



# El Toro, 100-Acre Parcel Development Plan

DRAFT | September 13, 2016





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# **EI TORO, 100-ACRE PARCEL DEVELOPMENT PLAN**

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*Note: All images, graphics and exhibits are provided by the Agency and/or companies listed on this page, unless otherwise noted.*

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# 1

## INTRODUCTION

This document is the El Toro, 100-Acre Parcel Development Plan (hereafter referred to as “Development Plan”) and serves as the guiding document for the planned development of the County of Orange’s 100-Acre Property located on the southerly border of the former Marine Corps Air Station (MCAS) El Toro in Irvine, California (hereafter referred to as “Project”). This Development Plan contains detailed Development Standards and Design Guidelines necessary to ensure a comprehensively planned Project.

### 1.1 Project Overview

#### 1.1.1 Location

The Project site is located on County-owned property within the City of Irvine at the southerly edge of the former MCAS El Toro, east of the interchange of the Interstate 5 (I-5) and State Route 133 (SR-133) in Orange County. The site is bounded by the

proposed realignment of Marine Way on the northeast; the Southern California Regional Rail Authority (SCRRA) rail lines and the Orange County Transportation Authority (OCTA)-owned property on the southwest; City of Irvine property on the northwest; and the Great Park Neighborhoods’ District 6 on the southeast. The Project encompasses approximately 107.7 acres.

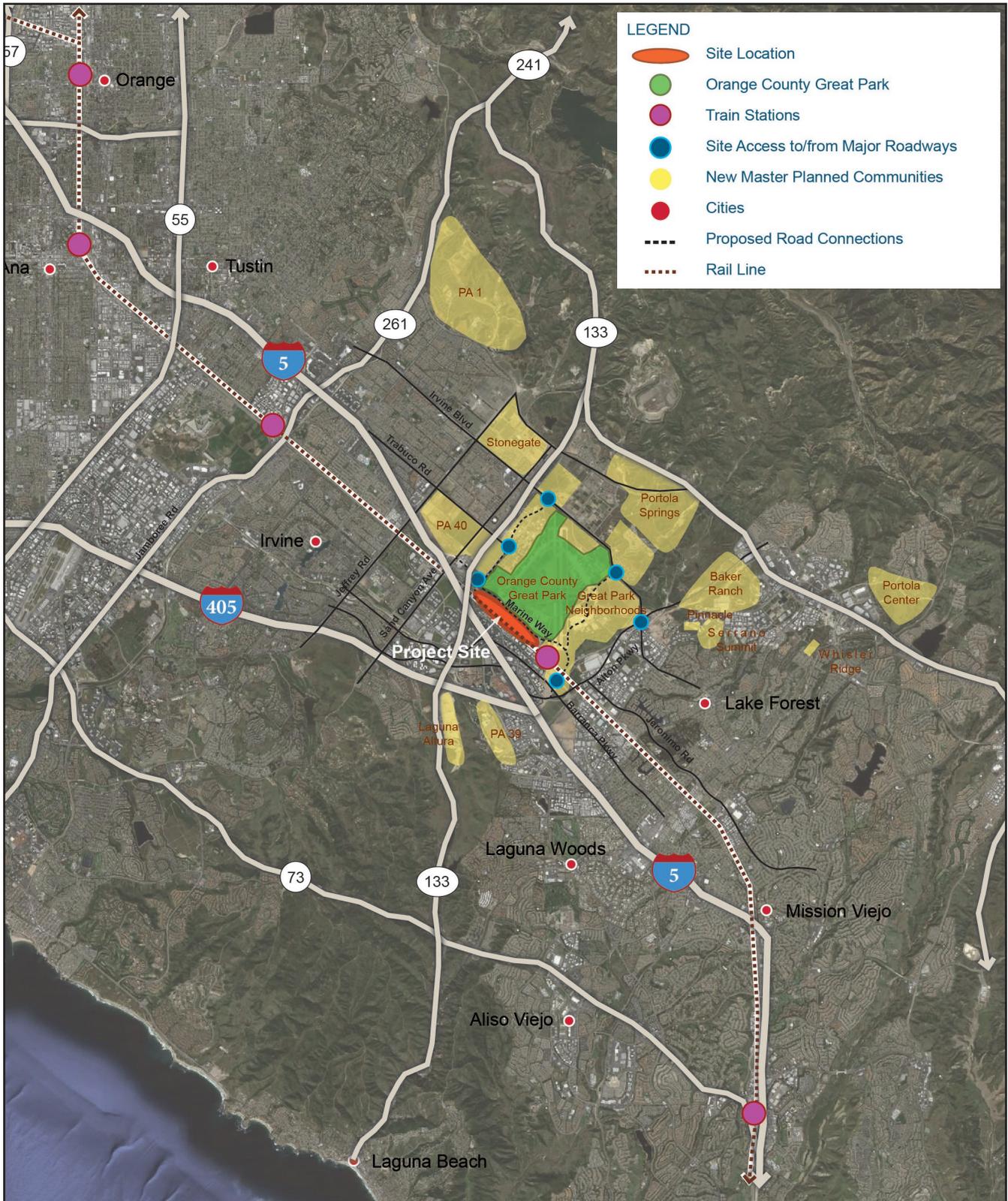
The existing Second Harvest warehouse is surrounded by the Project on three sides. In addition, the OCTA owns an approximately 21-acre parcel on the southwest boundary of the Project site, which could potentially be a future OCTA rail maintenance facility.

The relationship of the Project site to the surrounding region is depicted in *Exhibit 1.1, Regional Context Map*. *Exhibit 1.2, Local Context Map*, shows the relationship of the site to adjacent land uses.



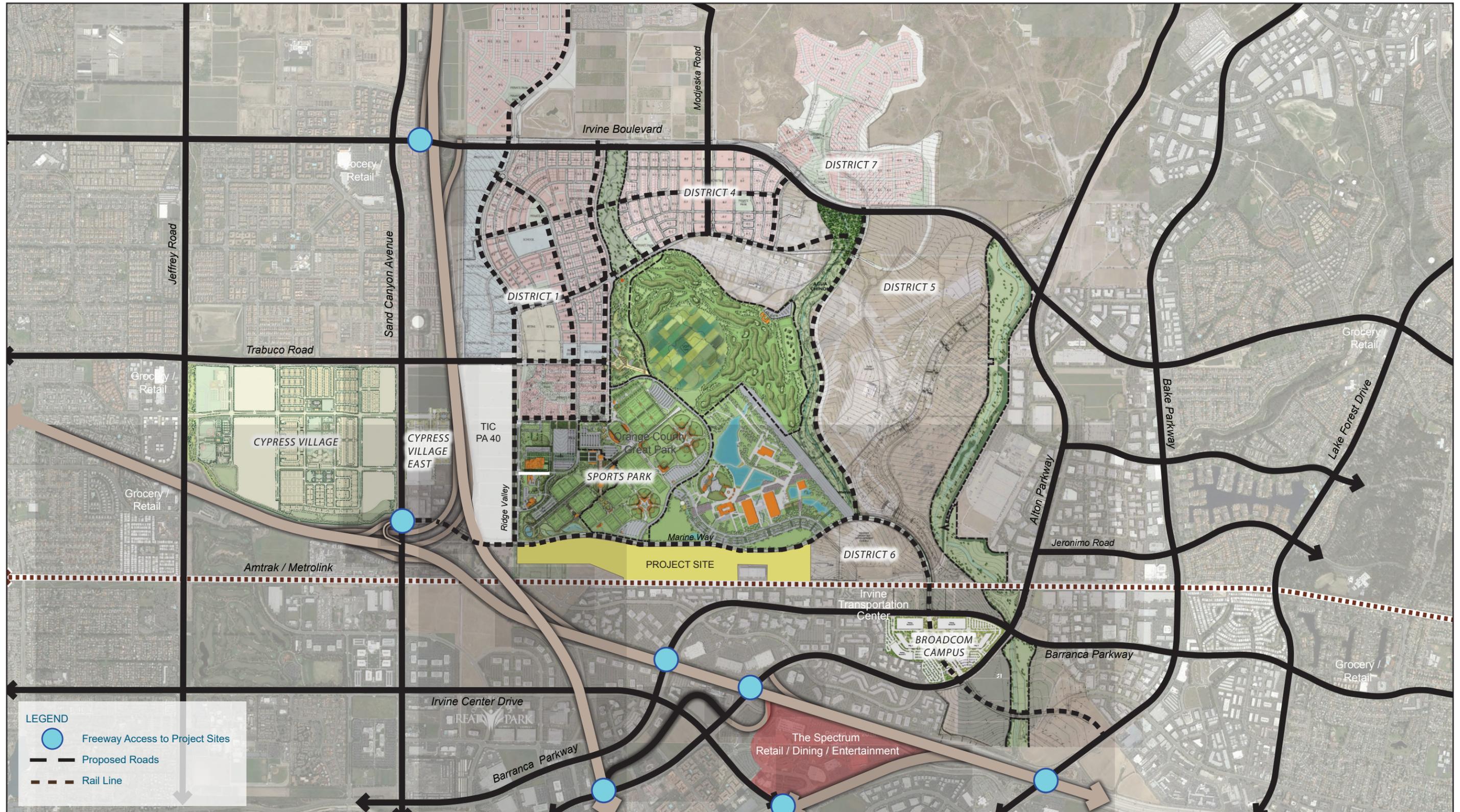
El Toro MCAS, 1948  
Source: OC Parks

# Exhibit 1.1, Regional Context Map



Source: Google Earth





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Source: KTG, THE IRVINE COMPANY, CITY OF IRVINE

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### 1.1.2 Background & History

MCAS El Toro was commissioned on March 15, 1943 with a primary mission to train replacement pilots and crews for existing squadrons deployed during World War II. After the war, MCAS El Toro was the headquarters of Marine Corps Aviation on the West Coast and was home to over 8,000 Marines. During the Korean and Vietnam Wars, MCAS El Toro was the primary deployment base for Marines headed to Southeast Asia.

The Project site is located on the former Public Works section of MCAS El Toro. Several warehouse structures exist on the site, including Building 317, which housed the former West Coast Commissary Complex Headquarters. The West Coast Commissary supplied goods to the Marine bases on the west coast and in the Pacific.

In July 1993, the United States Department of the Navy (DoN) designated MCAS El Toro for closure under the Base Realignment and Closure Act. Since then, several plans for reuse of the former MCAS El Toro site were considered. The plan for the Orange County Great Park (OCGP) was approved by voters in the March 2002 initiative (Measure W). Measure W amended the County General Plan to designate the unincorporated land for park, open space and other uses.

On March 4, 2003, the County of Orange, the City of Irvine, and the Irvine Redevelopment Agency entered into a three-party, Property Tax Transfer and Pre-Annexation Agreement (Pre-Annexation Agreement) regarding the annexation and reuse of MCAS El Toro. As part of the Pre-Annexation Agreement, the County of Orange would receive certain lands, including the Project site. The Pre-Annexation Agreement also

grants the County ‘exclusive land use control’ over the Project site.

## 1.2 Project Setting

### 1.2.1 Project Site

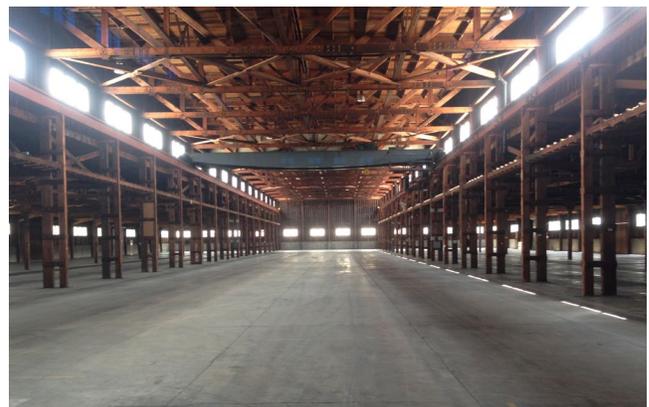
The Project site, which is approximately 107.7 acres in size, is located in Planning Area 51 in the City of Irvine. Planning Area 51 generally encompasses the former MCAS El Toro property. The northwestern portion of the site consists of vacant land that was part of the runway protection zones of the former MCAS El Toro. The central portion has inactive rail spurs that extend from adjacent SCRRA rail lines and served the warehouse structures at the southeastern portion of the site. There are several existing structures on the site, which are no longer in use. Based on an assessment completed in July 2009, most of the existing buildings were found to be dilapidated and beyond repair. One building, known as Building 317, has maintained its structural integrity and has potential for adaptive re-use.

### 1.2.2 Surrounding Land Uses

Adjacent land uses include sports fields in the OCGP and agricultural land to the north; former MCAS El Toro base buildings, vacant land and the planned Great Park Neighborhoods to the east and southeast; the SCRRA rail lines and business park/office uses to the south and southwest; and SR-133 and vacant land owned by OCTA to the west and southwest. The Second Harvest Food Bank warehouse (formerly known as Building 319) is surrounded by the Project on three sides and will remain in operation. The planned transit-oriented district and the Irvine Station is to the east and southeast of the Project site.



*Building 317, circa 1982*  
Source: Department of the Navy



*Building 317 Interior*

The OCTA maintains a bus base west of SR-133 on Sand Canyon Avenue. An aerial photograph of the site and surrounding areas is included as *Exhibit 1.3, Site Aerial*.

### 1.2.3 Circulation Network

Access to I-5 is located just over a half-mile northwest of the Project site via Sand Canyon Avenue, which connects to Marine Way. Access to Interstate 405 (I-405) is located approximately 2.3 miles west of the Project site via Sand Canyon Avenue, which connects to Marine Way. Access to SR-133 is located just under two miles north of the Project site via Irvine Boulevard, which connects to the planned future Ridge Valley roadway (*City of Irvine General Plan, 2015*).

