>Prior to issuance of a building permit, as per existing City policies, geotechnical studies shall be prepared at the time specific development projects are proposed to address site specific geotechnical considerations. The scope of each geotechnical study is based on the underlying geotechnical conditions of the individual site. These reports will provide measures to prevent settlement.</p> <ol style="list-style-type: none"> 1. Prior to design and construction of any future developments within the project area, a comprehensive geotechnical evaluation, including development-specific subsurface exploration and laboratory testing, shall be conducted. The purpose of the subsurface evaluation is to: <ol style="list-style-type: none"> a. Further evaluate the subsurface conditions in the area of the proposed structures. b. Provide specific data on potential geologic and geotechnical hazards. c. Provide information pertaining to the engineering characteristics of earth materials in the project area. <p>From this data, recommendations for grading/earthwork, surface, and subsurface drainage, temporary and/or permanent dewatering, foundations, pavement structural sections, and other pertinent geotechnical design considerations may be formulated and</p>	Applicant to prepare geotechnical studies in support of specific development plans.	Prior to the issuance of a building permit.	Director of Community Development.	

NO.	PLANS, PROGRAMS, AND POLICES [PPPs], PROJECT DESIGN FEATURES [PDFs], AND MITIGATION MEASURES [MMs]	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION / INITIALS
	<p>shall be included in the grading and building plans for individual developments. General recommendations are as follows:</p> <ul style="list-style-type: none"> • Seismic Ground Shaking - Measures to prevent risk of loss, injury or death involving seismic ground shaking include constructing new development to the latest adopted building codes. In addition, new development should not be located near active earthquake faults. • Erosion or Loss of Topsoil – Erosion and sediment control measures shall be implemented as required by the City's Grading and Water Quality ordinances. • Where Expansive Soils Exist – Measures for the design of foundations, slabs, flatwork and other improvements subject to drainage from expansive soils. <p>Compliance with this measure shall be verified by the Community Development Department.</p>				
GS-3	Prior to issuance of building permits for the occupancy of any existing structure at the former MCAS El Toro, or occupancy of any existing structure if a building permit is not issued, a seismic evaluation of the structure including recommendations for seismic improvements required for compliance with current Building Codes for use of existing structures adopted by the City of Irvine and	Applicant to develop and submit a seismic evaluation in accordance with adopted Building Codes.	Prior to the issuance of a building permit for the occupation of any existing structure at the former MCAS El Toro.	Manager of Building and Safety.	

NO.	PLANS, PROGRAMS, AND POLICES [PPPs], PROJECT DESIGN FEATURES [PDFs], AND MITIGATION MEASURES [MMs]	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION / INITIALS
	plans for any required seismic improvements shall be submitted to the Chief Building Official for review and approval.				
GS-4	Prior to issuance of a grading permit, detailed geotechnical and hydrology reports shall be prepared prior to any development approval or grading activities. These reports shall specifically address erosion control and surface runoff for both construction and long-term operations on the site. Recommendations contained in these reports to prevent soil erosion, siltation, and debris influx into the drainage system shall be implemented. Compliance with this measure shall be verified by the Community Development Department.	Applicant to develop and submit geotechnical and hydrology reports in accordance with adopted local/state/federal regulations.	Prior to the issuance of a grading permit.	Director of Community Development.	
5.7 HYDROLOGY/WATER QUALITY (SSEIR Section 5.6)					
Plans, Programs, and Policies					
PPP 6-1	<p>Prior to the issuance of a precise grading permit, the applicant shall submit a hydrology and hydraulic analysis of the site. The analysis shall be prepared by a professional civil engineer versed in flood control analysis and shall include the following information and analysis (Standard Condition A.6):</p> <ul style="list-style-type: none"> a. Hydrology/hydraulic analysis of 100-year surface water elevation at the project site to determine building elevation or flood proofing elevation. b. Analysis of existing and post-development peak 100-year storm flow rates, including mitigation measures to 	Applicant to submit a hydrology and hydraulic analysis.	Prior to the issuance of precise grading permits.	Director of Community Development; City Engineer.	

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	<p>reduce peak flows to existing conditions.</p> <p>c. An analysis demonstrating that the volume of water ponded on the site and stored underground in the drainage system outside of the building envelope in the proposed condition is greater than or equal to the corresponding volume in the existing condition. The water surface used to determine the ponded volume shall be based on the water surface in the major flood control facility that the site is tributary to.</p>				
PPP 6-2	<p>Prior to the issuance of a precise grading permit, the applicant shall submit a groundwater survey of the entire site. The analysis shall be prepared by a geotechnical engineer versed in groundwater analysis and shall include the following information and analysis (Standard Condition A.7):</p> <p>a. Potential for perched groundwater intrusion into the shallow groundwater zone upon buildout.</p> <p>b. Analysis for relief of groundwater buildup and properties of soil materials on-site.</p> <p>c. Impact of groundwater potential on building and structural foundations.</p> <p>d. Proposed mitigation to avoid potential for groundwater intrusion within five</p>	Applicant to submit a groundwater survey.	Prior to the issuance of precise grading permits.	Chief Building Official; Director of Community Development	

NO.	PLANS, PROGRAMS, AND POLICES [PPPs], PROJECT DESIGN FEATURES [PDFs], AND MITIGATION MEASURES [MMs]	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION / INITIALS
	feet of the bottom of the footings.				
PPP 6-3	This project will result in soil disturbance of one or more acres of land that has not been addressed by an underlying subdivision map. Prior to the issuance of preliminary or precise grading permits, the applicant shall provide the City Engineer with evidence that a Notice of Intent (NOI) and relevant Permit Registration Documents have been filed with the State Water Resources Control Board and that a Waste Discharge Identification ("WDID") Number is issued. Such evidence shall consist of a copy of the NOI Receipt letter with WDID retrieved from the State Water Resources Control Board Stormwater Multi-Application and Report Tracking System (SMARTS) website or the Regional Water Quality Control Board, or a letter from either agency stating that the NOI has been filed (Standard Condition A.10).	Applicant to provide evidence that a NOI and relevant Permit Registration Documents have been filed.	Prior to the issuance of preliminary or precise grading permits.	Chief Building Official; Director of Community Development	
PPP 6-4	Prior to the issuance of precise grading permits, the applicant shall submit, and the Director of Community Development shall have approved, a project water quality management plan (WQMP). The WQMP shall identify the best management practices that will be used on the site to control predictable pollutant runoff (Standard Condition A.13).	Applicant to submit a WQMP.	Prior to the issuance of grading permits.	Director of Community Development	
Mitigation Measures					
H/WQ-1	Prior to issuance of a grading permit, the applicant shall provide evidence that the development of the project area shall comply with City of Irvine adopted Grading and Water Quality Ordinances to ensure that the potential for soil erosion is minimized on a project-by-project basis. Specifically, the NPDES	Applicant to show compliance with City Grading and Water Quality Ordinances via approval of a NPDES permit, SWPPP, and WQMP.	Prior to the issuance of a grading permit.	Director of Community Development; Manager of Building and Safety; City Engineer; State/Regional	