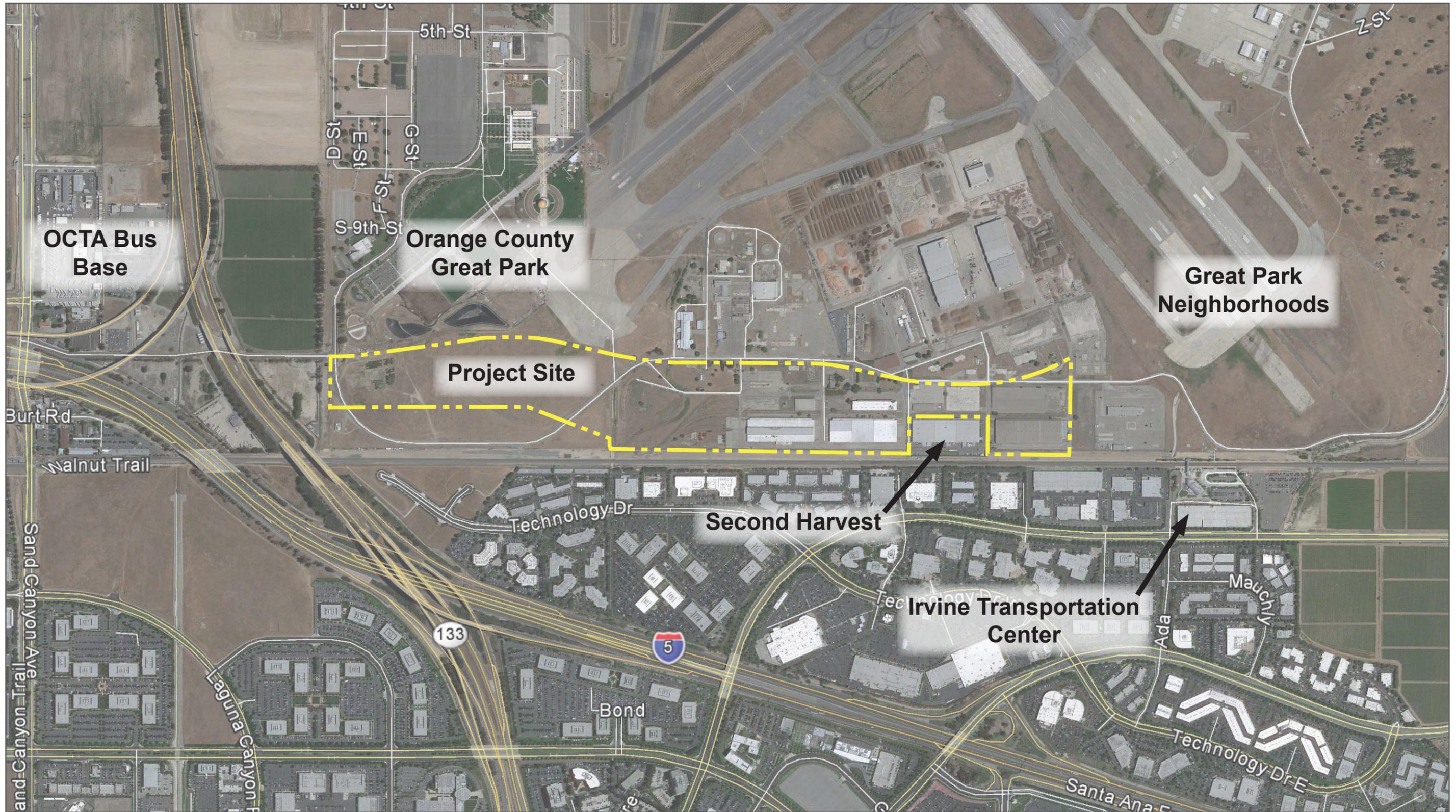
Local access to the Project site is currently provided from the existing two-lane Marine Way and Perimeter Road. Future access will be via the realigned and extended Marine Way, which will replace Perimeter Road. Future Marine Way will abut the Project site on the northeast and will be improved as a four (4)-lane Primary Highway (*City of Irvine General Plan, 2015*). As indicated in the City of Irvine General Plan, Ridge Valley is to be extended south of Marine Way and will provide access to the western portion of the Project.

Future Marine Way will connect Sand Canyon Avenue to the northwest of the Project site to Alton, Barranca and Bake Parkways to the southeast. Marine Way is planned to be constructed in multiple phases. The first phase of Marine Way, located between future Ridge Valley and future Great Park Boulevard West, is scheduled to be completed in 2015 (Great Park Boulevard West is the name used within this Development Plan for road GP-1 indicated on all City of Irvine exhibits). The remainder of Marine Way does not have an anticipated time frame, although the portion between Alton and Barranca Parkways would likely be constructed in conjunction with the Broadcom Campus, which was approved by the Irvine City Council on August 11, 2014. The Broadcom Campus is expected to be completed in 2017. The planned segmentation of Marine Way is provided as *Exhibit 1.4, Marine Way Segmentation*. Discussion related to Project phasing in conjunction with the planned development of Marine Way can be found in *Section 4, Implementation*.

The Irvine Station, which includes a Metrolink Station and bus facilities, is located less than one-half mile southeast of the site (south of the SCRRRA rail line). Metrolink and Amtrak provide heavy rail transit services to the Irvine Station. Metrolink provides transit



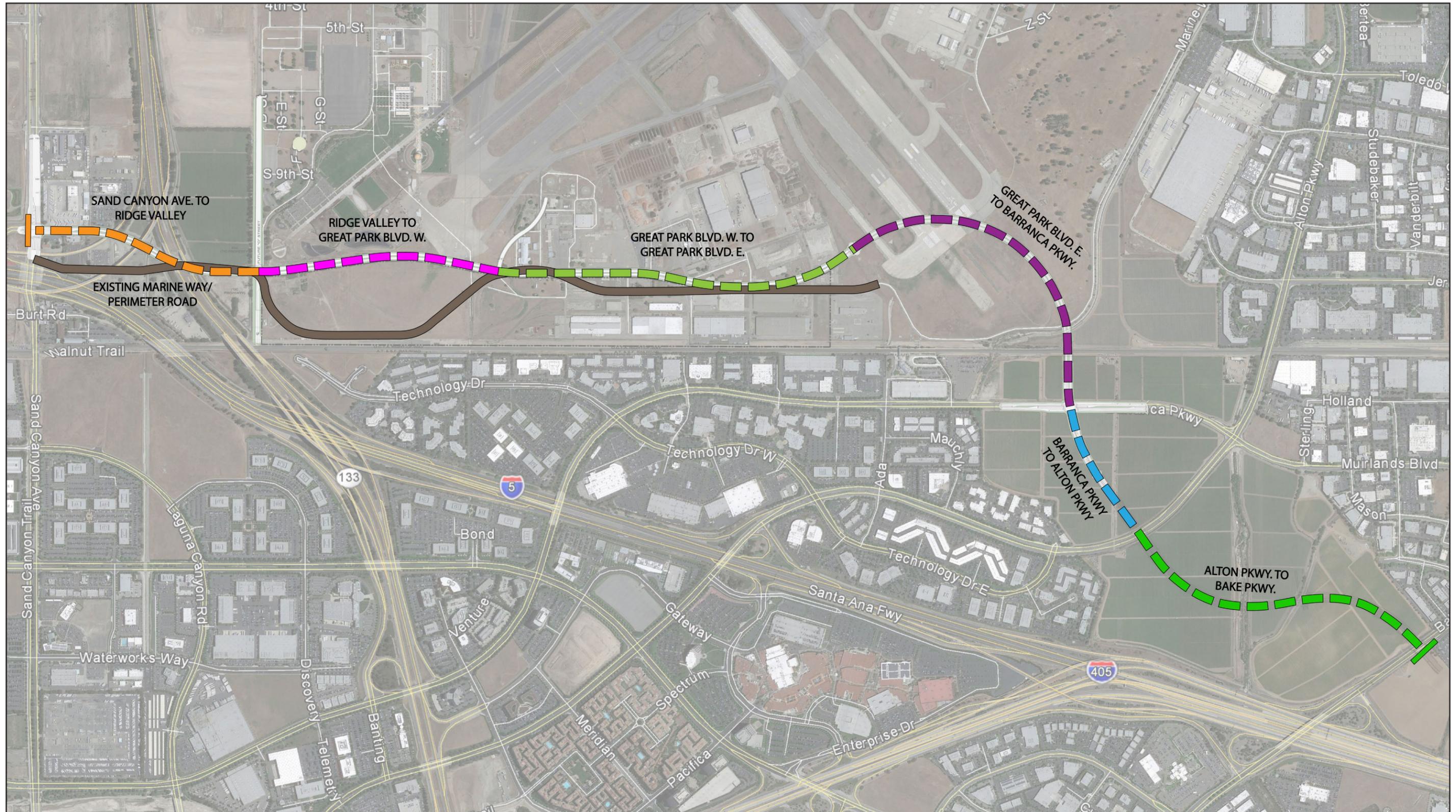
*Existing Project Site*



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Source: GOOGLE EARTH

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Exhibit 1.4, Marine Way Segmentation



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Source: GOOGLE EARTH, CITY OF IRVINE

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services to Los Angeles, San Bernardino, Riverside and Oceanside. Amtrak provides transit services to San Luis Obispo, Santa Barbara, Los Angeles and San Diego.

OCTA and the iShuttle provide bus transit services throughout the City of Irvine. When Marine Way construction is complete, it is envisioned that OCTA and iShuttle buses will provide transit service to the Project site. The nearest existing bus stop is located approximately 1,200 feet to the southeast of the Project site at the Irvine Station. From this station, bus riders could travel to the nearby communities of Lake Forest, Laguna Woods, Laguna Hills, Mission Viejo, Santa Ana, Costa Mesa, Brea and Chino.

### 1.3 Project Vision

The County of Orange, County Executive Office (CEO) Real Estate/Land Development, in conjunction with Lowe Enterprises and KTGy, conducted a comprehensive strength, weaknesses, opportunities and threats (SWOT) analysis and a visioning session for the property. As part of that effort, the team reached out to key stakeholders, including the Board of Supervisors, the City of Irvine, Five Point Communities, the Irvine Company, Second Harvest and industry

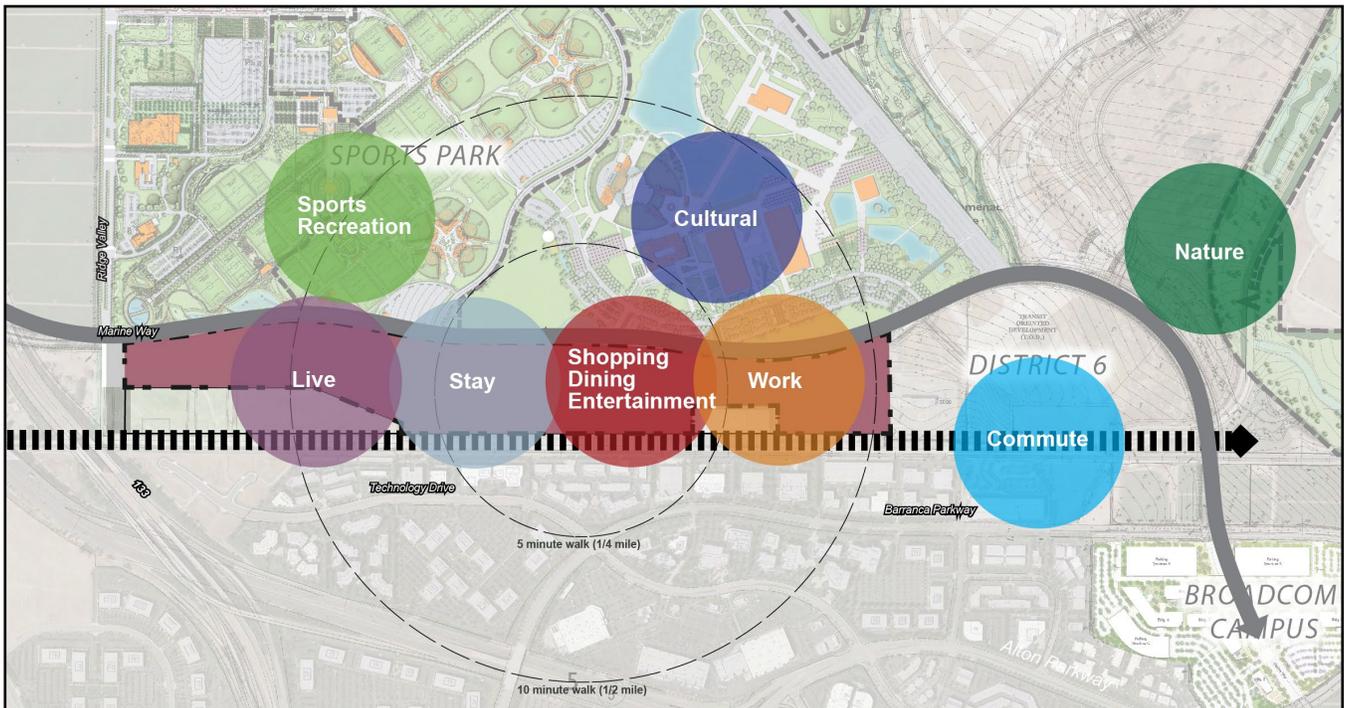
professionals, among others, to craft a vision and goals for the Project.

The vision for the Project is a mixed-use, walkable, transit-oriented destination incorporating residential, retail, hospitality and commercial business uses in a dynamic urban setting with authentic physical and emotional connections to the site’s history and adjacent influences. The Contextual Analysis, Framework Plan and Land Use Plan identify one potential example of a development scenario that conforms to the Project vision established by this Development Plan. The scenario expressly identified in this Development Plan does not limit the County’s right to implement different scenarios that are also consistent with this Development Plan.

#### 1.3.1 Contextual Analysis

As described further in *Section 3, Development Standards*, the Development Plan provides flexibility regarding the location of the various permitted uses. *Exhibit 1.5, Contextual Analysis*, identifies one possible development scenario for the Project’s planned uses and the surrounding land uses. Under that scenario, the commercial area in the southeastern portion of

**Exhibit 1.5, Contextual Analysis**



Source: KTGy, CITY OF IRVINE



the Project will appeal to businesses interested in proximity to the Irvine Station and will promote the use of mass transit. These uses also complement the existing Second Harvest Food Bank. The center of the Project, anchored by the potential adaptive re-use of Building 317, will feature a mix of uses including shopping, entertainment, dining and hotel uses to complement the future Cultural Terrace in the OCGP. The central portion will also act as a cohesive element linking the “Live” and “Work” environments of this mixed-use Project. The northwestern portion of the Project could feature rental multi-family residential dwelling units to complement the adjacent OCGP sports park and the mix of uses in the center of the Project.

### 1.3.2 Big Ideas

Based upon the review of the contextual analysis of the Project site, input from stakeholders and review of other successful analog developments, the Project team developed seven “Big Ideas” for the Project. These Big Ideas have been utilized by the team to develop the master plan for the Project. The seven Big Ideas, indicated in *Exhibit 1.6, Big Ideas*, are as follows:

**1. Create a Park within the Park.** The Project fronts onto the OCGP for approximately 1.5 miles. The Project should be developed in a manner that complements this unique, regional resource. The

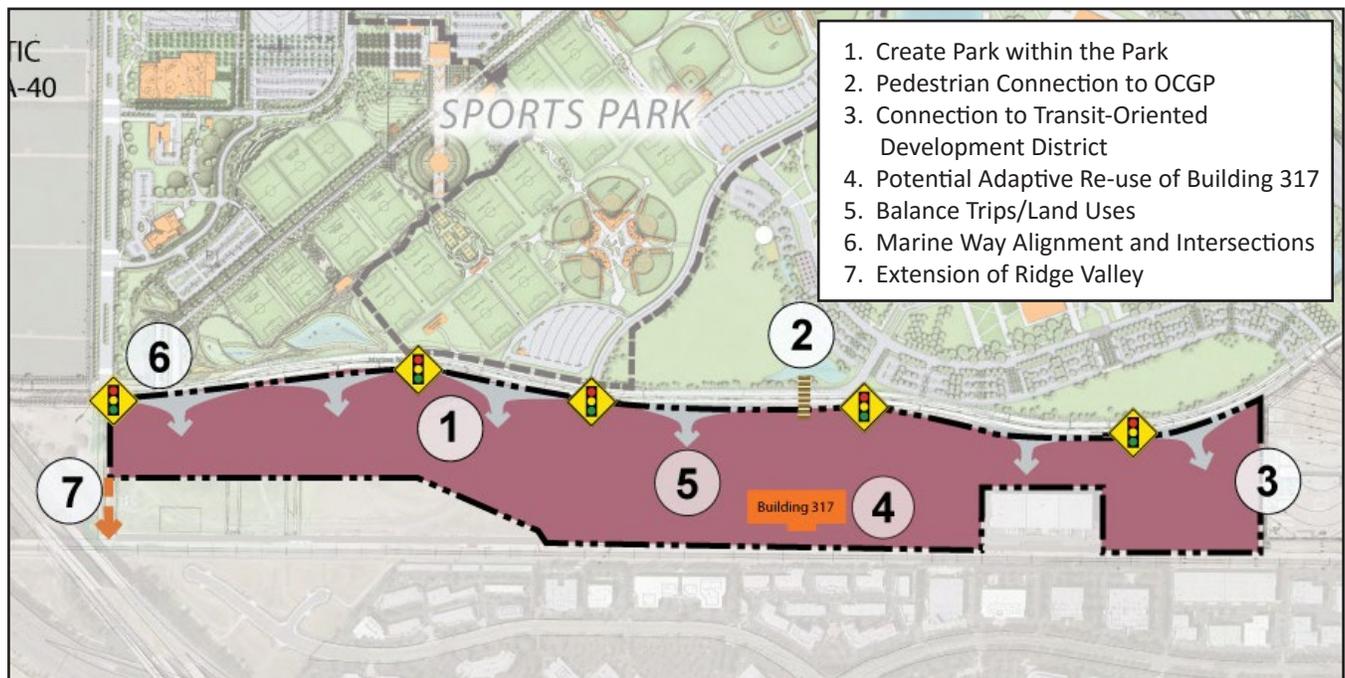
Project should incorporate significant landscape design at its edge using hardscape and softscape that includes trails, signage and iconic features, among other things, to extend the OCGP aesthetic into the Project and to promote the parkway experience of Marine Way.