NO.	PLANS, PROGRAMS, AND POLICES [PPPs], PROJECT DESIGN FEATURES [PDFs], AND MITIGATION MEASURES [MMs]	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION / INITIALS
	<p>discharge permitting requirements to which the City is obligated will ensure that construction activities reduce, to the maximum extent feasible, the water quality impacts of construction activities. The NPDES permit guidance states that "industrial/commercial or residential construction operations that result in a disturbance of one acre or more of total land area"...shall be required to develop and implement BMPs...to control erosion and siltation and contaminated runoff from the construction sites."</p> <p>The City's standard conditions of approval indicate that a Storm Water Pollution Prevention Plan (SWPPP) shall be prepared prior to the approval of grading permits for any project site in order to reduce sedimentation and erosion. The SWPPP shall include the adoption of erosion and sediment control practices such as desilting basins and construction site chemical control management measures.</p> <p>Additionally, prior to the issuance of a grading permit, project applicants must submit, and the Director of Community Development or designee must have approved, a Water Quality Management Plan (WQMP). The WQMP must identify the Best Management Practices (BMPs) that will be used on the site to control predictable pollutant runoff after the site is occupied. Ongoing operations after construction would be subject to the Countywide Municipal NPDES Stormwater</p>	<p>Notices of Intent (NOIs) for coverage of potential projects under the General Construction Activity Storm Water Runoff Permit must be submitted to the State Water Resources Control Board.</p>		<p>Water Quality Control Boards.</p>	

NO.	PLANS, PROGRAMS, AND POLICES [PPPs], PROJECT DESIGN FEATURES [PDFs], AND MITIGATION MEASURES [MMs]	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION / INITIALS
	<p>Permit, for which the City is a Co-Permittee. This WQMP shall identify, at a minimum, the routine, structural, and non-structural measures specified in the Countywide NPDES DAMP Appendix which they are applicable to a project, the assignment of long-term maintenance responsibilities (specifying the developer, parcel owner, maintenance association, lessee, etc.), and shall reference the location(s) of structural BMPs.</p> <p>Also in accordance with standard City project permitting and approval procedures, Notices of Intent (NOI) for coverage of projects under the General Construction Activity Storm Water Runoff Permit will be submitted to the State Water Resources Control Board prior to issuance of grading permits in the project area. This requirement will be met to the satisfaction of the Director of Community Development of any disturbance of one acre or more of soil in the project area. Also in force during the period of construction would be the General Dewatering NPDES permit of the Santa Ana RWQCB, as well as the provisions of the Countywide Permit.</p> <p>The Mitigation Measures will be implemented in accordance with local and State regulatory requirements. As future projects are planned and designed in the project area, specific BMPs and other water quality control methods will be utilized to reduce water quality degradation in the Newport Bay watershed. Future projects in the proposed project area will acknowledge and implement those</p>				

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	additional requirements that may be imposed by RWQCB in the future. Compliance with these measures shall be verified by the Community Development Department.				
H/WQ-2	Prior to issuance of a grading permit, evidence (e.g., in the form of a construction management plan) shall be provided that demonstrates that all stormwater runoff and dewatering discharges from the project area shall be managed to the maximum extent practicable or treated as appropriate to comply with water quality requirements identified in the Santa Ana Regional Water quality Control Board Basin Plan, including Total Maximum Daily Load (TMDL) Implementation Plan adopted for this watershed.	Applicant to submit a construction management plan.	Prior to the issuance of a grading permit.	Director of Community Development; City Engineer; State/Regional Water Quality Control Boards.	
H/WQ-3	Prior to approval of the first tentative tract or parcel map in the project area, detailed hydrologic and hydraulic analysis shall be conducted. Studies and analysis shall be prepared in accordance with OCFCD methodologies and standards and the Flood Control Master Plan for San Diego Creek, as well as any additional guidelines in effect at the time of project design. Recommendations contained in the hydrology studies and/or hydraulic analysis to address drainage/flooding issues related to proposed development shall be implemented. Compliance with this measure shall be verified by the Community Development Department.	Applicant to submit a hydrology study and hydraulic analysis.	Prior to the approval of the first tentative tract or parcel map in the project area.	Director of Community Development; City Engineer.	
H/WQ-4	Prior to issuance of a building permit for any unit within the 100-year floodplain, developers with property located in the newly delineated 100-year floodplain shall be required to construct such improvements as necessary to	Applicant to prepare and submit a Letter of Map Revision; physical improvement of property located in	Prior to the issuance of a building permit.	Director of Community Development; City Engineer.	

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	<p>remove the property from the 100-year floodplain. Additionally, the developer shall prepare a Letter of Map Revision (LOMR) request to have the FIRMs revised to remove the development areas from the 100-year floodplain upon completion of the approved flood control facilities. The LOMR request shall be filed upon completion of design of the flood control improvements to contain or redirect the 100-year flood flows away from the property.</p> <p>After the improvements are constructed, Record Drawings and a maintenance agreement with, or letter from, a public agency shall be submitted to FEMA to complete the LOMR process.</p>	100-year floodplain.			
5.8 AGRICULTURAL RESOURCES (SSEIR Section 5.2)					
Plans, Programs, and Policies					
PPP 2-1	The City shall continue to implement the Agricultural Legacy Program outlined in City of Irvine General Plan Open Space and Conservation Element. Objective L-10 is intended to mitigate the conversion of agricultural land to nonagricultural uses citywide by facilitating limited-scale agricultural operations and programs on public lands within Irvine. As part of the Agricultural Legacy Program, specific sites in Irvine will be identified and made available for metro-farming within five years. Metro-farming generally includes small-scale agricultural operations and activities that can be accommodated in an urban environment. Such activities could include, but not be limited to, small-scale				

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	specialty farming, model farming, heritage farming, and community service/educational farming.				
Mitigation Measures					
AG-1	<p>In order to encourage agriculture as an interim land use pending development on the project site by warning future residents that they are buying or renting a house adjacent to existing agricultural operations, disclosure statements shall include the following for subdivisions proposed adjacent to existing agricultural operations:</p> <ul style="list-style-type: none"> • Prior to issuance of building permits, the applicant shall submit, and the Director of Community Development shall have approved, a completed occupancy disclosure form for the project. The approved disclosure form, along with its attachments, shall be included as part of the rental/lease agreement and as part of the sales literature for the project. The disclosure statement shall include the following information: • Continuation of agricultural operations adjacent to the site and their potential effects (spraying of pesticides, noise, dust, odor, etc.) on future residents or tenants. 	Applicant to complete and receive approval for an occupancy disclosure form per the standards stated in Mitigation Measure AG-1.	Prior to the issuance of a building permit.	Director of Community Development.	
AG-2	Heritage and community service/educational farming operations shall be encouraged within utility easements and other lands. Heritage farming is defined as small-scale specialty farming operations that can be accommodated	May require development of a cooperative agreement.	On-going (prior to and during development of the project area).	Director of Community Development.	

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	in an urban environment. An example would be the Edible Landscape project located adjacent to Harvard within the Edison right-of-way.				
AG-3	Future landowners and the City shall work cooperatively with farmers to minimize conflicts between agricultural operation and adjacent urban uses.	May require development of a cooperative agreement.	On-going (prior to and during development of the project area).	Director of Community Development.	
5.9 BIOLOGICAL RESOURCES					
Plan, Programs, and Policies					
PPP 13-1	<p>All construction activities shall comply with the federal Migratory Bird Treaty Act of 1918 (MBTA). The MBTA governs the taking and killing of migratory birds, their eggs, parts, and nests and prohibits the take of any migratory bird, their eggs, parts, and nests. Compliance with the MBTA shall be accomplished by the following:</p> <ul style="list-style-type: none"> • If vegetation is to be cleared during the nesting season (March 1 to September 1), all suitable habitat shall be thoroughly surveyed for the presence of nesting birds by a qualified Biologist no more than 72 hours prior to clearing. The survey results shall be submitted by the Property Owner/Developer to the Director of Community Development. • If any active nests are detected, the area shall be flagged and mapped on the construction plans along with a buffer distance to be determined by the 	Applicant to conduct on-site monitoring during the nesting season.	During nesting season (March 1 to September 1): a) no more than 72 hours prior to clearing; and b) during vegetation removal.	Director of Community Development.	

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	qualified Biologist. The buffer area shall be avoided until the nesting cycle is complete or until the Biologist has determined that the nest has failed. In addition, the Biologist shall be present on the site to monitor the vegetation removal to ensure that any nests that were not detected during the initial survey are not disturbed.				
PPP 13-2	<p>All construction activities shall comply with Sections 3503, 3503.5 and 3513 of the California Fish and Game Code, which protect active nests of any raptor species, including common raptor species. Compliance with these codes shall be accomplished by the following:</p> <ul style="list-style-type: none"> • If vegetation is to be cleared during the raptor nesting season (February 1 to June 30), all suitable habitat within 300 feet of the Project sites shall be thoroughly surveyed for the presence of nesting raptors (including burrowing owl) by a qualified Biologist 72 hours prior to clearing. The survey results shall be submitted by the Property Owner/Developer to the Director of Community Development and the California Department of Fish and Game. • If any active nests are detected, the area shall be flagged and mapped on the construction plans along with a minimum 300-foot buffer, with the final 	Applicant to provide on-site monitoring during the nesting season.	During nesting season (February 1 to June 30): a) 72 hours prior to clearing; and b) during vegetation removal.	Director of Community Development; California Department of Fish and Game.	

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	buffer distance to be determined by the qualified Biologist. The buffer area shall be avoided until the nesting cycle is complete or until it is determined that the nest has failed. In addition, the Biologist will be present on the site to monitor the vegetation removal.				
Project Design Features					
PDF 10-1	The Relocated Wildlife Corridor Feature ("WLCF") will be designed and planted in such a manner as to ensure that the planting plan does not create a fire hazard for adjacent development. Maintenance of vegetation within the WLCF is not anticipated, but would be allowed as needed for fire control. Final approval of the planting schemes and palettes will require approval from the Orange County Fire Authority.	Approval of final planting scheme and palette.	Prior to issuance of planting permit	OCFA	
PDF 10-2	Appropriate edge effect characteristics (e.g. earthen berms, vegetative or other barriers) will be implemented as necessary along the edges of the WLCF in order to reduce visibility and human access into the corridor, and to reduce light spillage and ambient noise within the corridor.	Approval of final planting scheme and palette.	Prior to the issuance of planting permit.	Director of Community Development.	
PDF 10-3	The project lighting for new development adjacent to the western edge of Segments 2, 3, 3 South, and 4 and the eastern edge of Segment 4 of the WLCF will be designed and shielded so that the nighttime lighting of the WLCF shall be no greater than 0.10 foot candles when measured at the centerline of the riparian channel for Segments 2 and 4 and the centerline of the corridor for Segments 3 and 3 south.	Approval of final grading plan for the Relocated Wildlife Corridor.	Prior to issuance of grading permits for the Relocated Wildlife Corridor.	Director of Community Development.	

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PDF 10-4	Berms, other vertical offsets, or, in Segment 4, walls will reduce potential noise effects to less than a 24-hour CNEL of 60 dBA at the western boundary of Segments 2, 3, and 3 south of the WLCF when measured at the base of the interior berm on the eastern and western boundaries of Segment 4 when measured at the base of the interior berms or walls.	Approval of final grading plan for the Relocated Wildlife Corridor.	Prior to issuance of grading permits for the Relocated Wildlife Corridor.	Director of Community Development.	
Mitigation Measures					
BIO-1	Prior to approval of a subdivision map for each project area, a focused survey for the southern tarplant, mountain plover, and burrowing owl shall be conducted. Prior to approval of a subdivision map for development within, or in proximity to Serrano Creek, a focused survey shall be conducted for the least Bell's vireo and southwestern willow flycatcher. Should the focused survey identify a significant population of southern tarplant or mountain plover, or the presence of burrowing owls, least Bell's vireo, or southwestern willow flycatcher in an area proposed for development, impacts shall be avoided through incorporation of the species into an open space easement or if impacts cannot be avoided, then mitigation shall be negotiated through consultation with the United States Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW).	Requires the development and submission of focused biological surveys for resources indicated in BIO1.	Prior to the approval of a subdivision map.	Director of Community Development; US Fish and Wildlife Service; California Department of Fish and Game.	
BIO-2	Prior to approval of a subdivision map for each project area, a wetland delineation shall be performed for all areas within the master plan sub-area that contain the potential for wetland habitat and/or jurisdictional waters. The loss of impacted wetlands shall be mitigated through the implementation of a wetland mitigation plan	Requires the development and submission of wetland survey for potential wetland resources.	Prior to the approval of a subdivision map.	Director of Community Development; US Army Corps of Engineers; US Fish and Wildlife Service; California	

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	prepared and accepted by the appropriate agency (i.e., U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, California Department of Fish and Wildlife). Wetlands impacted on-site shall be mitigated through on-site or off-site replacement, re-creation (i.e. within the proposed wildlife corridor), and/or revegetation as deemed acceptable by the appropriate jurisdictional agencies.			Department of Fish and Game.	
BIO-3	The City shall continue to work with State and federal agencies during the implementation of the proposed project to implement the revegetation/restoration plan for the wildlife corridor. Measures such as sight and sound barriers, including artificial sound walls and natural diversions (e.g. hedges and tree lines) shall be incorporated into corridor design to ensure the viability of the corridor. The City shall implement the corridor consistent with the 2012 Wildlife Corridor Plan.	May require development of a revegetation and/or restoration plan for the identified wildlife corridor.	On-going (prior to and during development of the project area).	Director of Community Development; US Fish and Wildlife Service; California Department of Fish and Game.	
BIO-4	Prior to issuance of a grading permit for each project area, a complete inventory of all trees of trunk diameter at breast height (DBH) greater than six inches and any significant (as determined by a certified arborist selected by the City) plants on the project site, excluding those within the habitat preserve shall be prepared. This inventory shall be prepared by an arborist certified by the International Society of Arboriculture and shall include (but not be limited to) data for each tree such as species, variety, DBH, condition (excellent, good, fair, poor, dead), and any recommendations. All trees in this inventory shall be considered "Significant Trees" under the City of Irvine's Urban Forestry Ordinance (UFO) (Section 5-7-	Requires the development and submission of a tree inventory per the regulations outlined in the City Urban Forestry Ordinance.	Prior to the issuance of a grading permit.	Director of Community Development; International Society of Arboriculture.	

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	401 et al) and the UFO shall apply to all trees included in this inventory.				
5.10 PALEONTOLOGICAL RESOURCES					
Mitigation Measures					
P-1	<p>Prior to issuance of a grading permit for any portion of the project area, a qualified paleontologist shall be retained by the City or designee to carry out an appropriate paleontology investigation of the area proposed for grading. (A qualified paleontologist is defined as an individual with an M.S. or Ph.D. in paleontology or geology who is familiar with paleontological procedures and techniques.) The City of Irvine has standard conditions applied prior to the issuance of grading permits when a project site includes potentially significant paleontological sites, and paleontological monitoring conditions have not been attached to the previous map approval. These standard conditions include retaining a qualified paleontologist, establishing procedures for cultural and scientific resource surveillance, and protection of any resources discovered during the grading process.</p> <p>When fossils are discovered, the paleontologist (or paleontological monitor) shall recover them. In most cases, this fossil salvage can be completed in a short period of time. However, some fossils specimens (such as a complete large mammal skeleton) may require an extended salvage period. In these instances the paleontologist (or paleontological monitor) shall be allowed to temporarily direct, divert or</p>	Applicant to submit a resource recovery and disposition plans to the Community Development Department; qualified paleontologists' attendance at pre-grading conference(s) and field observation.	Prior to issuance of a grading permit and during site grading.	Director of Community Development or designee.	