**2. Pedestrian Connection to OCGP.** The Project should consider a centrally-located, signature pedestrian connection to the OCGP. This connection could be iconic, memorable and above-ground (preferred). This connection would allow a pleasant and safe pedestrian experience when walking between the Project and the OCGP.

**3. Connection to Transit-Oriented Development District.** The Project should have an internal connection with the adjacent transit-oriented development district to the east. The adjacent property is planned to be Great Park Neighborhood’s transit-oriented development district, which includes the Irvine Station.

**4. Potential Adaptive Re-use of Building 317.** The former West Coast Commissary Complex Headquarters has retained most of its structural integrity and features clerestory windows and large wood timbers on the interior. An adaptive re-use of the 121,822-square foot building could

### Exhibit 1.6, Big Ideas



Source: KTG, CITY OF IRVINE

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pay homage to the history of MCAS El Toro, create a cornerstone for the community and provide an authentic, meaningful destination that defines the heart and soul of the Project.

5. **Balance Trips/Land Uses.** According to its 2013 Housing Element, the City of Irvine desires to improve the jobs-housing balance. This Project includes a mix of residential and commercial uses consistent with the City’s jobs-housing balancing goals. The Project will also strive to achieve a balance between the A.M. and P.M. peak trips generated.
6. **Marine Way Alignment/Intersections.** The Project will include an internal street to allow traffic to flow through the Project without using Marine Way. The Project will include multiple ingress/egress points along Marine Way to allow a variety of options for motorists to enter and exit the Project.
7. **Extension of Ridge Valley.** The intersection of Ridge Valley and Marine Way is currently planned as a three-way intersection without a public road south of Marine Way. The extension of Ridge Valley would reduce traffic on Marine Way and improve access to the Project, the OCTA property abutting the Project, the Navy extraction site and other adjacent properties. This extension could also reduce traffic on Marine Way.

### 1.3.3 Project Objectives

Project objectives have been developed by the County to guide the team through the master planning process. The objectives related to planning and architectural design are identified below:

- Enhance the condition of the Project site so it is compatible with and enhances the quality of the viewshed from the Orange County Great Park (OCGP) and the adjacent land uses.
- Build a project using environmental stewardship and sustainability principles through measures that promote linkages to transportation and transit networks.
- Promote sustainability through the development of a mix of commercial, residential, and visitor-serving uses that are located in close proximity to existing residential and employment opportunities, public transit, and recreational amenities.
- Promote brownfield development opportunities as a means of decreasing the region’s dependency on the automobile, reducing associated air pollution and greenhouse gas emissions, and preserving natural open space areas by locating the mixed-use development on a previously developed site in proximity to existing and planned employment-generating uses, recreational and cultural amenities, residences, transit service, and along transportation corridors.



*Project Analog: The Camp, Costa Mesa, CA*



*Pedestrian Bridge Analog: San Diego State University  
Source: San Diego State University*

- Develop infill improvements that facilitate mixed use opportunities that can consume less land and energy per housing unit and square footage of development compared to a conventional suburban development, and therefore result in fewer associated greenhouse gas emissions.
- Provide employment-generating uses near or with amenities and services that will support the work force (e.g., recreation, retail, and housing opportunities).
- Revitalize the underutilized Project site through implementation of an innovative development, near transit and compatible uses that will contribute to meeting the regional demand for employment, service and residential uses.
- Promote sustainability by re-purposing and adaptively reusing existing materials on the site to the extent practical.
- Promote use of alternative modes of travel such as biking trails and walkways that link residential, parks, retail, and commercial areas.
- Provide public space within the Project to support community activities.

### 1.3.4 Framework Plan

The Project’s Conceptual Framework Plan establishes one set of potential parameters for logical development to occur consistent with the Project’s Objectives, Vision and Big Ideas. *Exhibit 1.7, Conceptual Framework Plan*, identifies a pedestrian/transit promenade crossing through the center of the site, with pedestrian and bicycle linkages, private parks and public plazas providing interest at intervals along this promenade. The Conceptual Framework Plan also includes a significant landscape zone along Marine Way and logical development parcels to correspond with Project phasing and access opportunities. The Conceptual Framework Plan features Building 317 as the centerpiece of the Project, with a significant plaza and pedestrian connection to the OCGP.

## 1.4 Land Use Plan & Summary

The Land Use Plan, which reflects one potential development scenario consistent with the Project Vision and Framework Plan, is provided as *Exhibit 1-8, Land Use Plan*. The Land Use Plan includes:

- Three overlapping Districts intended to create a vibrant, walkable community – consisting of the Residential, Mixed-Use and Commercial Districts, as further described in this Development Plan. These Districts should blend together to allow for a visually cohesive development.



*Marine Way Parkway Concept: Riverwalk, Riverside, CA*



**Legend**

- 5 Minute Walk
- Iconic Feature
- Public Plaza / Open Space
- Proposed Access Points
- Proposed Signalized Intersection
- Iconic Signage Location
- Park
- Retail Core Area
- Vehicular Access
- Pedestrian Connection
- Pedestrian / Transit Promenade
- Landscape Zone
- Pedestrian Bridge

Source: KTG, CITY OF IRVINE

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Source: EPTDESIGN, KTG, CITY OF IRVINE

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- Mixed-uses within an integrated park and street network including up to 220,000 square feet of retail/commercial, 1,876,000 square feet of office, 242 hotel rooms with related meeting space and 2,103 residential units.
- A 10.11-acre open space system including urban plazas and passive recreational uses provide recreational opportunities for the Project’s residents and the broader community.
- A grid street system that provides multiple access points into the Project and a vehicular/pedestrian connection joining the three Districts.

#### **1.4.1 Residential District**

The Residential District consists of residential uses and is located on the northwestern portion of the Project, closest to the OCGP’s Sports Park. This District may include office, hotel and retail uses compatible with the urban, residential vision of this District.

#### **1.4.2 Mixed-Use District**

The Mixed-Use District will be the heart of the Project. The adaptive re-use of Building 317 will be the centerpiece. This District may include retail and hotel uses, as well as residential and office uses compatible with the urban, mixed-use vision of this District.

#### **1.4.3 Commercial District**

The Commercial District consists of medical and business office uses, and is located in close proximity to the Irvine Station to accommodate commuters. This District may include residential, hotel and retail uses compatible with the urban, commercial vision of this District.

#### **1.4.4 Open Space**

The Project features over 10 acres of open space and plazas. The Marine Way setback area contains a “Park within the Park” concept that complements the adjacent OCGP. The Residential District features Bee Canyon Park, a 2.5-acre park with active and/or passive recreational uses, and a community gathering area designed for residents residing within the Project. Urban plazas will also be encouraged in the Project, enhancing the open space program.

## **1.5 Purpose and Components of the Development Plan**

According to Sections 53090–53091 of the California Government Code, counties and cities are exempt from zoning regulations when one entity owns territory within the jurisdiction of another entity. Therefore, the City of Irvine zoning regulations are not applicable to the Project.

The Pre-Annexation Agreement between the City of Irvine and the County designates the County as the land use authority for this Project site. According to Section 7-9-20(i) of the Orange County Zoning Code, land owned or leased to the County is not subject to land use regulations of the County, including the Zoning Code, specific plans, and planned communities. Therefore, this Development Plan identifies permitted land uses, Development Standards for streets, parking, building types, improvements and landscape, height and density limits for the Project site, and establishes the overall guidance for development, occupancy and use of the Project Site. This Development Plan includes Development Standards and Design Guidelines that are generally consistent with the City of Irvine’s Trails and Transit-Oriented District (TTOD) (8.1) found within the City of Irvine’s Zoning Code. Illustrative renderings and photographic images within this Development Plan are simply a prototypical depiction of possible arrangements of conforming development and not included as requirements for a specific product, mix, use or type of development, or the specific style of design.

This Development Plan establishes the processes by which the County of Orange will evaluate proposals for future development to ensure consistency with the goals, vision, Design Guidelines and requirements of this Development Plan.

This Development Plan includes a number of important qualitative objectives. These qualitative objectives are described in *Section 2, Design Guidelines*, and have been prepared to ensure that the vision for the Project is maintained, as the Project is developed over time. The Project review process will ensure that future plans substantially conform to the vision, look, feel and

character as referenced in *Section 2, Design Guidelines*. These Design Guidelines are primarily concerned with qualitative guidance and visual inspiration with the purpose of ensuring that all buildings contribute to the sense of place-making and that the streetscapes and open spaces are equally attractive.

The Development Plan includes Development Standards to guide developers, contractors, architects and engineers in designing and developing the Project's buildings and environment. These Development Standards are specified in *Section 3, Development Standards* of this document. These Development Standards form the basis for evaluation, review and approval of future development parcels.

As future development is proposed for the Project, the County of Orange shall review individual development

proposals through review procedures described in *Section 4, Implementation* of this Development Plan. Approvals granted pursuant to *Section 4, Implementation* must be evaluated for consistency with the Development Standards contained in *Section 3, Development Standards*, unless otherwise detailed within this document.

# 2

## DESIGN GUIDELINES

This Section provides the design framework for landscape, streets and buildings to promote a cohesive community identity.

The strongest level of design intent is specified by the use of terms such as “must,” “shall” and “prohibited.” Preferred design items are designated as a condition which is “encouraged,” “preferred,” “recommended,” “appropriate,” or as one that “should” be included. Preferred design items are considered “voluntary” and need not be included in a proposed development. Items that include one or more criteria or elements that are qualified with “discouraged,” “inappropriate” or “should not” be included, are acceptable, if the Approving Authority finds the proposed design is consistent with the overall design, intent and goals of this Development Plan.

These Design Guidelines are intended to be flexible in nature while establishing basic evaluation criteria for the review of future developments as part of the development review process. With the exception of Design Guidelines indicated as “must,” “shall” or “prohibited,” these Design Guidelines are not regulatory and all proposals shall be reviewed by the appropriate Approving Authority for general consistency with these Design Guidelines. The Approving Authority may find a development consistent with the purpose and intent of this Section without the proposal being consistent with each and every guideline.

## 2.1 Design Hierarchy

This Development Plan specifies two distinct levels of hierarchy referred to as the public realm and the private realm.

The public realm is comprised of parks, open space, streets, medians (where applicable), parkways and public sidewalks. Due to the importance of these elements within the public realm, this Development Plan provides the most specificity for these community elements. *Sections 2.3, Circulation Design; 2.4, Sustainable Site Features; 2.5, Community Framework and 2.6, Community Infrastructure* of this Development Plan focus on these important community elements.

The private realm Design Guidelines are intended to allow for the greatest flexibility to respond to market conditions. Guidelines for the Private Realm can be found in *Sections 2.8, Private Realm – Architecture and 2.9, Private Realm – Sustainability*.

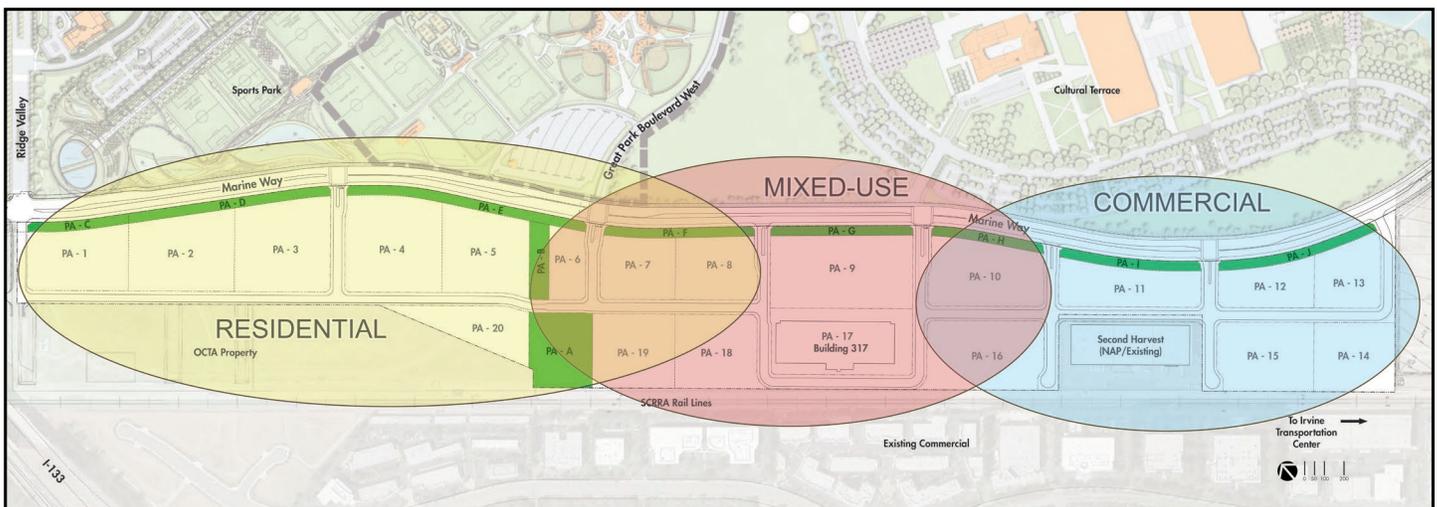
The El Toro, 100-Acre Parcel project (Project) is divided into three districts, the Residential, Mixed-Use and Commercial Districts, as indicated in *Exhibit 2.1, Project Districts*. There is no defined boundary for these districts so they are intended to blend together. Guidelines within this Section apply to all Districts unless they specifically indicate a particular District.

## 2.2 Project Design Goals

As described in *Section 1, Introduction*, compliance with the provisions of this Development Plan will promote the energetic, vibrant, mixed-use community that connects to and complements the planned adjacent Orange County Great Park (OCGP) and Irvine Station uses. The Project design goals listed below have been crafted to implement the Project Vision. Compliance with applicable Design Guidelines and Development Standards will implement the following goals. While all of these goals may not apply to a singular development, future developments should not preclude the implementation of these goals during the build-out of the Project.

While the design goals and Design Guidelines within this Section are not regulatory, all development proposals shall be reviewed by the Approving Authority defined in *Section 4.3.1, Types of Development Review*, for an overall determination of consistency with the applicable Design Guidelines. The Approving Authority may find a future proposal consistent with the purpose and intent of the design goals and Design Guidelines without the proposal being consistent with each and every goal or Design Guideline.