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	<p>halt grading to allow recovery of fossil remains in a timely manner. Because of the potential for the recovery of small fossil remains, such as isolated mammal teeth, it may be necessary in certain instances to set up a screen-washing operation on-site.</p> <p>Fossil remains collected during the monitoring and salvage portion of the mitigation program shall be cleaned, repaired, sorted, and cataloged. Compliance with this measure shall be verified by the Community Development Department.</p>				
5.11 CULTURAL RESOURCES					
Mitigation Measures					
CULT-1	Prior to subdivision for development, a detailed archaeological report(s) shall be prepared within Combined PA 51. This report(s) shall specifically address the potential for encountering archaeological resources at the time specific development is proposed. The report(s) shall provide recommendations to prevent degradation of archaeological resources such as site avoidance and data recovery. Recommendations contained in the report shall be implemented. Compliance with this measure shall be verified by the Community Development Department.	Applicant to develop and submit an archaeological resources report for PAs 51 and 30.	Prior to the issuance of subdivision maps.	Director of Community Development or designee.	September 2006 DL
CULT-2	Monitoring of excavation and grading activities associated with future development in Combined PA 51 shall be conducted by a certified archaeologist in accordance with the report required in Mitigation Measure Cult1. If resources are encountered in the course of	Applicant to provide for field inspection and monitoring by qualified archaeologist implementing	Field inspection and monitoring required during grading activities.	Director of Community Development or designee.	

NO.	PLANS, PROGRAMS, AND POLICES [PPPs], PROJECT DESIGN FEATURES [PDFs], AND MITIGATION MEASURES [MMs]	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION / INITIALS
	ground disturbance, the archaeological monitor shall be empowered to halt grading and to initiate an archaeological testing program. The testing shall include recordation of artifacts, controlled removal of the materials, and an assessment of their importance under CEQA and the City's local guidelines. Compliance with this measure shall be verified by the Community Development Department.	recommendations outlined in the report noted above.			
CULT-3	Prior to the issuance of grading permits and/or building permits for any future development in Combined PA 51, a detailed mitigation program shall be submitted by the applicant to the City of Irvine to address archaeological resources discovered during grading. Provisions of the program shall include an immediate evaluation of the find by a qualified archaeologist. If the find is determined to be a unique archaeological resource, contingency funding and a time allotment sufficient to allow for implementation of avoidance measures or appropriate mitigation shall be available. Work may continue on other parts of the construction site while archaeological resource mitigation takes place. The City of Irvine has standard conditions applied prior to the issuance of grading permits when a project site includes potentially significant archaeological sites. These include retaining a qualified archaeologist, establishing procedures for cultural and scientific resource surveillance, and protection of any resources discovered during the grading process. Compliance with this measure shall be verified by the Community Development Department.	Applicant to develop and submit an archaeological mitigation program.	Prior to the issuance of grading permits and/or building permits in PAs 51 and 30.	Director of Community Development or designee.	
CULT-4	Prior to the issuance of any grading and/or	Applicant to develop	Prior to the issuance of	Director of	

NO.	PLANS, PROGRAMS, AND POLICES [PPPs], PROJECT DESIGN FEATURES [PDFs], AND MITIGATION MEASURES [MMs]	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION / INITIALS
	<p>building permits, a mitigation program shall be submitted by the developer to the City of Irvine to address the accidental discovery or recognition of any human remains. The program shall include the following:</p> <ul style="list-style-type: none"> • There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until: <p>The county coroner must be contacted to determine that no investigation of the cause of death is required, and</p> <p>If the coroner determines the remains to be Native American:</p> <ul style="list-style-type: none"> • The coroner shall contact the Native American Heritage Commission within 24 hours. • 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 descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriated dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or 	and submit an archaeological mitigation program.	grading permits and/or building permits.	Community Development or designee.	

NO.	PLANS, PROGRAMS, AND POLICES [PPPs], PROJECT DESIGN FEATURES [PDFs], AND MITIGATION MEASURES [MMs]	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION / INITIALS
	<ul style="list-style-type: none"> Where the following conditions occur, the landowner or his authorized representative shall reburial the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance. The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission. The descendant identified fails to make a recommendation; or The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner. <p>Compliance with this measure shall be verified by the Community Development Department.</p>				
5.12 AESTHETICS (SSEIR Section 5.1)					
Plans, Programs, and Policies					
PPP 1-1	Prior to the issuance of building permits, the applicant shall demonstrate it has met the Irvine Uniform Security Code requirements for lighting by providing the below listed items for a complete review by the Police Department.	Applicant to submit a complete lighting package.	Prior to the issuance of building permits.	Director of Community Development or designee; Police Department.	

NO.	PLANS, PROGRAMS, AND POLICES [PPPs], PROJECT DESIGN FEATURES [PDFs], AND MITIGATION MEASURES [MMs]	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION / INITIALS
	<p>Failure to provide a complete lighting package will result in the delay of satisfaction of this condition (City Standard Condition 3.6).</p> <p>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.</p> <p>b. Corresponding fixture cut-sheets (specifications) of those lights used to meet the Irvine Uniform Security Code.</p> <p>c. Site plan demonstrating that landscaping shall not be planted so as to obscure required light levels.</p> <p>d. Site plans that are full-scale and legible.</p>				
Mitigation Measures					
A-1	Prior to issuance of building permits, lighting plans and signage plans for residential or non-residential new development shall be reviewed by the Community Development Department to ensure that minimal light intrusion and spillover into adjacent residential areas occurs.	City to review site specific plans for light intrusion and spillover.	Prior to the issuance of building permits, lighting plans, and/or signing plans.	Director of Community Development or designee.	
A-2	Prior to the issuance of building permits for residential and non-residential development, and during the master plan review process for future development in the project area, the Director of Community Development shall ensure that mirrored and highly reflective surfaces are discouraged or, where proposed,	Discourages use of mirrored or reflective surfaces in proposed development; designs to be reviewed by the City.	On-going (prior to the issuance of building permits; during master plan review).	Director of Community Development or designee.	

NO.	PLANS, PROGRAMS, AND POLICES [PPPs], PROJECT DESIGN FEATURES [PDFs], AND MITIGATION MEASURES [MMs]	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION / INITIALS
	shall be accompanied by a design-level glare impact analysis that demonstrates no adverse visual impairment to motorists or other visual nuisance occurs.				
5.13 POPULATION AND HOUSING (SSEIR Section 5.9)					
Plans, Programs, and Policies					
PPP 9-1	Compliance with the City's Housing Element - Compliance with the City's Housing Element policies provides a strategic blueprint to ensure the siting of new very low, low, and moderate income housing units in future development projects under the 2012 Modified Project to help the City continue to meet its State fair share housing targets. The Housing Ordinance mandates that all projects with 50 or more housing units shall set-aside 15 percent of the total units for very low, low, and moderate income households.	Applicant to submit an affordable housing plan.	On-going (prior to the issuance of building permits; during master plan review).	Director of Community Development or designee.	
Mitigation Measures					
	No mitigation measures are available.				
5.14 PUBLIC SERVICES (SSEIR Section 5.10)					
	Mitigation Measures identified in other sections of the OCGP FEIR, SEIR (Sections 5.1 – 5.12), and SSEIR (Sections 5.1 – 5.13) address the impacts associated with the construction and operation of new public services and facilities (including law enforcement, fire and emergency medical services, parks and recreation, and school services). Refer to the individual sections mentioned above for a discussion on specific mitigation monitoring and reporting programs.				
Fire Protection and Emergency Services					
Project Design Feature					
PDF 10-1	The Relocated Wildlife Corridor Feature ("WLCF") will be designed and planted in such a manner as to ensure that the planting plan	Approval of final planting scheme and palette.	Prior to issuance of planting permit	OCFA	

NO.	PLANS, PROGRAMS, AND POLICES [PPPs], PROJECT DESIGN FEATURES [PDFs], AND MITIGATION MEASURES [MMs]	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION / INITIALS
	does not create a fire hazard for adjacent development. Maintenance of vegetation within the WLCF is not anticipated, but would be allowed as needed for fire control. Final approval of the planting schemes and palettes will require approval from the Orange County Fire Authority.				
Plans, Programs, and Policies					
PPP 10-1	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.	City to review tentative maps and building plans.	Prior to approval of tentative maps and issuance of building permits.	Manager of Building and Safety; Orange County Fire Authority.	
PPP 10-2	Prior to the approval of the first certificate of occupancy 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 (Standard Condition 4.9).	Applicant to arrange for and have passed an inspection.	Prior to approval of the first certificate of occupancy.	Manager of Building and Safety, Police Department and the Orange County Fire Authority.	
PPP 10-3	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 3.17).	City to review plan set approved for building permits.	Prior to the issuance of the first building permit.	Manager of Building and Safety, Chief of Police or designee.	

NO.	PLANS, PROGRAMS, AND POLICES [PPPs], PROJECT DESIGN FEATURES [PDFs], AND MITIGATION MEASURES [MMs]	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION / INITIALS
PPP 10-4	Prior to the issuance of the first building permit, the applicant shall have executed a Secured Fire Protection Agreement with the Orange County Fire Authority (Standard Condition A.15).	Applicant to submit copy of Secured Fire Protection Agreement.	Prior to the issuance of the first building permit.	Director of Community Development or designee.	
Mitigation Measures (The following Hazards and Hazardous Materials mitigation measures are also applicable to Fire Protection and Emergency Services)					
HH-3	See Section 5.5., Hazards and Hazardous Materials, above.				
HH-4	See Section 5.5., Hazards and Hazardous Materials, above.				
Police Protection					
Plans, Programs, and Policies					
PPP 10-2	See Fire Protection and Emergency Services above.				
PPP 10-3	See Fire Protection and Emergency Services above.				
PPP 10-5	The project applicant shall comply with all applicable requirements of the City of Irvine Uniform Security Code (Municipal Code Title 5, Division 9, Chapter 5).	City to review tentative maps, and building plans.	Prior to approval of tentative maps and issuance of building permits.	Manager of Building and Safety, Chief of Police or designee.	
PPP 10-6	Prior to the issuance of the first building permit, a Construction Site Security Plan, per the Irvine Uniform Security Code, Section 5-9-521, shall be approved by the Chief of Police. Said plan shall be incorporated into the plan set approved for building permits (Standard Condition 3.20).	Applicant to submit a Construction Site Security Plan.	Prior to issuance of building permits.	Manager of Building and Safety, Chief of Police or designee.	
PPP 10-7	Prior to approval of the first certificate of occupancy, the project applicant shall demonstrate to the City's Police Department that an Opticom traffic light control system has been installed at all signalized intersections servicing or adjacent to the Proposed Project	Applicant to demonstrate to the City's Police Department that an Opticom traffic light control system has	Prior to approval of the first certificate of occupancy.	Manager of Building and Safety, Chief of Police or designee.	

NO.	PLANS, PROGRAMS, AND POLICES [PPPs], PROJECT DESIGN FEATURES [PDFs], AND MITIGATION MEASURES [MMs]	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION / INITIALS
	Site (Condition of Approval).	been installed.			
PPP 10-8	The project applicant shall implement the concepts of Crime Prevention Through Environmental Design in the design and layout of individual development projects within the Proposed Project Site to reduce criminal opportunity and calls for police service. Implementation of these concepts shall be verified by the City's Police Department during the development review process (Condition of Approval).	City to review tentative maps, and building plans.	Prior to approval of tentative maps and issuance of building permits.	Manager of Building and Safety, Chief of Police or designee.	

NO.	PLANS, PROGRAMS, AND POLICES [PPPs], PROJECT DESIGN FEATURES [PDFs], AND MITIGATION MEASURES [MMs]	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION / INITIALS
School Services					
Plans, Programs, and Policies					
PPP 10-9	Pursuant to California Government Code Section 65995, the individual applicants shall pay developer fees to the appropriate school districts at the time building permits are issued; payment of the adopted fees would provide full and complete mitigation of school impacts. Alternatively, the applicant may enter into a school finance agreement with the school district(s) to address mitigation to school impacts in lieu of payment of developer fees. The agreement shall establish financing mechanisms for funding facilities to serve the students from the project. If the applicant and the affected school district(s) do not reach a mutually satisfying agreement, then project impacts would be subject to developer fees.	Applicant to provide proof of payment or agreement.	Prior to issuance of building permits.	Director of Community Development or designee.	
Library Services					
Plans, Programs, and Policies					
PPP 10-10	In the event that a city-wide library impact fee is adopted and in force, the developer shall pay this fee prior to issuance of building permits for new development. Since a 39,000 square foot library facility is approved for development within Existing PA 51, this would satisfy payment of a library impact fee, if adopted by the City at a future date.	Applicant to provide proof of payment (if adopted).	Prior to issuance of building permits for new development (if adopted).	Director of Community Development or designee.	
5.15 UTILITIES AND SERVICE SYSTEMS (SSEIR Section 5.13)					
	Mitigation Measures identified in other sections of the OCGP FEIR, SEIR (Sections 5.1 – 5.12), and SSEIR (Sections 5.1 – 5.13) address the impacts associated with the construction and operation of new utilities (including potable water, recycled water, and sewer). Refer to the				

NO.	PLANS, PROGRAMS, AND POLICES [PPPs], PROJECT DESIGN FEATURES [PDFs], AND MITIGATION MEASURES [MMs]	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION / INITIALS
	individual sections mentioned above for a discussion on specific mitigation monitoring and reporting programs. Mitigation Measures pertaining to solid waste are described below.				
Water Services					
Plans, Programs, and Policies					
PPP 13-1	Requirement to Use Recycled Water: Irvine Ranch Water District (IRWD) will identify areas within the Sub Area Master Plan that are capable of receiving service from the IRWD's recycled water system, and will determine the feasibility of providing recycled water service to these areas. IRWD will also review applications for new permits to determine the feasibility of providing recycled water service to these applicants. If recycled water service is determined by IRWD to be feasible, applicants for new water service shall be required to install on-site facilities to accommodate both potable water and recycled water service in accordance with these Rules and Regulations.	City to review Sub Area Master Plan and applications for new permits.	Prior to issuance of building permits.	Manager of Building and Safety; IRWD.	
PPP 13-2	Connection Fees: The Project Applicant shall enter into agreement or agreements as necessary with IRWD to establish the appropriate financial fair share costs to be borne by the project proponent. Fair share costs may include, but are not limited to, those associated with the preparation of studies and infrastructure expansion necessary to analyze and serve the Modified Project.	Applicant to provide proof that connection fees have been paid.	Prior to issuance of certificate of occupancy.	Director of Community Development or designee.	
PPP 13-3	Fire Flow Analysis: In accordance with IRWD requirements, each District in the Modified Project must provide a fire flow analysis. If the analysis identifies any deficiencies, the developer will be responsible for any water system improvements associated with the development project required to rectify the	Applicant to provide proof that fire flow analysis has been submitted.	Prior to issuance of building permits.	Director of Community Development or designee.	