**Exhibit 2.1, Project Districts**



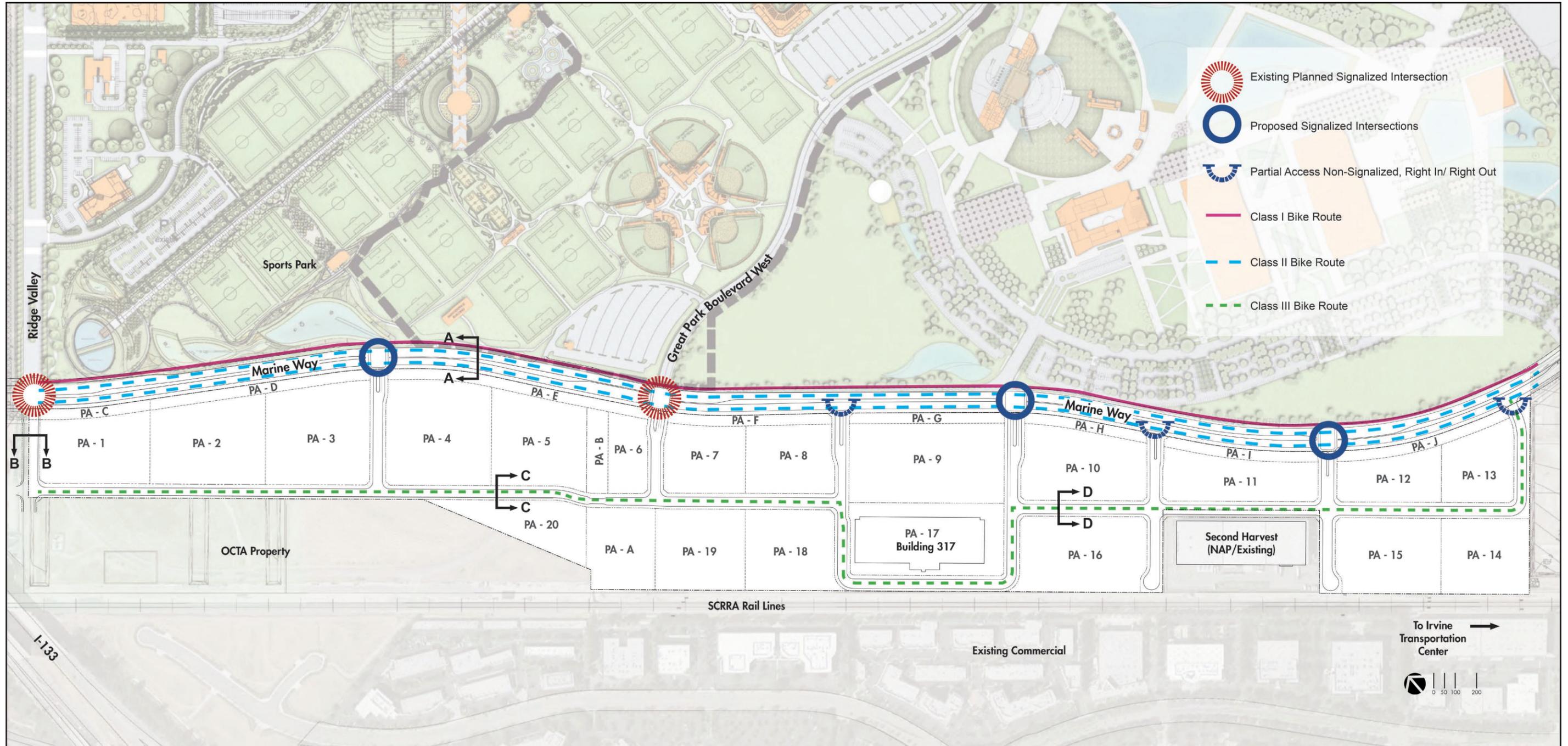
Source: KTGy, EPT, CITY OF IRVINE

- **Authentic Sense of Place.** The Project will respect and pay homage to the history of MCAS El Toro. Future developments should incorporate the history of the site, where feasible, by re-using features of the existing site (i.e. rail lines, materials) throughout the development.
- **Live, Play, Work.** Allow, but not require, residential, commercial and entertainment uses to be developed in close proximity to each other to encourage people to stay on-site. This mix of uses could allow someone to go to work, visit a restaurant and return home without the need for an automobile.
- **Park within the Park.** The Project will include a variety of active and passive recreational opportunities. These opportunities shall be in the form of both public realm and private realm commitments. The Project should feature an enhanced Marine Way frontage to complement the adjacent OCGP.
- **Diversified Mixed-Use Core.** The area in front of Building 317, along with the potential re-use of Building 317, shall be the cornerstone and “heart” of the Project. A mix of uses should be developed around Building 317 that adds urban synergy. Uses and architecture should be diverse enough to create interest, but appear cohesive and complement each other. Planned uses for the Project core should not be separated, but blended to generate activity and excitement.
- **Connectivity with the OCGP.** The Project may incorporate a centrally-located, signature pedestrian connection to the OCGP. This connection could be iconic, memorable and above-ground (preferred). This connection would encourage cross-promotion between the OCGP Cultural Terrace and the Project. This connection would also allow a pleasant and safe pedestrian experience when walking between the Project and the OCGP and allow for activities and/or events to occur on or near the connection. Secondary connections to OCGP should also have enhanced treatment (i.e. enhanced paving, markings).
- **Internal Connectivity.** The Development Plan includes a unique central spine street to accommodate vehicular, bicycle and pedestrian users to foster multi-modal activity within the Project. Vehicular users may include private vehicles, as well as public transportation. This spine street will connect from one end of the Project to the other and include a wide sidewalk to enhance the pedestrian experience. Building articulation, pocket parks, art installations, etc. should also be located along the central spine street to add to the pedestrian experience.

- **Sustainability.** Implement sustainable strategies while encouraging innovative and practical leading-edge technologies to address the design, development, operation and maintenance of the Project. Sustainability should take a market driven approach by focusing on those practices that add value by striking a balance between social, economic, and environmental values.
- **Public Art.** This Development Plan encourages the installation of art in publicly-visible locations to promote the involvement of artists in this Project. The art will enhance the physical environment by celebrating Orange County's unique character and identity. This public art will create artistic harmony between the buildings, landscape and open spaces.

## 2.3 Circulation Design

The circulation for the Project is envisioned as a multi-modal system that balances and optimizes the use of automobiles, bicycles, pedestrian, transit and low speed vehicles by providing facilities that improve safety and efficiency for all users. A proposed circulation plan that implements the Vision is shown as *Exhibit 2.2, Circulation Plan*. The proposed system accommodates a range of convenient transportation choices that reduce traffic congestion and dependence on the automobile, increases mobility, and promotes healthier, more active lifestyles.



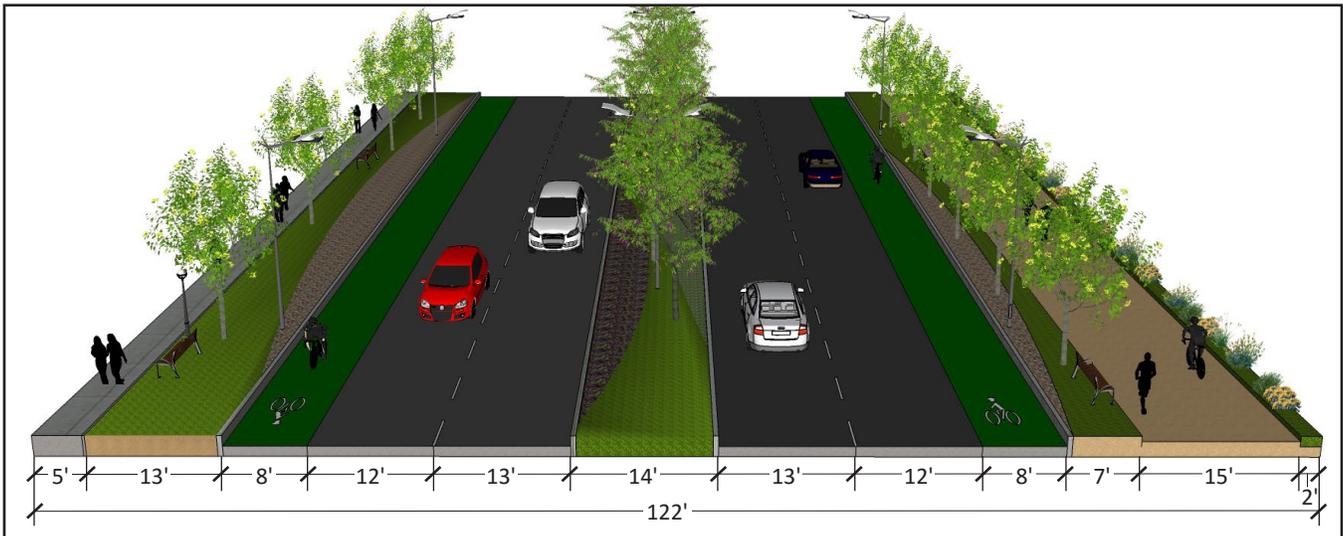
Source: EPTDESIGN, KTG, CITY OF IRVINE

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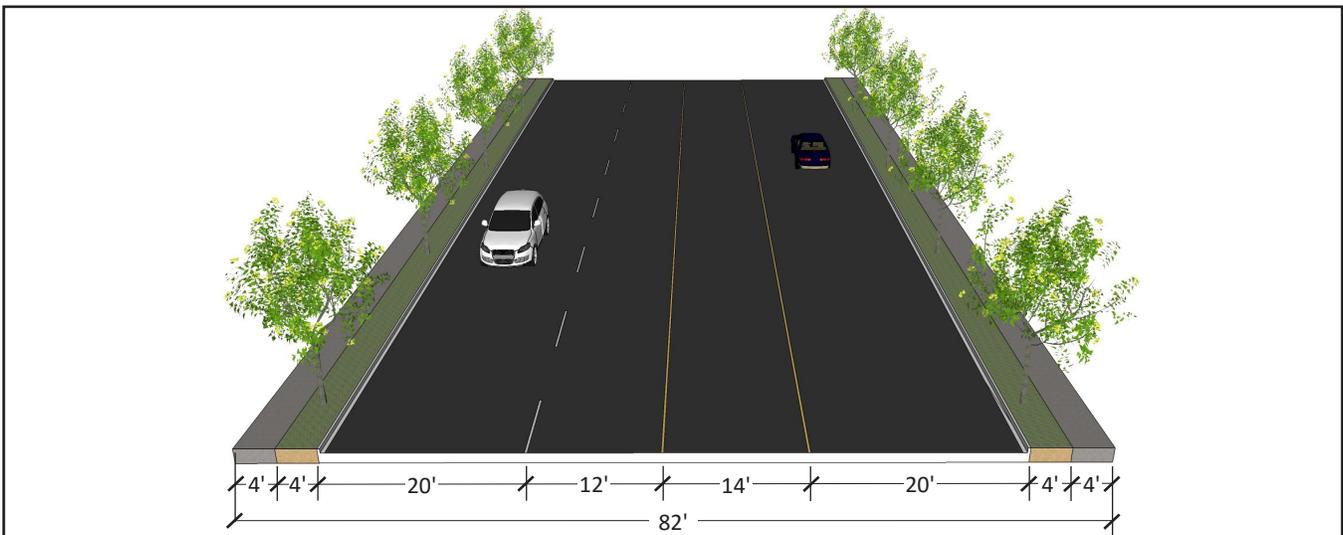
Primary access to the Project site is provided by Marine Way. The City of Irvine classifies Marine Way as a four-lane Primary Highway. As shown on *Exhibit 2.3, Section A-A, Marine Way Cross Section*, Marine Way consists of two travel lanes in each direction, a Class II bike lane in each direction and a Class I bike trail at the northerly edge of the right-of-way. The proposed Project accommodates construction of up to five (5) signalized intersections on Marine Way, at Ridge Valley, Great Park Boulevard West and three (3) additional Project intersections, as shown on *Exhibit 2.2, Circulation Plan*. Non-signalized, full access intersections and right in, right out only intersections along Marine Way are also planned.

Consistent with the *Figure B-1 of the City of Irvine General Plan, Master Plan of Arterial Highways*, the Development Plan also includes the extension of Ridge Valley south of Marine Way. According to the Master Plan of Arterial Highways, Ridge Valley south of Marine Way is classified as a Secondary Highway. The proposed design in this Development Plan is consistent with the City of Irvine Standard Plan 103A (Commuter Arterial Highway). As shown on *Exhibit 2.4, Section B-B, Ridge Valley Cross Section*, this street includes one travel lane in each direction and a 14-foot wide striped median/turn lane. This street is planned to accommodate larger vehicles for the delivery of equipment and materials to the Orange County Transportation Authority (OCTA) property, as well as access to the proposed Project,

**Exhibit 2.3, Section A-A, Marine Way Cross Section**



**Exhibit 2.4, Section B-B, Ridge Valley Cross Section**



the existing Department of the Navy (DoN) and Irvine Ranch Water District (IRWD) groundwater treatment facilities, and a vacant property.

The Project will feature a central spine street that generally runs parallel to Marine Way. This street section, as indicated in *Exhibits 2.5, Section C-C, Central Spine Cross Section (West of Great Park Blvd. West)* and *2.6, Section D-D, Central Spine Cross Section (East of Great Park Blvd. West)* is a two-lane street that includes wide parkways to encourage a pedestrian-friendly environment. These wide parkways may accommodate additional street trees, water detention and treatment features and/or seating areas to create a pedestrian-friendly environment. Adjacent to the OCTA property, this central spine street may or may not have a sidewalk. Additional details relating to the program within the central spine street right-of-way are detailed in *Section 2.5, Community Framework*. The central spine street will include a Class III Bike Route to further encourage a pedestrian-friendly environment.

The design of other internal streets will generally follow the City of Irvine regulations and consist of two lane streets. Stop sign-controlled intersections will be

included throughout the Project to facilitate safe and efficient traffic flow.

Parking will be available on both sides of internal streets, unless restricted due to intersection turning movements and/or sight distance requirements.

The following Design Guidelines provide additional design direction for all new development within the Project. The intent is to promote the use of alternative modes of travel (biking, walking, transit, and NEVs) and increase vehicle travel efficiency:

- The Project should promote connections to the Class I multi-use trail along the north side of Marine Way and the Class II bike lane on Marine Way (refer to *Exhibit 2.3, Section A-A, Marine Way Cross Section*).
- Consider a pedestrian/bike bridge to provide a direct connection between the Project and the OCGP without vehicular interruptions.
- Incorporate sidewalks on at least one side of all streets.

### Exhibit 2.5, Section C-C, Central Spine Cross Section (West of Great Park Blvd. West)



## Exhibit 2.6, Section D-D, Central Spine Cross Section (East of Great Park Blvd. West)



- Provide sharrows (a shared vehicle and bike lane) on internal streets.
- Encourage an internal connection to Great Park Neighborhoods' District 6 and the Irvine Station. This internal connection should be easy, attractive and seamless to entice pedestrians, bicyclists, vehicles and other transit modes to travel within the Project site as an alternative to Marine Way.
- Include shade trees on all streets to provide pedestrian comfort.
- Except for walls necessary for a pedestrian bridge and retaining walls, walls within Planning Areas C through I are discouraged to promote pedestrian access to the site.
- Where appropriate, include traffic calming measures such as enhanced crosswalks, bump-outs, chokers, minimum curb radii, and narrow street widths to reduce vehicle speeds and promote pedestrian and bicycle safety.
- Design bike and pedestrian paths with easy, direct and safe routes for non-vehicular commuting between the Residential, Mixed-Use and Commercial Districts and promote connections to adjacent properties.
- Provide opportunities to connect to off-site public transportation options and accommodate public transportation access within the community.
- Encourage technologies such as smart parking and other intelligent transportation systems that reduce vehicle idling and coordinate movements between modes of transport.
- Encourage developing a Traffic Demand Management program that supports alternatives to single occupancy vehicle use.
- Include ample bicycle and pedestrian amenities in strategic locations to make these modes easy, safe, convenient and aesthetically pleasing.

- Encourage providing shared community bicycles, electric bikes, and/or neighborhood electric vehicles (NEVs).
- Encourage providing fee-based EV charging stations within common parking structures.

## 2.4 Sustainable Site Features

### 2.4.1 Project Location

The Project site is an inherently sustainable development due to the existing condition and location of the property. Based on existing studies, Building 317 has the potential to be restored, remediated and reused as a focal element of the community. This will provide a visual and emotional connection to the history of the site, while establishing a unique character for the community. The aesthetic of the

OCGP will extend into the site through the creation of a 50-foot average width linear park along Marine Way.

The in-fill location of the site provides an ideal opportunity for new, mixed-use, transit-oriented development. Development of the Project will relieve pressure on greenfield sites at the edge of the City and beyond. Its adjacency to existing transit, employment, recreational amenities and sustainable resources supports smart growth.

### 2.4.2 Material Resource Conservation

Material and resource conservation includes reusing, re-purposing, recycling of materials and/or using materials made from rapidly renewable resources. As discussed above, a major focal point of the Project is the potential adaptive reuse of Building 317 and the re-use of materials from other buildings to be



*Example, Bike Sharing Facility*

demolished. Additional Guidelines for material resource and conservation consideration include the following:

- If feasible, consider re-purposing site materials such as railroad tracks and gear into Project design (i.e. monumentation, signage, parks and facilities).
- Encourage the integration of recycling and composting stations throughout the community.
- Re-use historic and/or vintage items to help celebrate the rich heritage of MCAS El Toro.

## 2.5 Community Framework

The Project is envisioned to be a dynamic, vibrant and diverse community. The Development Plan provides for a mixture of residential, commercial, retail and hospitality uses focused around a lively mixed-use community core. Through a strong, cohesive design, the Project’s landscape character will reinforce the design themes while emphasizing community continuity.

This Subsection includes landscape and other public realm Design Guidelines that implement the design goals. These Design Guidelines include an open space

network comprised of off-street walkways of various types and widths that connect to a variety of outdoor uses (i.e. parks, community gathering areas, mixed-use core and outdoor plazas).

The overall purpose of these Design Guidelines is to ensure a consistent landscape character within the Project through the use of integrated planting schemes, hardscape materials, colors and character that embrace both planning principles and community architecture. The Guidelines will establish the community landscape character and also define characteristics unique to the Residential, Mixed-Use and Commercial Districts.

Refer to *Exhibit 2.7, Landscape Framework Diagram*, for an overall community framework that encompasses planned landscape design elements, circulation, sidewalks and trails, focal features and access points.

### 2.5.1 Community Landscape Character

The landscape character featured within the Project will vary and cater to the specific locations and individual communities within the area. Landscape character shall be reinforced through District-based application of both landscape and hardscape materials, as well as thematic planting design.



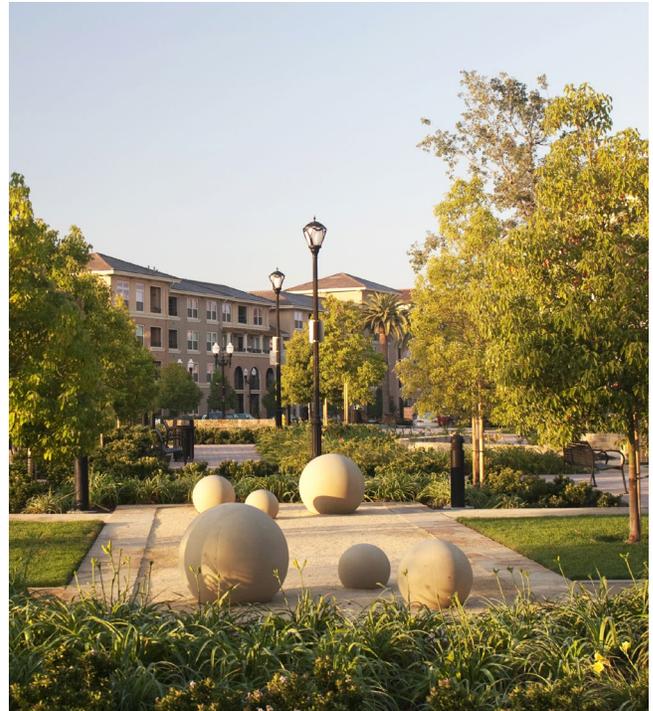
*Example, Community-Focused Open Space*

As indicated in *Section 2.2, Project Design Goals*, visual harmony is to be established between the landscape and architectural features of this Project through the introduction of street trees, open space areas, parks and plazas. Landscape elements shall weave in between, through and into buildings to blur indoor-to-outdoor boundaries and promote healthy outdoor living. The goal is to create an intimate, socially interactive and secure District system. It should encourage active street life and allow for easy access to parks, open trail/walk networks, the Mixed-Use District and the adjacent OCGP.

The streetscape establishes a sense of District, location and dwelling. Streetscenes shall be based on the Project's Districts. The intent is to create a distinctive streetscape concept that reinforces community character and blends harmoniously with the various land uses.

The open space within both the public and private realms will be developed to promote balance between these realms. Public realm open space and recreational facilities shall be built to provide venues for recreation, education and programming. Private realm open space shall fulfill outdoor open space needs for individual housing or commercial office developments.

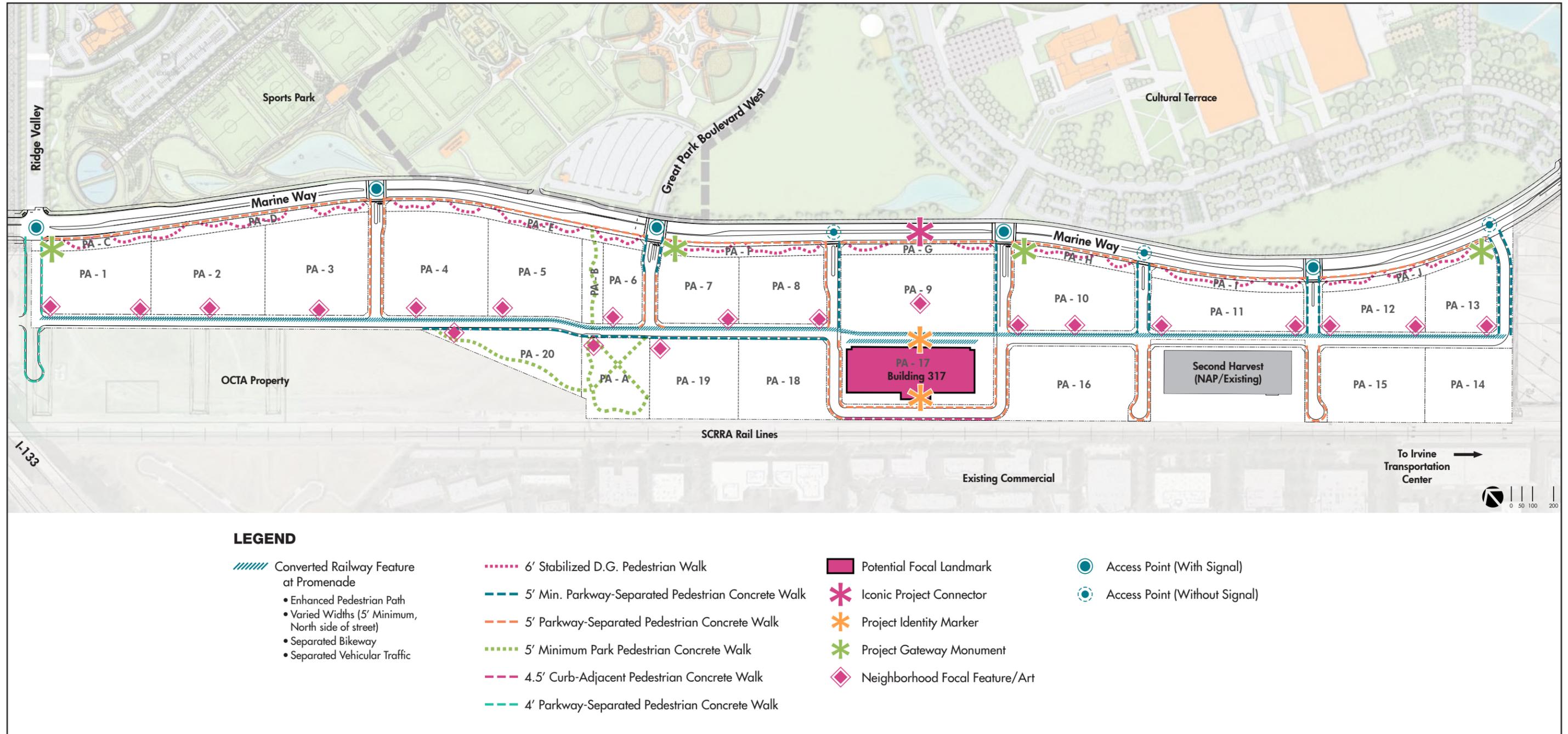
Visual and thematic continuity shall be achieved along the Project's streetscapes and be based on the particular District. Refer to *Exhibit 2.8, Street Tree Hierarchy Plan*, for an overall scheme for street tree planting throughout the Project site. A variety of deciduous and evergreen street trees shall be planted to define the character of the Project's streets, providing a foundation for a diverse landscape framework within the Project. This landscape diversity helps to create an interesting streetscape through contrasting textures and forms. Additionally, each street shall be lined with a tree, identified per District, which will help contribute to the unique landscape character. Thoughtful arrangement of plant materials



*Example, Neighborhood Pocket Park*

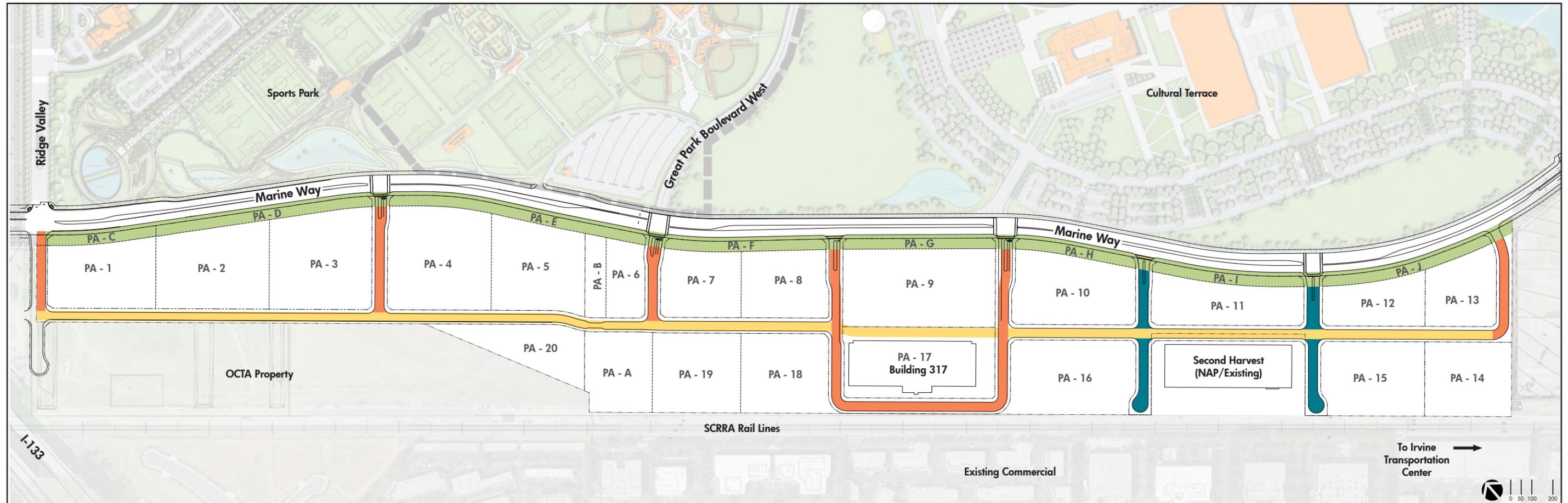


*Example, Retail Streetscene*



Source: EPTDESIGN, KTG, CITY OF IRVINE

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**LEGEND**

**Promenade**

- Central Neighborhood Spine
- Double row along northern street edge
    - Formal characteristics
    - Deciduous/Evergreen flowering trees to provide iconic ambience
    - Opportunities for periodic changes in tree groupings/patterns to activate spaces and connections
  - Single row along southern street edge
    - Informal evergreen screen trees
  - Accent lighting for nighttime ambience

**Gateway Street**

- Primary Gateway Circulation
- Single row along street edge
    - Formal evergreen canopy street trees
    - Seasonal colors to provide vivid ambience
  - Accent lighting for nighttime ambience

**Secondary Street**

- Secondary Project Circulation
- Single row along street edge
    - Formal evergreen canopy street trees

**Community Edge**

- Linear Park / Northern Project Boundary
- Mixture of evergreen & deciduous trees
  - Informally arranged groupings
  - Meandering pedestrian walks with periodic seating areas
  - Accent lighting for nighttime ambience

Source: EPTDESIGN, KTG, CITY OF IRVINE

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Example, Park Signage with Modern Character



Example, Whimsical Focal Water Feature



Existing Rail Lines Adjacent to Building 317

will help create a sense of place, reinforcing the Project and District identity. Thematic application of a diverse palette of shrubs and annual color also greatly contributes to the landscape character of the Project and each of its Districts. Refer to *Table 2.1, Community Plant Palette*, for a comprehensive list of plant material to be used throughout the Project. This palette complies with the requirements identified in *Section 3.14, Landscape and Irrigation*, to allow for a strategic selection of plants that reflects sensitivity to Southern California’s climate and promotes water-efficient landscape practices.

## 2.5.2 Community Identity Features

The Project site holds a rich history that encompasses railways, agricultural usage and military operations. This historical background should be reflected in the design and construction of various levels of community identity features:

1. An **iconic Project connector** bridging the Project to OCGP.
2. A **focal landmark** created from the adaptive re-use of the site’s existing Building 317 (or similar).
3. Project **identity markers** that provide signage opportunities and an iconic mural for the focal landmark.
4. Project **gateway monuments** that demarcate the main entrances into the Project from Marine Way.
5. Strategically located **District focal features** that provide visual impact, artistic character and wayfinding for individual communities within the Project.
6. A central pedestrian **promenade** through the spine of the Project incorporating retrofitted rail lines as a key design feature.

These features are visually summarized on *Exhibit 2.7, Landscape Framework Diagram*.