NO.	PLANS, PROGRAMS, AND POLICES [PPPs], PROJECT DESIGN FEATURES [PDFs], AND MITIGATION MEASURES [MMs]	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION / INITIALS
	deficiencies and meet IRWD fire flow requirements.				
Project Design Features (The following Greenhouse Gas Emissions PDFs are also applicable to Water Services)					
PDF 4-3	See Section 5.16 Greenhouse Gas Emissions, below.				
PDF 4-4	See Section 5.16 Greenhouse Gas Emissions, below.				
PDF 4-5	See Section 5.16 Greenhouse Gas Emissions, below.				
Mitigation Measures					
	No mitigation measures are required.				
Wastewater					
Plans, Programs, and Policies (The following Water Services PPP is also applicable to Wastewater)					
PPP 13-2	See Water Services above.				
Project Design Features (The following Greenhouse Gas Emissions PDF is also applicable to Wastewater)					
PDF 4-3	See Section 5.16 Greenhouse Gas Emissions, below.				
Mitigation Measures					
	No mitigation measures are required.				
Solid Waste					
Plans, Programs, and Policies					
PPP 13-4	The City Construction and Demolition (C&D) Debris Recycling and Reuse ordinance requires that 1) all residential projects of more than one unit, 2) nonresidential developments on 5,000 square feet or larger, and 3) nonresidential demolition/renovations with more than 10,000 square feet of building recycle or reuse a minimum of 75 percent of concrete and asphalt and 50 percent of nonhazardous debris generated.	Applicant to submit written plans to the City to ensure recycling maximum feasible levels of construction and demolition debris is recycled.	Prior to the issuance of grading permits.	Director of Community Development or designee.	
PPP 13-5	The City adopted a Zero Waste program in 2007 to approach waste management. The City recovers approximately 66 percent of its waste for recycling and composting, which	Applicant to submit written plans to the City to ensure recycling maximum	Prior to the issuance of grading permits.	Director of Community Development or designee.	

NO.	PLANS, PROGRAMS, AND POLICES [PPPs], PROJECT DESIGN FEATURES [PDFs], AND MITIGATION MEASURES [MMs]	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION / INITIALS
	exceeds the state's AB 939 waste diversion goals. Furthermore, waste haulers establish rate schedules according to bin size and frequency of collection. Commercial customers that subscribe to smaller bins (e.g., 2 cubic-yard bins) are routinely charged less by haulers. This pricing structure encourages waste reduction and recycling, and tends to minimize hauler pickups.	feasible levels of solid waste material is recycled.			
PPP 13-6	The Irvine Sustainable Community Initiative (Initiative Ordinance 10-11), adopted by the voters of the City as Initiative Measure S on November 2, 2010, and certified by the City Council on December 14, 2010, became effective December 24, 2010. The ordinance was adopted to ratify and implement policies in support of renewable energy and environmental programs for a sustainable community. It outlines the City's direction for continuing to develop and implement programs geared towards green building, renewable energy and sustainability. For example, the City would continue to develop and implement recycling, zero waste or other innovative onsite business programs to divert waste from landfills and also continue to develop and implement the use of native, California-friendly and drought-tolerant landscaping.	Applicant to submit written plans to the City to ensure recycling maximum feasible levels of solid waste material is recycled.	Prior to the issuance of grading permits.	Director of Community Development or designee.	
PPP 13-7	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	Applicant to submit a waste management plan.	Prior to the issuance of grading permits.	Director of Community Development or designee.	

NO.	PLANS, PROGRAMS, AND POLICES [PPPs], PROJECT DESIGN FEATURES [PDFs], AND MITIGATION MEASURES [MMs]	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION / INITIALS
	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 (Standard Condition 2.24).				
PPP 13-8	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 (Standard Condition 3.7).	Applicant to submit written plans to the City to ensure recycling maximum feasible levels of construction and demolition debris is recycled.	Prior to the issuance of building permits.	Director of Community Development or designee.	
Mitigation Measures					
SW-1	It is anticipated that much of the solid waste resulting from the demolition, dismantling, or other deconstruction of the aged structures and property, including but not limited to buildings and runways, at the former MCAS El Toro is contaminated with lead-based paints, asbestos, or other materials that may render it unsuitable for recycling or reuse. At the sole cost and expense of the project applicant, in order to evaluate this condition and determine the feasibility of recycling of solid waste material from the former MCAS El Toro site by ordinary means, a technical evaluation by a qualified environmental consultant must be conducted. The technical evaluation shall include sufficient sample testing of all types of solid waste materials to be generated by the	Applicant to develop and submit a technical evaluation by the project applicant to determine the composition of solid waste materials generated during the development of the project area.	Prior to the issuance of grading permits.	Director of Community Development or designee.	

NO.	PLANS, PROGRAMS, AND POLICES [PPPs], PROJECT DESIGN FEATURES [PDFs], AND MITIGATION MEASURES [MMs]	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION / INITIALS
	project to analyze its composition. A copy of the full technical evaluation and its findings must be submitted to the City of Irvine Community Development Department. The City of Irvine must confirm the adequacy of the technical evaluation prior to authorizing the demolition, dismantling, or deconstruction project to proceed. If it is determined by the technical evaluation that material is contaminated and prohibited from being recycled by ordinary means, a further evaluation must be conducted to identify and evaluate other feasible methods approved by state law to divert the material from landfills. This may include the delivery of the waste material to other appropriate non-disposal or transformation facilities, such as “waste-to-energy” (WTE) plants.				
SW-2	For that solid waste which is determined to be inappropriate for recycling (as that term is defined by California Public Resources Code Section 40180), the project applicant must submit a written plan to the City and implement such plan to ensure that 75% of the material, or the maximum amount feasible as determined by the technical evaluation, is diverted from the landfill through other methods that comply with state statutes and regulations.	Applicant to submit written plans to the City to ensure recycling maximum feasible levels of solid waste material is recycled.	Prior to the issuance of grading permits.	Director of Community Development or designee.	
SW-3	For that solid waste which the technical study deems to be suitable for recycling, the project applicant must submit a written plan to the City and implement such plan to ensure that solid waste material generated by the demolition, dismantling, or deconstruction project, land use operations and maintenance is collected by a City authorized solid waste hauler or recycling	Applicant to submit written plans to the City to ensure recycling maximum feasible levels of solid waste material is recycled.	Prior to the issuance of grading permits.	Director of Community Development or designee.	

NO.	PLANS, PROGRAMS, AND POLICES [PPPs], PROJECT DESIGN FEATURES [PDFs], AND MITIGATION MEASURES [MMs]	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION / INITIALS
	agent, and that a minimum of 75% of the solid waste from the project is diverted from landfills by recycling, as that term is defined by California Public Resources Code Section 40180 ("Recycling" does not include transformation, as defined in Public Resources Code Section 40201).				
SW-4	<p>To ensure ongoing compliance with these mitigation measures, the project applicant will be required to submit solid waste tonnage reports to the City of Irvine on City approved forms, accompanied by "weight ticket" receipts from state-certified disposal, nondisposal, or transformation facilities, on a quarterly basis to demonstrate that solid waste diversion has occurred in accordance with these required mitigation measures and in a manner that is consistent with, and not detrimental to, the efforts of the City of Irvine to comply with AB939.</p> <p>To assure compliance with applicable statutes related to the disposal of solid waste, it is necessary for the City to require appropriate and effective mitigation measures to limit the disposal and ensure significant recycling of solid waste on-site.</p>	Applicant to submit quarterly solid waste tonnage reports to the City in order to demonstrate solid waste diversion has occurred.	Prior to the issuance of grading permits.	Director of Community Development or designee.	
SW-5	For green waste, the project applicant must submit a written plan to the City and implement such plan to ensure that the green waste material generated by landscape maintenance operations is collected by a City authorized waste hauler or recycling agent, that the maximum feasible amount of that collected green waste is recycled, and that a minimum of 50% of the green waste from the project is	Applicant to submit a written plan to the City to ensure recycling of the maximum feasible amount of green waste material (minimum of 50 percent) by qualified	Prior to the issuance of grading permits.	Director of Community Development or designee.	