### 2.5.2.1 Iconic Project Connector

The Project may include a centrally-located pedestrian bridge that provides direct connection to the OCGP. This will reinforce the Project’s physical and thematic relationship to the OCGP and further support the

**Table 2.1, Community Plant Palette**

**Very Low Water Requirement**

| TYPE                    | BOTANICAL NAME               | COMMON NAME             | LEAVES | FLOWER | NATIVE |
|-------------------------|------------------------------|-------------------------|--------|--------|--------|
| <b>TREE (VL)</b>        |                              |                         |        |        |        |
|                         | Cercidium spp.               | Palo Verde              | D      | ✓      | ✓      |
|                         | Cercidium floridum           | Blue Palo Verde         | D      | ✓      | ✓      |
|                         | Lyonothamnus floribundus     | Catalina Ironwood       | E      | ✓      | ✓      |
|                         | Prunus ilicifolia            | Hollyleaf Cherry        | E      | ✓      | ✓      |
|                         | Prunus ilicifolia 'Lyonii'   | Catalina Cherry         | E      | ✓      | ✓      |
|                         | Schinus molle                | Pepper                  | E      |        |        |
| <b>SHRUB (VL)</b>       |                              |                         |        |        |        |
|                         | Ceanothus spp.               | Wild Lilac              |        |        | ✓      |
|                         | Ceanothus verrucosus         | Wart-stem Ceanothus     |        |        | ✓      |
|                         | Cercocarpus spp.             | Mountain Mahogany       |        |        | ✓      |
|                         | Cleome isomeris              | Bladderpod              |        |        | ✓      |
|                         | Dendromecon spp.             | Bush Poppy              |        |        | ✓      |
|                         | Eriogonum fasciculatum       | California Buckwheat    |        |        | ✓      |
|                         | Fremontodendron spp.         | Flannel Bush            |        |        | ✓      |
|                         | Fremontodendron californicum | California Flannel Bush |        |        | ✓      |
|                         | Galvezia juncea              | Baja Bush-Snapdragon    |        |        | ✓      |
|                         | Galvezia speciosa            | Island Bush-Snapdragon  |        |        | ✓      |
|                         | Hesperaloe spp.              | Coahuilan Hesperaloe    |        |        |        |
|                         | Hesperaloe parviflora        | Red Yucca               |        |        |        |
|                         | Malosma laurina              | Laurel Sumac            |        |        | ✓      |
|                         | Nolina bigelovii             | Desert Nolina           |        |        | ✓      |
|                         | Nolina recurvata             | Pony Tail               |        |        |        |
|                         | Opuntia ficus-indica         | Indian Fig Prickly Pear |        |        |        |
|                         | Opuntia robusta              | Prickly Pear            |        |        | ✓      |
|                         | Rhamnus californica          | California Coffeeberry  |        |        | ✓      |
|                         | Rhus integrifolia            | Lemonade Berry          |        |        | ✓      |
|                         | Rhus ovata                   | Sugar Bush              |        |        | ✓      |
|                         | Romneya coulteri             | Matilija Poppy          |        |        | ✓      |
| <b>GRASS (VL)</b>       |                              |                         |        |        |        |
|                         | Nassella spp.                | Needlegrass             |        |        | ✓      |
| <b>GROUNDCOVER (VL)</b> |                              |                         |        |        |        |
|                         | Artemisia californica        | California Sagebrush    |        |        |        |

**Abbreviations:**

VL = Very Low Water Requirement  
 L = Low Water Requirement  
 M = Moderate Water Requirement  
 H = High Water Requirement

D = Deciduous Tree  
 E = Evergreen Tree  
 SD = Semi-Deciduous Tree  
 SE = Semi-Evergreen Tree

LEAVES = (Indicated for Trees Only) Tree type according to foliage longevity  
 FLOWER = (Indicated for Trees Only) Produces showy flowers  
 NATIVE = Plant is native to Southern California

**Table 2.1, Community Plant Palette, cont.**

**Low Water Requirement**

| TYPE            | BOTANICAL NAME           | COMMON NAME             | LEAVES | FLOWER | NATIVE |
|-----------------|--------------------------|-------------------------|--------|--------|--------|
| <i>TREE (L)</i> |                          |                         |        |        |        |
|                 | Acacia baileyana         | Bailey Acacia           | E      | ✓      |        |
|                 | Acacia melanoxylon       | Blackwood Acacia        | E      | ✓      |        |
|                 | Acacia stenophylla       | Shoestring Acacia       | E      | ✓      |        |
|                 | Arbutus unedo            | Strawberry              | E      |        |        |
|                 | Brachychiton acerifolius | Illawarra Flame         | SD     | ✓      |        |
|                 | Brachychiton discolor    | Queensland Lace Bark    | SD     | ✓      |        |
|                 | Brachychiton populneus   | Bottle                  | E      |        |        |
|                 | Brahea armata            | Mexican Blue Palm       | E      |        |        |
|                 | Brahea edulis            | Guadelupe Palm          | E      |        |        |
|                 | Cedrus deodara           | Deodar Cedar            | E      |        |        |
|                 | Ceratonia siliqua        | Carob                   | E      |        |        |
|                 | Cercis mexicana          | Mexican Redbud          | D      | ✓      |        |
|                 | Cercis occidentalis      | Western Redbud          | D      | ✓      | ✓      |
|                 | Chorisia speciosa        | Floss Silk              | SD     | ✓      |        |
|                 | Cupressus sempervirens   | Italian Cypress         | E      |        |        |
|                 | Erythrina coralloides    | Naked Coral             | D      | ✓      |        |
|                 | Erythrina caffra         | Kaffir Bloom Coral      | SD     | ✓      |        |
|                 | Erythrina crista-galli   | Cockspur Coral          | D      | ✓      |        |
|                 | Eucalyptus cladocalyx    | Sugar Gum               | E      |        |        |
|                 | Eucalyptus leucoxylon    | White Ironbark          | E      |        |        |
|                 | Eucalyptus polyanthemos  | Silver Dollar Gum       | E      |        |        |
|                 | Eucalyptus sideroxylon   | Red Iron Bark           | E      |        |        |
|                 | Eucalyptus spathulata    | Swamp Mallee            | E      |        |        |
|                 | Eucalyptus torquata      | Coral Gum               | E      |        |        |
|                 | Eucalyptus vernalis      | Manna Gum               | E      |        |        |
|                 | Feijoa sellowiana        | Pineapple Guava         | E      |        |        |
|                 | Geijera parviflora       | Australian Willow       | E      |        |        |
|                 | Koelreuteria paniculata  | Golden Rain             | D      |        |        |
|                 | Lagunaria patersonii     | Primrose Tree           | E      | ✓      |        |
|                 | Laurus nobilis           | Sweet Bay               | E      |        |        |
|                 | Leptospermum laevigatum  | Australian Tea          | E      | ✓      |        |
|                 | Melaleuca armillaris     | Drooping Melaleuca      | E      | ✓      |        |
|                 | Melaleuca linariifolia   | Flax Leaf Paper Bark    | E      | ✓      |        |
|                 | Melaleuca nesophila      | Pink Melaleuca          | E      | ✓      |        |
|                 | Olea europaea            | Olive                   | E      |        |        |
|                 | Phoenix canariensis      | Canary Island Date Palm | E      |        |        |
|                 | Phoenix dactylifera      | Date Palm               | E      |        |        |
|                 | Pinus brutia             | Calabrian Pine          | E      |        |        |
|                 | Pinus coulteri           | Coulter Pine            | E      |        | ✓      |
|                 | Pinus eldarica           | Afghan Pine             | E      |        |        |
|                 | Pinus halepensis         | Aleppo Pine             | E      |        |        |
|                 | Pinus sabiniana          | Digger Pine             | E      |        |        |
|                 | Pinus pinea              | Italian Stone Pine      | E      |        |        |
|                 | Pinus torreyana          | Torrey Pine             | E      |        | ✓      |
|                 | Prosopis chilensis       | Chilean Mesquite        | E      |        |        |
|                 | Prosopis glandulosa      | Honey Mesquite          | D      |        | ✓      |
|                 | Prunus lyonii            | Catalina Cherry         | E      | ✓      |        |
|                 | Quercus agrifolia        | Coast Live Oak          | E      |        | ✓      |
|                 | Quercus douglasii        | Blue Oak                | D      |        |        |
|                 | Quercus engelmannii      | Mesa Oak                | E      |        | ✓      |

**Table 2.1, Community Plant Palette, cont.**

**Low Water Requirement**

| TYPE             | BOTANICAL NAME                      | COMMON NAME             | LEAVES | FLOWER | NATIVE |
|------------------|-------------------------------------|-------------------------|--------|--------|--------|
| <b>TREE (L)</b>  |                                     |                         |        |        |        |
|                  | Quercus ilex                        | Holly Oak               | E      |        |        |
|                  | Quercus lobata                      | Valley Oak              | D      |        | ✓      |
|                  | Quercus suber                       | Cork Oak                | E      |        |        |
|                  | Rhus lancea                         | African Sumac           | E      |        |        |
|                  | Robinia x ambigua 'Idahoensis'      | Idaho Locust            | D      | ✓      |        |
|                  | Robinia x ambigua 'Purple Robe'     | Purple Robe Locust      | D      | ✓      |        |
|                  | Robinia pseudoacacia                | Black Locust            | D      | ✓      |        |
|                  | Sambucus mexicana                   | Mexican Elderberry      | D      | ✓      | ✓      |
|                  | Yucca spp.                          | Joshua Tree             | E      | ✓      | ✓      |
|                  | Zelkova serrata                     | Sawleaf Zelkova         | D      |        |        |
|                  |                                     |                         |        |        |        |
| <b>SHRUB (L)</b> |                                     |                         |        |        |        |
|                  | Acacia cultriformis                 | Knife-leaf Acacia       |        |        |        |
|                  | Acacia langifolia                   | Sydney Golden Wattle    |        |        |        |
|                  | Acacia redulens                     | Prostrate Acacia        |        |        |        |
|                  | Acacia saligna                      | Orange Wattle           |        |        |        |
|                  | Acanthus mollis                     | Bear's Breech           |        |        |        |
|                  | Aeonium arboretum                   | Canary Island Rose      |        |        |        |
|                  | Agave spp.                          | Agave                   |        |        |        |
|                  | Aloe spp.                           | Aloe                    |        |        |        |
|                  | Alyogyne huegelii                   | Blue Hibiscus           |        |        |        |
|                  | Arctostaphylos glandulosa ssp.      | Manzanita               |        |        | ✓      |
|                  | Arctostaphylos glauca               | Big Berry Manzanita     |        |        | ✓      |
|                  | Arctostaphylos x 'Greensphere'      | Greensphere Manzanita   |        |        | ✓      |
|                  | Arctostaphylos 'Howard McMinn'      | Howard McMinn Manzanita |        |        | ✓      |
|                  | Arctostaphylos 'John Dourley'       | John Dourley Manzanita  |        |        | ✓      |
|                  | Arctostaphylos uva-ursi ssp.        | Bearberry               |        |        | ✓      |
|                  | Artemisia arborescens               | Shrubby Wormwood        |        |        | ✓      |
|                  | Baccharis 'Centennial'              | Baccharis centennial    |        |        | ✓      |
|                  | Baccharis pilularis consanguinea    | Coyote Bush             |        |        | ✓      |
|                  | Baccharis pilularis 'Pigeon Point'  | Coyote Bush             |        |        | ✓      |
|                  | Baccharis pilularis 'Twin Peaks'    | Coyote Bush Prostrate   |        |        | ✓      |
|                  | Baccharis pilularis 'Twin Peaks #2' | Dwarf Coyote Bush       |        |        | ✓      |
|                  | Beaucarnea recurvata                | Bottle Palm             |        |        |        |
|                  | Bougainvillea spp.                  | Bougainvillea           |        |        |        |
|                  | Cassia artemisioides                | Feathery Cassia         |        |        |        |
|                  | Ceanothus griseus 'Louis Edmunds'   | Louis Edmunds Ceanothus |        |        | ✓      |
|                  | Ceanothus griseus horizontalis      | Yankee Point            |        |        | ✓      |
|                  | Cistus spp.                         | Rockrose                |        |        |        |
|                  | Cistus hybridus                     | White Rockrose          |        |        |        |
|                  | Cistus incanus ssp.                 | Hairy Rockrose          |        |        |        |
|                  | Cistus salvifolius                  | Sageleaf Rockrose       |        |        |        |
|                  | Cistus x purpureus                  | Orchid Rockrose         |        |        |        |
|                  | Clivia miniata                      | Kaffir Lily             |        |        |        |
|                  | Correa alba spp.                    | Australian Fuschia      |        |        |        |
|                  | Correa backhouseana                 | Australian Fuschia      |        |        |        |
|                  | Correa reflexa spp.                 | Australian Fuschia      |        |        |        |
|                  | Cotoneaster salicifolius            | Willowleaf Cotoneaster  |        |        |        |
|                  | Crassula argentea                   | Crassula                |        |        |        |
|                  | Dodonaea viscosa                    | Hopseed Bush            |        |        |        |
|                  | Echeveria spp.                      | Hens and Chicks         |        |        |        |

**Table 2.1, Community Plant Palette, cont.**

**Low Water Requirement**

| TYPE             | BOTANICAL NAME                 | COMMON NAME                  | LEAVES | FLOWER | NATIVE |
|------------------|--------------------------------|------------------------------|--------|--------|--------|
| <i>SHRUB (L)</i> |                                |                              |        |        |        |
|                  | Echium fastuosum               | Pride of Madeira             |        |        |        |
|                  | Echium fastuosum 'Select Blue' | Select Blue Pride of Madeira |        |        |        |
|                  | Elaeagnus pungens              | Silverberry                  |        |        |        |
|                  | Epilobium canum                | California Fuschia           |        |        | ✓      |
|                  | Eriodictyon trichocalyx        | Yerba Santa                  |        |        | ✓      |
|                  | Euphorbia milii                | Crown of Thorns              |        |        |        |
|                  | Garrya eliptica                | Coast Silktassel             |        |        | ✓      |
|                  | Grevillea spp.                 | Grevillea                    |        |        |        |
|                  | Heteromeles arbutifolia        | Toyon                        |        |        | ✓      |
|                  | Juniperus chinensis spp.       | Juniper                      |        |        |        |
|                  | Juniperus sabina spp.          | Savin Juniper                |        |        |        |
|                  | Kalanchoe spp.                 | Kalanchoe                    |        |        |        |
|                  | Kniphofia uvaria               | Red Hot Poker                |        |        |        |
|                  | Lantana montevidensis          | Lantana                      |        |        |        |
|                  | Lavandula spp.                 | Lavender                     |        |        |        |
|                  | Leonotus leonurus              | Lion's Tail                  |        |        |        |
|                  | Leptospermum laevigatum        | Australian Tea               |        |        |        |
|                  | Leucophyllum frutescens        | Texas Ranger                 |        |        |        |
|                  | Limonium perezii               | Statice                      |        |        |        |
|                  | Lotus scoparius                | Deer Weed                    |        |        | ✓      |
|                  | Mahonia nevinii                | Nevin Mahonia                |        |        | ✓      |
|                  | Mimulus spp. (Diplacus spp.)   | Monkey Flower                |        |        | ✓      |
|                  | Myoporum laetum 'Carsonii'     | Myoporum                     |        |        |        |
|                  | Myrica californica             | Pacific Wax Myrtle           |        |        | ✓      |
|                  | Myrsine africana               | African Boxwood              |        |        |        |
|                  | Myrtus communis                | True Myrtle                  |        |        |        |
|                  | Nandina domestica              | Heavenly Bamboo              |        |        |        |
|                  | Phlomis fruticosa              | Jerusalem Sage               |        |        |        |
|                  | Phormium tenax spp.            | New Zealand Flax             |        |        |        |
|                  | Prunus ilicifolia              | Holly Leaf Cherry            |        |        | ✓      |
|                  | Prunus lyonii                  | Catalina Cherry              |        |        | ✓      |
|                  | Pyracantha coccinea            | Firethorn                    |        |        |        |
|                  | Pyracantha 'Ruby Mound'        | Firethorn                    |        |        |        |
|                  | Pyracantha 'Tiny Tim'          | Firethorn                    |        |        |        |
|                  | Ribes aureum                   | Golden Currant               |        |        | ✓      |
|                  | Ribes indecorum                | White Flowering Currant      |        |        | ✓      |
|                  | Ribes speciosum                | Fuchsia Flowering Gooseberry |        |        | ✓      |
|                  | Ribes viburnifolium            | Evergreen Currant            |        |        | ✓      |
|                  | Rosmarinus officinalis ssp.    | Rosemary                     |        |        |        |
|                  | Salvia greggii                 | Autumn Sage                  |        |        |        |
|                  | Salvia leucantha               | Mexican Sage                 |        |        |        |
|                  | Salvia mellifera               | Purple Sage                  |        |        |        |
|                  | Sambucus racemosa              | Red Elderberry               |        |        | ✓      |
|                  | Santolina chamaecyparissus     | Lavender Cotton              |        |        |        |
|                  | Santolina virens               | Santolina                    |        |        |        |
|                  | Sedum spp.                     | Stonecrop                    |        |        | ✓      |
|                  | Sempervivum tectorum           | Hens and Chicks              |        |        |        |
|                  | Senecio brasiliensis           | Maria Mole                   |        |        |        |
|                  | Sisyrinchium bellum            | Blue-eyed Grass              |        |        | ✓      |
|                  | Westringia fruticosa           | Coast Rosemary               |        |        |        |
|                  | Yucca spp.                     | Yucca                        |        |        | ✓      |

**Table 2.1, Community Plant Palette, cont.**

**Low Water Requirement**

| TYPE                   | BOTANICAL NAME                     | COMMON NAME              | LEAVES | FLOWER | NATIVE |
|------------------------|------------------------------------|--------------------------|--------|--------|--------|
| <b>GROUNDCOVER (L)</b> |                                    |                          |        |        |        |
|                        | Agave lechuguilla                  | Shindagger               |        |        |        |
|                        | Arctostaphylos 'Pacific Mist'      | Pacific Mist Manzanita   |        |        | ✓      |
|                        | Arctostaphylos edmundsii           | Little Sur Manzanita     |        |        | ✓      |
|                        | Arctostaphylos 'Emerald Carpet'    | Emerald Carpet Manzanita |        |        | ✓      |
|                        | Arctostaphylos uva-ursi ssp.       | Bearberry                |        |        | ✓      |
|                        | Artemisia californica              | California Sagebrush     |        |        | ✓      |
|                        | Baccharis spp.                     | Dwarf Coyote Brush       |        |        |        |
|                        | Baileya multiradiata               | Desert Marigold          |        |        | ✓      |
|                        | Carissa grandiflora 'Green Carpet' | Prostrate Natal Plum     |        |        |        |
|                        | Coreopsis californica              | California Coreopsis     |        |        | ✓      |
|                        | Correa reflexa 'Cape Carpet'       | Australian Fuschia       |        |        |        |
|                        | Cotoneaster congestus 'Likiang'    | Likiang Cotoneaster      |        |        |        |
|                        | Croton californicus                | California Croton        |        |        | ✓      |
|                        | Delosperma 'Alba'                  | White Trailing Ice Plant |        |        |        |
|                        | Eschscholzia californica           | California Poppy         |        |        | ✓      |
|                        | Juniperus conferta                 | Shore Juniper            |        |        |        |
|                        | Juniperus horizontalis             | Creeping Juniper         |        |        |        |
|                        | Lobelia erinus                     | Garden Lobelia           |        |        |        |
|                        | Myoporum x 'Pacificum'             | Myoporum                 |        |        |        |
|                        | Myoporum parvifolium               | Prostrate Myoporum       |        |        |        |
|                        | Myoporum parvifolium 'Putah Creek' | Wide-leaf Myoporum       |        |        |        |
|                        | Myoporum 'South Coast'             | South Coast Myoporum     |        |        |        |
|                        | Oscularia spp.                     | Oscularia                |        |        |        |
|                        | Osteospermum fruticosum            | Trailing African Daisy   |        |        |        |
|                        | Pyracantha koidzumii 'Santa Cruz'  | Firethorn                |        |        |        |
|                        | Senecio mandraliscae               | Kleinia                  |        |        |        |
|                        | Salvia officinalis                 | Garden Sage              |        |        |        |
|                        | Scaevola 'Mauve Clusters'          | Scaevola                 |        |        |        |
|                        | Sutera cordata 'Giant Snowflake'   | White Bacopa             |        |        |        |
|                        | Teucrium chamaedrys                | Germander                |        |        |        |
|                        | Teucrium chamaedrys 'Prostratum'   | Prostrate Germander      |        |        |        |
|                        | Teucrium fruticans                 | Bush Germander           |        |        |        |
|                        | Verbena peruviana                  | Peruvian Verbena         |        |        |        |
|                        |                                    |                          |        |        |        |
| <b>VINES (L)</b>       |                                    |                          |        |        |        |
|                        | Bougainvillea ssp.                 | Bougainvillea            |        |        |        |
|                        | Hibbertia scandens                 | Guinea Gold Vine         |        |        |        |
|                        | Lonicera japonica                  | Japanese Honeysuckle     |        |        |        |
|                        | Macfadyena unguis-cati             | Cat's Claw               |        |        |        |

**Table 2.1, Community Plant Palette, cont.**

**Moderate Water Requirement**

| TYPE            | BOTANICAL NAME                         | COMMON NAME                     | LEAVES | FLOWER | NATIVE |
|-----------------|--|---------------------------------|--------|--------|--------|
| <b>TREE (M)</b> |  |                                 |        |        |        |
|                 | Acer macrophyllum                      | Big Leaf Maple                  | D      |        | ✓      |
|                 | Albizia julibrissin                    | Silk                            | D      | ✓      |        |
|                 | Alnus cordata                          | Italian Alder                   | D      |        |        |
|                 | Araucaria heterophylla                 | Norfolk Island Pine             | E      |        |        |
|                 | Bauhinia blakeana                      | Hong Kong Orchid                | SD     | ✓      |        |
|                 | Bauhinia purpurea                      | Orchid                          | SD     | ✓      |        |
|                 | Bauhinia purpurea 'Candida'            | Orchid                          | SD     | ✓      |        |
|                 | Bauhinia variegata 'Candida'           | Purple Orchid                   | SD     | ✓      |        |
|                 | Brachychiton x 'Majestic Beauty' TM    | Majestic Beauty Flame           | SD     | ✓      |        |
|                 | Brahea brandegeei                      | San Jose Hesper Palm            | E      |        |        |
|                 | Calocedrus decurrens                   | Incense Cedar                   | E      |        | ✓      |
|                 | Calodendrum capense                    | Cape Chestnut                   | SD     | ✓      |        |
|                 | Cassia leptophylla                     | Gold Medallion                  | SE     | ✓      |        |
|                 | Cercis canadensis                      | Eastern Redbud                  | D      | ✓      |        |
|                 | Chamaerops humilis                     | Mediterranean Fan Palm          | E      |        |        |
|                 | Chionanthus retusus                    | Chinese Fringe                  | D      | ✓      |        |
|                 | Cinnamomum camphora                    | Camphor                         | E      |        |        |
|                 | Citrus spp.                            | Orange, Lemon, etc.             | E      | ✓      |        |
|                 | Cupaniopsis anacardioides              | Carrotwood                      | E      |        |        |
|                 | Eriobotrya deflexa                     | Bronze Loquat                   | E      | ✓      |        |
|                 | Eriobotrya japonica                    | Loquat                          | E      | ✓      |        |
|                 | Eriobotrya japonica 'Coppertone'       | Coppertone Loquat               | E      | ✓      |        |
|                 | Eucalyptus deglupta                    | Mindinao Gum                    | E      |        |        |
|                 | Eucalyptus ficifolia                   | Red Flowering Gum               | E      |        |        |
|                 | Eucalyptus maculata                    | Spotted Gum                     | E      |        |        |
|                 | Eucalyptus nicholii                    | Willow-leaved Peppermint        | E      |        |        |
|                 | Ficus benjamina                        | Weeping Fig                     | SD     | ✓      |        |
|                 | Ficus microcarpa nitida 'Green Gem'    | Green Gem Fig                   | E      |        |        |
|                 | Ficus microcarpa nitida                | Indian Laurel Fig               | E      |        |        |
|                 | Ficus rubiginosa                       | Rusty Leaf Fig                  | E      |        |        |
|                 | Ficus rubiginosa 'Florida'             | Florida Rusty Leaf Fig          | E      |        |        |
|                 | Fraxinus uhdei                         | Shamel Ash                      | SE     |        |        |
|                 | Fraxinus velutina ssp.                 | Arizona Ash                     | D      |        |        |
|                 | Ginkgo biloba                          | Maiden Hair                     | D      |        |        |
|                 | Jacaranda mimosifolia                  | Jacaranda                       | SE     | ✓      |        |
|                 | Koelreuteria bipinnata                 | Chinese Flame                   | D      | ✓      |        |
|                 | Lagerstroemia x fauriei                | Crape Myrtle                    | D      | ✓      |        |
|                 | Lagerstroemia indica                   | Crape Myrtle                    | D      | ✓      |        |
|                 | Leptospermum scoparium                 | New Zealand Tea                 | E      | ✓      |        |
|                 | Liquidambar styraciflua                | Sweet Gum                       | D      |        |        |
|                 | Liriodendron tulipifera                | Tulip                           | D      | ✓      |        |
|                 | Lophostemon confertus                  | Brisbane Box                    | E      |        |        |
|                 | Magnolia grandiflora                   | Southern Magnolia               | E      | ✓      |        |
|                 | Magnolia grandiflora 'DD Blanchard'    | DD Blanchard Magnolia           | E      | ✓      |        |
|                 | Magnolia grandiflora 'Little Gem'      | Little Gem Southern Magnolia    | E      | ✓      |        |
|                 | Magnolia grandiflora 'Majestic Beauty' | Majestic Beauty Magnolia        | E      | ✓      |        |
|                 | Magnolia grandiflora 'Russet'          | Russet Magnolia                 | E      | ✓      |        |
|                 | Magnolia grandiflora 'Samuel Sommer'   | Samuel Sommer Southern Magnolia | E      | ✓      |        |
|                 | Magnolia grandiflora 'St. Mary's'      | St. Mary's Southern Magnolia    | E      | ✓      |        |
|                 | Magnolia soulangeana                   | Saucer Magnolia                 | D      | ✓      |        |
|                 | Magnolia stellata                      | Star Magnolia                   | D      | ✓      |        |
|                 | Maytenus boaria                        | Mayten                          | E      |        |        |

**Table 2.1, Community Plant Palette, cont.**

**Moderate Water Requirement**

| TYPE             | BOTANICAL NAME                       | COMMON NAME                     | LEAVES | FLOWER | NATIVE |
|------------------|--------------------------------------|---------------------------------|--------|--------|--------|
| <b>TREE (M)</b>  |                                      |                                 |        |        |        |
|                  | Melaleuca quinquenervia              | Cajeput                         | E      | ✓      |        |
|                  | Metrosideros excelsa                 | New Zealand Christmas           | E      | ✓      |        |
|                  | Pistacia chinensis                   | Chinese Pistache                | D      |        |        |
|                  | Pittosporum undulatum                | Victorian Box                   | E      |        |        |
|                  | Pittosporum viridiflorum             | Cape Pittosporum                | E      |        |        |
|                  | Platanus acerifolia                  | London Plane                    | D      |        |        |
|                  | Platanus acerifolia 'Bloodgood'      | Bloodgood London Plane          | D      |        |        |
|                  | Platanus acerifolia 'Yarwood'        | Yarwood London Plane            | D      |        |        |
|                  | Platanus racemosa                    | California Sycamore             | D      |        | ✓      |
|                  | Podocarpus gracilior                 | Fern Pine                       | E      |        |        |
|                  | Podocarpus henkelii                  | Long Leaf Yellow Wood           | E      |        |        |
|                  | Populus canadensis                   | Carolina Poplar                 | D      |        |        |
|                  | Populus fremontii                    | Western Poplar                  | D      |        | ✓      |
|                  | Populus nigra 'Italica'              | Lombardy Poplar                 | D      |        |        |
|                  | Prunus caroliniana                   | Carolina Laurel Cherry          | E      | ✓      |        |
|                  | Prunus cerasifera 'Krauter Vesuvius' | Krauter Vesuvius Flowering Plum | D      | ✓      |        |
|                  | Prunus cerasifera 'Thundercloud'     | Thundercloud Flowering Plum     | D      | ✓      |        |
|                  | Prunus spp.                          | Flowering Cherry                | E/D    | ✓      |        |
|                  | Punica granatum                      | Pomegranate                     | D      | ✓      |        |
|                  | Pyrus calleryana spp.                | Callery Pear                    | D      | ✓      |        |
|                  | Pyrus kawakamii                      | Evergreen Pear                  | SE     | ✓      |        |
|                  | Quercus kelloggii                    | California Black Oak            | D      |        | ✓      |
|                  | Quercus rubra                        | Northern Red Oak                | D      |        |        |
|                  | Schefflera actinophylla              | Queensland Umbrella             | E      | ✓      |        |
|                  | Schinus terebinthifolius             | Brazilian Pepper                | E      |        |        |
|                  | Spathodea campanulata                | African Tulip                   | E      | ✓      |        |
|                  | Stenocarpus sinuatus                 | Firewheel                       | E      | ✓      |        |
|                  | Tabebuia impetiginosa                | Pink Trumpet                    | SE     | ✓      |        |
|                  | Tipuana tipu                         | Tipu                            | D      | ✓      |        |
|                  | Tristaniaopsis laurina               | Water Gum                       | E      |        |        |
|                  | Ulmus parvifolia ssp.                | Chinese Evergreen Elm           | SE     |        |        |
|                  | Umbellularia californica             | California Laurel               | E      |        | ✓      |
|                  |                                      |                                 |        |        |        |
| <b>SHRUB (M)</b> |                                      |                                 |        |        |        |
|                  | Abelia 'Edward Goucher'              | Pink Abelia                     |        |        |        |
|                  | Abelia x grandiflora                 | Glossy Abelia                   |        |        |        |
|                  | Agapanthus africanus                 | Lily-of-the-Nile                |        |        |        |
|                  | Anigozanthos flavidus                | Kangaroo Paw                    |        |        |        |
|                  | Asparagus densiflorus 'Meyers'       | Meyers Asparagus                |        |        |        |
|                  | Asparagus densiflorus 'Sprengeri'    | Sprenger Asparagus              |        |        |        |
|                  | Aucuba japonica                      | Japanese Aucuba                 |        |        |        |
|                  | Azalea spp.                          | Azalea                          |        |        |        |
|                  | Bambusa spp.                         | Bamboo                          |        |        |        |
|                  | Bambusa multiplex 'Alphonse Karr'    | Alphonse Karr Bamboo            |        |        |        |
|                  | Bambusa oldhamii                     | Oldham Bamboo                   |        |        |        |
|                  | Brunfelsia pauciflora 'Floribunda'   | Yesterday, Today and Tomorrow   |        |        |        |
|                  | Brunfelsia p. 'Floribunda Compacta'  | Yesterday, Today and Tomorrow   |        |        |        |
|                  | Brunfelsia pauciflora 'Macrantha'    | Royal Purple Brunfelsia         |        |        |        |
|                  | Buxus microphylla japonica           | Japanese Boxwood                |        |        |        |
|                  | Calliandra eriophylla                | Fairy Duster                    |        |        |        |
|                  | Calliandra haematocephala            | Pink Powder Puff                |        |        |        |
|                  | Calliandra tweedii                   | Brazilian Flame Bush            |        |        |        |