NO.	PLANS, PROGRAMS, AND POLICES [PPPs], PROJECT DESIGN FEATURES [PDFs], AND MITIGATION MEASURES [MMs]	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION / INITIALS
	diverted from landfills by recycling, as that term is defined by California Public Resources Code Section 40180.	agent.			
Electricity, Natural Gas, and Telecommunications					
Plans, Programs, and Policies (The following Greenhouse Gas Emissions PPPs apply to Electricity)					
PPP 4-3	See Section 5.16 Greenhouse Gas Emissions, below.				
PPP 4-4	See Section 5.16 Greenhouse Gas Emissions, below.				
PPP 4-5	See Section 5.16 Greenhouse Gas Emissions, below.				
Product Design Features (The following Greenhouse Gas Emissions PDFs apply to Electricity)					
PDF 4-7	See Section 5.16 Greenhouse Gas Emissions, below.				
Mitigation Measures					
	No mitigation measures are required.				
5.16 GREENHOUSE GAS EMISSIONS (SSEIR Section 5.4)					
Plans, Programs, and Policies					
PPP 4-1	City of Irvine Construction and Demolition ("C&D") Debris Recycling and Reuse Ordinance: The C&D ordinance requires that 1) all residential projects of more than one unit, 2) nonresidential developments on 5,000 square feet or larger, and 3) nonresidential demolition/renovations with more than 10,000 square feet of building recycle or reuse a minimum of 75 percent of concrete and asphalt and 50 percent of nonhazardous debris generated.	Applicant to submit written plans to the City to ensure recycling maximum feasible levels of construction and demolition debris is recycled.	Prior to the issuance of grading permits.	Director of Community Development or designee.	
PPP 4-2	SCAQMD Rule 445 – Wood-Burning Devices: SCAQMD prohibits installation of wood-burning devices such as fire places and wood-burning stoves in new development unless the development is located at an elevation above	Applicant to include as a note on all building plans.	Prior to issuance of building permits.	Director of Community Development or designee.	

NO.	PLANS, PROGRAMS, AND POLICES [PPPs], PROJECT DESIGN FEATURES [PDFs], AND MITIGATION MEASURES [MMs]	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION / INITIALS
	3,000 feet or if existing infrastructure for natural gas service is not available within 150-feet of the development. All fireplaces installed within the Proposed Project Site will be natural gas fueled fireplaces.				
PPP 4-3	Building and Energy Efficiency Standards (CCR Title 24): Prior to the issuance of a building permit for residential, commercial, or office structures in the Proposed Project Site, development plans for these structures shall be required to demonstrate that the project meets the 2013 Building and Energy Efficiency Standards. Commonly known as Title 24, these standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. The 2013 standards (effective January 1, 2014) are approximately 25 percent more energy efficient than the 2008 Building and Energy Efficiency Standards. Plans submitted for building permits shall include written notes demonstrating compliance with the 2013 energy standards and shall be reviewed and approved by the Public Utilities Department prior to issuance of building permits. Design strategies to meet this standard may include maximizing solar orientation for daylighting and passive heating/cooling, installing appropriate shading devices and landscaping, utilizing natural ventilation, and installing cool roofs. Other techniques include installing insulation (high R value) and radiant heat barriers, low-e window glazing, or double-paned windows.	City to review building plans.	Prior to issuance of building permits.	Manager of Building and Safety; Director of Community Development or designee.	

NO.	PLANS, PROGRAMS, AND POLICES [PPPs], PROJECT DESIGN FEATURES [PDFs], AND MITIGATION MEASURES [MMs]	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PERSON	DATE OF COMPLETION / INITIALS
PPP 4-4	Title 24 Code Cycles: Net-Zero Buildings (Residential & Non-Residential): The California Public Utilities Commission adopted its Long-Term Energy Efficiency Strategic Plan on September 18, 2008, presenting a roadmap for all new residential and commercial construction to achieve a zero-net energy standard. This Plan outlines the goal of reaching zero net energy in residential construction by 2020 and in commercial construction by 2030. Achieving this goal will require increased stringency in each code cycle of California's Energy Code (Title 24).	City to review building plans.	Prior to issuance of building permits.	Manager of Building and Safety; Director of Community Development or designee.	
PPP 4-5	California Renewable Portfolio Standard: CARB's Renewable Portfolio Standard (RPS) is a foundational element of the State's emissions reduction plan. In 2002, Senate Bill 1078 established the California RPS program, requiring 20 percent renewable energy by 2017. In 2006, Senate Bill 107 advanced the 20 percent deadline to 2010, a goal which was expanded to 33 percent by 2020 in the 2005 Energy Action Plan II. On September 15, 2009, Governor Arnold Schwarzenegger signed Executive Order S-21-09 directing CARB to adopt regulations increasing RPS to 33 percent by 2020. These mandates apply directly to investor-owned utilities, in this case Southern California Edison ("SCE").	Not applicable; not direct responsibility of the 2012 Modified Project.	N/A	N/A	
PPP 4-6	California Low Carbon Fuel Standard: On January 18, 2007, Governor Arnold Schwarzenegger issued Executive Order S-1-07 requiring the establishment of a Low Carbon Fuel Standard ("LCFS") for transportation fuels. This statewide goal requires that California's transportation fuels	Not applicable; not direct responsibility of the 2012 Modified Project.	N/A	N/A	

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	reduce their carbon intensity by at least 10 percent by 2020. Regulatory proceedings and implementation of the LCFS have been directed to CARB. The LCFS has been identified by CARB as a discrete early action item in the Scoping Plan. CARB expects the LCFS to achieve the minimum 10 percent reduction goal; however, many of the early action items outlined in the Scoping Plan work in tandem with one another. To avoid the potential for double-counting emission reductions associated with AB 1493 (Pavley), the Scoping Plan has modified the aggregate reduction expected from the LCFS to 9.1 percent.				
PPP 4-7	Federal Corporate Average Fuel Economy ("café") Standards: The 2007 Energy Bill creates new federal requirements for increases in fleetwide fuel economy for passenger vehicles and light trucks. The federal legislation requires a fleetwide average of 35 miles per gallon (mpg) to be achieved by 2020. The National Highway Traffic Safety Administration is directed to phase in requirements to achieve this goal. Analysis by CARB suggests that this will require an annual improvement of approximately 3.4 percent between 2008 and 2020.	Not applicable; not direct responsibility of the 2012 Modified Project.	N/A	N/A	
PPP 4-8	California Assembly Bill 1493 – Pavley Standards: On July 22, 2002, Governor Gray Davis signed Assembly Bill 1493 requiring CARB to develop and adopt regulations designed to reduce greenhouse gases emitted by passenger vehicles and light-duty trucks beginning with the 2009 model year. The standards set within the Pavley regulations are	Not applicable; not direct responsibility of the 2012 Modified Project.	N/A	N/A	

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	expected to reduce GHG emissions from California passenger vehicles by about 22 percent in 2012 and about 30 percent in 2016. California had petitioned the USEPA in December 2005 to allow these more stringent standards and California executive agencies have repeated their commitment to higher mileage standards. On July 1, 2009, the USEPA granted California a waiver that will enable the state to enforce stricter tailpipe emissions on new motor vehicles.				
PPP 4-9	SB 375: SB 375 requires the reduction of GHG emissions from light trucks and automobiles through land use and transportation efforts that will reduce vehicle miles traveled ("VMT"). In essence, SB 375's goal is to control GHGs by curbing urban sprawl and through better land use planning. SB 375 essentially becomes the land use contribution to the GHG reduction requirements of AB 32, California's global warming bill enacted in 2006. The 2012 Modified Project is consistent with SB 375 strategies to reduce VMT and associated GHG emissions in that it represents a compact, mixed-use development, improves the jobs/housing balance in the City and the Orange County Council of Governments Subregion, and provides access to mass transit. According to SCAG's 2008 Regional Comprehensive Plan, SCAG's Land Use and Housing Action Plan can be expected to result in a 10 percent reduction in VMT in 2035 when compared to current trends.	Not applicable; not direct responsibility of the 2012 Modified Project.	N/A	N/A	
PPP 4-10	Transit Service to LAX: Although the City is serviced by John Wayne Airport, Los Angeles International Airport ("LAX") is the regional air	Not applicable; not direct responsibility of the Modified Project.	N/A	N/A	

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	transportation hub. Providing direct transit service from the City to LAX can reduce single passenger trips to this destination. The Los Angeles World Airports operates three Flyaway shuttles that provide nonstop airport service to and from Westwood, Van Nuys, and Downtown Los Angeles via the Flyaway program. Since November 16, 2009, a Flyaway shuttle from the Irvine Metrolink Station to LAX provides nonstop service.				
PPP 4-11	Comprehensive Signal Retiming and Coordination Program: Emissions are highest at the lowest travel speeds. The City is currently retiming and coordinating signals throughout Irvine under its ITEMS (Irvine Traffic Engineering System) program. A program to retime and coordinate traffic signals would produce more even traffic flows, so that vehicles are not starting and stopping constantly. These types of programs can improve vehicular level of service ("LOS"), thereby decreasing emissions for the same volume of vehicles.	City to review street improvement plans.	Prior to issuance of building permits.	Manager of Building and Safety; Director of Community Development or designee.	
PPP 4-12	Waste Reduction: The City adopted a Zero Waste program in 2007 to approach waste management. The City recovers approximately 66 percent of its waste for recycling and composting, which exceeds the state's AB 939 waste diversion goals. Furthermore, waste haulers establish rate schedules according to bin size and frequency of collection. Commercial customers that subscribe to smaller bins (e.g., 2 cubic-yard bins) are routinely charged less by haulers. This pricing structure encourages waste reduction and recycling, and tends to minimize hauler	Applicant to submit written plans to the City to ensure recycling maximum feasible levels of solid waste material is recycled.	Prior to the issuance of grading permits.	Director of Community Development or designee.	

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	pickups.				
Project Design Features					
PDF 4-1	Compact/Mixed-Use Development: The California Energy Commission ("CEC") considers compact development forms beneficial for minimizing energy consumption that leads to greenhouse gas emissions. In fact, the CEC's report on the connections between land use and climate change identifies density as the project feature most predictive of the number of vehicle trips and vehicle miles traveled ("VMT") by project occupants. The 2012 Modified Project intensified the residential development on the Proposed Project Site as compared to the 2011 Approved Project, and locates additional housing opportunities near major employment and transportation centers. Doing so will tend to reduce VMT on a local and regional basis.	City to review tentative tract maps.	Prior to approval of tentative tract maps.	Director of Community Development or designee.	
PDF 4-2	High Rate of Internal Trip Capture: With the inclusion of a mix of land uses including office, commercial, industrial, and residential in the Proposed Project Site, the 2012 Modified Project significantly reduces trips outside the Proposed Project Site. This reduces trip length and congestion on the local circulation system outside the Proposed Project Site.	City to review master plans.	Prior to approval of master plans.	Director of Community Development or designee.	
PDF 4-3	Low-Flow Fixtures: The 2012 Modified Project incorporates low-flow water fixtures that will meet the requirements of the California Green Building Standards Code standards. Prior to issuance of building permit, the Applicant or its successor shall submit evidence to the satisfaction of the Director of Community Development that toilets, urinals, sinks, showers, and other water fixtures	City to review building plans.	Prior to issuance of building permits.	Manager of Building and Safety; Director of Community Development or designee.	

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	installed on-site are low-flow water fixtures that meet the California Green Building Standards Code standards.				
PDF 4-4	Landscaping and Irrigation Systems: The 2012 Modified Project incorporates automated, high-efficiency landscaping irrigation systems on all master landscaped areas that reduce water use, such as evapotranspiration “smart” weather-based irrigation controllers, and bubbler irrigation; low-angle, low-flow spray heads; moisture sensors; and use of a California-friendly landscape palette. Prior to approval of landscape plans, the Applicant or its successor shall submit evidence to the satisfaction of the City’s Director of Community Development that such landscaping irrigation systems will be installed so as to make the 2012 Modified Project consistent with the intent of the California Water Conservation in Landscaping Act of 2006 (“AB 1881”), including provisions to reduce the wasteful, uneconomic, inefficient, and unnecessary consumption of water.	City to review landscape plans.	Prior to issuance of building permits.	Manager of Building and Safety; Director of Community Development or designee.	
PDF 4-5	Use of Reclaimed Water on All Master Landscaped Areas: Prior to approval of landscape plans, the Applicant or its successor shall submit evidence to the satisfaction of the City’s Director of Community Development and the Irvine Ranch Water District (“IRWD”) that the landscape plans incorporate the use of reclaimed water in all master landscaped areas, including master landscaped commercial, multifamily, common, roadways, and park areas. Master landscapes shall also incorporate weather-based controllers and efficient irrigation system designs to reduce	City to review Sub Area Master Plan and applications for new permits.	Prior to issuance of building permits.	Manager of Building and Safety; IRWD.	

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	overwatering, combined with the application of a California-friendly landscape palette.				
PDF 4-6	Material Recovery: The 2012 Modified Project incorporates measures to reduce waste generated by Proposed Project Site residents, occupants and visitors, and to encourage recycling of solid wastes, utilizing the Orange County Integrated Waste Management Department's material recovery facilities to recycle glass, plastic, cans, junk mail, paper, cardboard, greenwaste (e.g., grass, weeds, leaves, branches, yard trimmings, and scrap wood), and scrap metal. Future employees, residents, and customers would participate in these programs. These measures include the requirement to include on-site recycling facilities at all commercial, retail, industrial, and multi-family residential developments. In addition, educational materials identifying available recycling programs shall be distributed to all land uses, including single-family residential.	Applicant to submit written plans to the City to ensure recycling maximum feasible levels of solid waste material is recycled.	Prior to the issuance of grading permits.	Director of Community Development or designee.	
PDF 4-7	Energy Star Appliances: EnergyStar appliances (excluding refrigerators), such as dishwashers, clothes washers, clothes dryers, air conditions, furnaces, and water heaters, shall be offered or installed in all residential dwelling units.	Applicant to include as a note on building plans.	Prior to approval of building plans.	Director of Community Development or designee.	
PDF 4-8	Building Energy Efficiency: Residential dwellings and non-residential buildings which receive building permits after January 1, 2014 will be constructed so that they achieve the Energy Commission's 2013 Building Energy Efficiency Standards (Title 24, Part 6 of the California Building Code) which are 25 percent more efficient than the 2008 standards for	Applicant to include as a note on building plans.	Prior to approval of building plans.	Director of Community Development or designee.	

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	residential construction and 30 percent more efficient for nonresidential construction or meet the standards in effect at the time or issuance of the building permit.				
PDF 4-9	Carbon Sequestration: The 2012 Modified Project incorporates landscaping and a plant palette that will foster carbon sequestration within the Proposed Project Site that is comparable to the landscaping and plant palette that was already incorporated into the 2011 Approved Project.	City to review landscape plans.	Prior to issuance of building permits.	Manager of Building and Safety; Director of Community Development or designee.	
PDF 4-10	Softscape Landscaped Areas: Consistent with sustainable practices and modern landscaping standards and consistent with the landscaping used in the 2011 Approved Project, the 2012 Modified Project reduces softscape (e.g., plants/horticultural elements of landscape design) landscaped areas by 28 percent as compared to the default assumption in CalEEMod.	City to review landscape plans.	Prior to issuance of building permits.	Manager of Building and Safety; Director of Community Development or designee.	
Mitigation Measures					
	No mitigation measures are required.				

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