**Table 2.1, Community Plant Palette, cont.**

**Moderate Water Requirement**

| TYPE             | BOTANICAL NAME                     | COMMON NAME              | LEAVES | FLOWER | NATIVE |
|------------------|------------------------------------|--------------------------|--------|--------|--------|
| <b>SHRUB (M)</b> |                                    |                          |        |        |        |
|                  | Carissa grandiflora                | Natal Plum               |        |        |        |
|                  | Carissa grandiflora 'Tuttlei'      | Tuttle Natal Plum        |        |        |        |
|                  | Carissa macrocarpa                 | Natal Plum               |        |        |        |
|                  | Coleonema pulchrum                 | Breath of Heaven         |        |        |        |
|                  | Coprosma repens                    | Mirror Plant             |        |        |        |
|                  | Coprosma repens 'Variegata'        | Variegated Mirror Plant  |        |        |        |
|                  | Coprosma x kirkii                  | Creeping Mirror Plant    |        |        |        |
|                  | Cordyline australis                | Cabbage Tree             |        |        |        |
|                  | Cordyline 'Burgundy Spire'         | Burgundy Spire Cordyline |        |        |        |
|                  | Cordyline fruticosa                | Black Good Luck Plant    |        |        |        |
|                  | Cordyline x 'Jurred'               | Festival Grass Cordyline |        |        |        |
|                  | Cuphea hyssophyla                  | False Heather            |        |        |        |
|                  | Cyclamen persicum hybrids          | Florists' Cyclamen       |        |        |        |
|                  | Dietes bicolor                     | Fortnight Lily           |        |        |        |
|                  | Dietes vegeta                      | Fortnight Lily           |        |        |        |
|                  | Escallonia spp.                    | Escallonia               |        |        |        |
|                  | Fatshedera lizei                   | Botanical Wonder         |        |        |        |
|                  | Fatsia japonica                    | Japanese Aralia          |        |        |        |
|                  | Gardenia jasminoides               | Cape Jasmine             |        |        |        |
|                  | Hebe spp.                          | Hebe                     |        |        |        |
|                  | Hebe 'Evansii'                     | Veronica Rubra           |        |        |        |
|                  | Hebe 'Veronica Lake'               | Veronica Lake Hebe       |        |        |        |
|                  | Helianthemum scoparium             | Rush Rose                |        |        | ✓      |
|                  | Hemerocallis spp.                  | Daylily                  |        |        |        |
|                  | Hibbertia scandens                 | Guinea Gold Vine         |        |        |        |
|                  | Hibiscus rosa sinensis             | Chinese Hibiscus         |        |        |        |
|                  | Hydrangea macrophylla              | Hydrangea                |        |        |        |
|                  | Hydrangea paniculata 'Grandiflora' | Peegee Hydrangea         |        |        |        |
|                  | Ilex altaclerensis 'Wilsonii'      | Wilson Holly             |        |        |        |
|                  | Ilex cornuta 'Burfordii'           | Burford Holly            |        |        |        |
|                  | Ilex cornuta 'Carissa'             | Dwarf Chinese Holly      |        |        |        |
|                  | Lavatera spp.                      | Mallow                   |        |        |        |
|                  | Ligustrum japonicum                | Japanese Privet          |        |        |        |
|                  | Ligustrum lucidum                  | Glossy Privet            |        |        |        |
|                  | Liriope muscari                    | Big Blue Lily Turf       |        |        |        |
|                  | Lomandra longifolia 'Breeze'       | Mat Rush                 |        |        |        |
|                  | Mahonia aquifolium                 | Oregon Grape             |        |        | ✓      |
|                  | Nephrolepis cordifolia             | Southern Sword Fern      |        |        |        |
|                  | Osmanthus fragrans                 | Sweet Olive              |        |        |        |
|                  | Philodendron selloum               | Split Leaf Philodendron  |        |        |        |
|                  | Phyllostachys aurea spp.           | Golden Bamboo            |        |        |        |
|                  | Photinia x fraseri                 | Fraser Photinia          |        |        |        |
|                  | Phyllostachys bambusoides          | Japanese Timber Bamboo   |        |        |        |
|                  | Pittosporum crassifolium           | Evergreen Pittosporum    |        |        |        |
|                  | Pittosporum tobira                 | Mock Orange              |        |        |        |
|                  | Plumbago auriculata                | Cape Plumbago            |        |        |        |
|                  | Prunus caroliniana                 | Carolina Laurel Cherry   |        |        |        |
|                  | Psidium littorale                  | Strawberry Guava         |        |        |        |
|                  | Punica granatum 'Nana'             | Dwarf Pomegranate        |        |        |        |
|                  | Raphiolepis indica                 | Indian Hawthorne         |        |        |        |
|                  | Rosa spp.                          | Rose                     |        |        |        |

**Table 2.1, Community Plant Palette, cont.**

**Moderate Water Requirement**

| TYPE                   | BOTANICAL NAME                  | COMMON NAME                | LEAVES | FLOWER | NATIVE |
|------------------------|---------------------------------|----------------------------|--------|--------|--------|
| <b>SHRUB (M)</b>       |                                 |                            |        |        |        |
|                        | Schefflera actinophylla         | Octopus                    |        |        |        |
|                        | Solanum rantonnetii             | Paraguay Nightshade        |        |        |        |
|                        | Sisyrinchium californicum       | Golden-eyed Grass          |        |        | ✓      |
|                        | Strelitzia nicolai              | Giant Bird of Paradise     |        |        |        |
|                        | Strelitzia reginae              | Bird of Paradise           |        |        |        |
|                        | Tecomaria capensis              | Cape Honeysuckle           |        |        |        |
|                        | Trachelospermum asiaticum       | Asiaticum                  |        |        |        |
|                        | Trachelospermum jasminoides     | Star Jasmine               |        |        |        |
|                        | Tulbaghia violacea              | Society Garlic             |        |        |        |
|                        | Viburnum japonicum              | Japanese Viburnum          |        |        |        |
|                        | Viburnum opulus                 | European Cranberry Bush    |        |        |        |
|                        | Viburnum plicatum tomentosum    | Doublefile Viburnum        |        |        |        |
|                        | Viburnum suspensum              | Sandanqua Viburnum         |        |        |        |
|                        | Viburnum tinus 'Robustum'       | Round Laurustinus          |        |        |        |
|                        | Viburnum tinus 'Spring Bouquet' | Spring Bouquet Laurustinus |        |        |        |
|                        | Xylosma congestum               | Shiny Xylosma              |        |        |        |
|                        |                                 |                            |        |        |        |
| <b>GRASS (M)</b>       |                                 |                            |        |        |        |
|                        | Carex elata 'Bowles Golden'     | Bowles Golden Sedge        |        |        |        |
|                        | Carex stricta                   | Sedge                      |        |        |        |
|                        | Carex texensis                  | Texas Sedge                |        |        | ✓      |
|                        | Festuca californica             | California Fescue          |        |        | ✓      |
|                        | Festuca 'Elijah Blue'           | Elijah Blue Fescue         |        |        |        |
|                        | Festuca glauca                  | Blue Glow Fescue           |        |        |        |
|                        | Festuca mairei                  | Atlas Fescue               |        |        |        |
|                        | Festuca ovina glauca            | Blue Fescue                |        |        |        |
|                        | Festuca 'Siskyou Blue'          | Siskyou Blue Fescue        |        |        |        |
|                        | Festuca trachyphylla            | Rana Creek Fescue          |        |        |        |
|                        | Miscanthus senensis cv.         | Japanese Silver Grass      |        |        |        |
|                        | Muhlenbergia rigens             | Deer Grass                 |        |        | ✓      |
|                        | Nolina bigelovii                | Beargrass                  |        |        | ✓      |
|                        | Stipa pulchra                   | Purple Needle Grass        |        |        | ✓      |
|                        | Stipa tenuissima                | Fine Stem Grass            |        |        |        |
|                        | Zoysia tenuifolia               | Korean Grass               |        |        |        |
|                        |                                 |                            |        |        |        |
| <b>GROUNDCOVER (M)</b> |                                 |                            |        |        |        |
|                        | Ajuga reptans                   | Carpet Bugle               |        |        |        |
|                        | Armeria maritima                | Sea Thrift                 |        |        | ✓      |
|                        | Campanula poscharskyana         | Serbian Bellflower         |        |        |        |
|                        | Cerastium tomentosum            | Snow-in-Summer             |        |        |        |
|                        | Cotoneaster congestus 'Likiang' | Cotoneaster                |        |        |        |
|                        | Euonymus fortunei               | Purple Winter Creeper      |        |        |        |
|                        | Festuca californica             | California Fescue          |        |        | ✓      |
|                        | Festuca glauca                  | Blue Fescue                |        |        |        |
|                        | Festuca glauca 'Elijah Blue'    | Elijah Blue Fescue         |        |        |        |
|                        | Festuca glauca 'Siskyou Blue'   | Siskyou Blue Fescue        |        |        |        |
|                        | Festuca glauca 'Blausilber'     | Blue Silver Fescue         |        |        |        |
|                        | Festuca mairei                  | Atlas Fescue               |        |        |        |
|                        | Fragaria chiloensis             | Wild Strawberry            |        |        |        |

**Table 2.1, Community Plant Palette, cont.**

**Moderate Water Requirement**

| TYPE                   | BOTANICAL NAME                          | COMMON NAME             | LEAVES | FLOWER | NATIVE |
|------------------------|---|-------------------------|--------|--------|--------|
| <b>GROUNDCOVER (M)</b> |   |                         |        |        |        |
|                        | Gelsemium sempervirens                  | Carolina Jessamine      |        |        |        |
|                        | Geranium spp.                           | Cranesbill              |        |        |        |
|                        | Herniaria glabra                        | Green Carpet            |        |        |        |
|                        | Heuchera hybrids                        | Coral Bells             |        |        |        |
|                        | Hypericum beanii                        | St. John's Wort         |        |        |        |
|                        | Iberis sempervirens                     | Evergreen Candytuft     |        |        |        |
|                        | Jasminum polyanthum                     | Pink Jasmine            |        |        |        |
|                        | Lobularia maritima                      | Sweet Alyssum           |        |        |        |
|                        | Ophiopogon jaburan 'Vittata'            | Giant Lily Turf         |        |        |        |
|                        | Ophiopogon japonicus                    | Mondo Grass             |        |        |        |
|                        | Ophiopogon planiscapus 'Nigrescens'     | Black Mondo Grass       |        |        |        |
|                        | Pelargonium peltatum                    | Ivy Geranium            |        |        |        |
|                        | Scaevola 'Mauve Clusters'               | Fan Flower              |        |        |        |
|                        | Thymus spp.                             | Thyme                   |        |        |        |
|                        | Trachelospermum asiaticum               | Asian Star Jasmine      |        |        |        |
|                        | Verbena bipinnatifida 'Valley Lavender' | Valley Lavender Verbena |        |        |        |
|                        | Verbena stricta                         | Hairy Verbena           |        |        |        |
|                        | Vinca minor                             | Common Periwinkle       |        |        |        |
|                        | Zinnia acerosa                          | Desert Zinnia           |        |        |        |
|                        | Zinnia angustifolia 'Classic'           | Classic Creeping Zinnia |        |        |        |
|                        | Zinnia grandiflora                      | Prarie Zinnia           |        |        |        |
|                        |   |                         |        |        |        |
| <b>VINE (M)</b>        |   |                         |        |        |        |
|                        | Bignonia violacea                       | Flame Vine              |        |        |        |
|                        | Distictis buccinatoria                  | Blood Red Trumpet Vine  |        |        |        |
|                        | Fatshedera lizei                        | Fatshedera              |        |        |        |
|                        | Ficus pumila                            | Creeping Fig            |        |        |        |
|                        | Ficus repens                            | Climbing Fig            |        |        |        |
|                        | Gelsemium sempervirens                  | Carolina Jessamine      |        |        |        |
|                        | Grewia occidentalis                     | Lavender Starflower     |        |        |        |
|                        | Hardenbergia violacea                   | Lilac Vine              |        |        |        |
|                        | Jasminum polyanthum                     | Pink Jasmine            |        |        |        |
|                        | Mandevilla splendens ssp.               | Mandevilla              |        |        |        |
|                        | Pandorea jasminoides                    | Bower Vine              |        |        |        |
|                        | Parthenocissus tricuspidata             | Boston Ivy              |        |        |        |
|                        | Passiflora edulis                       | Passion Fruit Vine      |        |        |        |
|                        | Pyrostegia venusta                      | Flame Vine              |        |        |        |
|                        | Rosa Hybrids                            | Climbing Rose           |        |        |        |
|                        | Solanum jasminoides                     | Potato Vine             |        |        |        |
|                        | Trachelospermum jasminoides             | Star Jasmine            |        |        |        |
|                        | Wisteria sinensis                       | Chinese Wisteria        |        |        |        |

**Table 2.1, Community Plant Palette, cont.**

**High Water Requirement**

| TYPE                   | BOTANICAL NAME          | COMMON NAME          | LEAVES | FLOWER | NATIVE |
|------------------------|-------------------------|----------------------|--------|--------|--------|
| <b>TREE (H)</b>        |                         |                      |        |        |        |
|                        | Acer palmatum           | Japanese Maple       | SD     |        |        |
|                        | Alnus rhombifolia       | White Alder          | SD     |        | ✓      |
|                        | Betula nigra            | River Birch          | SD     |        |        |
|                        | Betula pendula          | European White Birch | SD     |        |        |
|                        | Salix babylonica        | Weeping Willow       | SD     |        |        |
|                        | Salix lasiolepis        | Arroyo Willow        | SD     |        | ✓      |
|                        |                         |                      |        |        |        |
| <b>SHRUB (H)</b>       |                         |                      |        |        |        |
|                        | Cyathea cooperii        | Australian Tree Fern |        |        |        |
|                        | Cyperus alternifolius   | Umbrella Sedge       |        |        |        |
|                        | Cyperus papyrus         | Egyptian Paper Reed  |        |        |        |
|                        | Dicksonia antarctica    | Tasmanian Tree Fern  |        |        |        |
|                        | Mimulus spp. (Diplacus) | Monkey Flower        |        |        |        |
|                        |                         |                      |        |        |        |
| <b>GROUNDCOVER (H)</b> |                         |                      |        |        |        |
|                        | Dichondra micrantha     | Dichondra            |        |        |        |
|                        | Soleirolia soleirolii   | Baby Tears           |        |        |        |



*Existing MCAS El Toro Building 317*



*Example, Project Identity Marker*

Project’s goal of serving as a “park within the park.” This connection should be iconic, serving as a unique and memorable pedestrian gateway into and out of the Project’s mixed-use core.

The vision is a land bridge that incorporates both hardscape and landscape elements. Planting shrubs and trees on the bridge provides an ideal opportunity to add visual impact and ambience to the on-bridge pedestrian experience. A planted land bridge will also contribute to overall street beautification.

Refer to *Exhibit 2.9, Section - Iconic Pedestrian Bridge Feature*, for a section graphic that illustrates an example of this type of iconic Project connector.

### **2.5.2.2 Focal Landmark**

The potential adaptive re-use of Building 317 presents a unique opportunity to retain some of the site’s historical background as a Marine Corps Air Station (MCAS) and instill a sense of place and identity into its community. Building 317, and the area in front of it, is well-suited to be the main focal landmark for the Project, due to its central location within the heart of the site. The building should be re-purposed as a commercial/retail/entertainment hub that brings the Project’s individual Districts together and serves as a regional attraction. Building 317 may take full advantage of existing adjacent rail lines and feature indoor and outdoor retail and restaurant amenities built upon wheeled train platforms, paying direct homage to the site’s historical Southern California rail use.

### **2.5.2.3 Project Identity Markers**

The importance and focal nature of the area around Building 317 shall be further solidified with the application of large-scale Project identity markers. These markers could identify the Project’s name and complement the unique history of the Project site. These identity markers shall preferably be lit signage which serves as a focal beacon to draw visitors to the core of the Project and present the building as a vibrant and lively gathering space for the surrounding community.

Building 317’s second identity marker may be directly applied to the back wall as a mural design. This mural could be a replica of the text and emblem that represented MCAS El Toro, found on the southern face

of Building 319. This mural will help to reinforce the Project's strong military history and offers a point of visual interest and Project identification for passersby south of the property and for adjacent SCRRA railway users.

#### **2.5.2.4 Project Gateway Monuments**

The main approach into the Project shall be signified by gateway monuments strategically placed along Marine Way at major entries into the Project site within its landscape setback. The experience and visual impact of these locations should provide a grand sense of entry and complement the character of the Project.

The scale of these features shall be relatively large and appropriately monumental, complementing the spatial scale of Marine Way. Recycled materials found on-site such as old train parts or portions of military structures may be incorporated into these features, which would help reinforce the Project's unique history and character. Landscaped materials such as clusters of large-scale focal trees or annual color should be incorporated to add to the experience and importance of these key Project gateways.

#### **2.5.2.5 District Focal Features**

The application of focal features presents an ideal opportunity to instill unique character to each District. A concerted effort should be made to build focal features which incorporate visual elements that complement the background and history of the Project site. This may be achieved through the usage of recycled materials and parts found on-site or by incorporating design themes that take direct inspiration from the Project's historical background in railways, agriculture, or the military.

#### **Public Art Program**

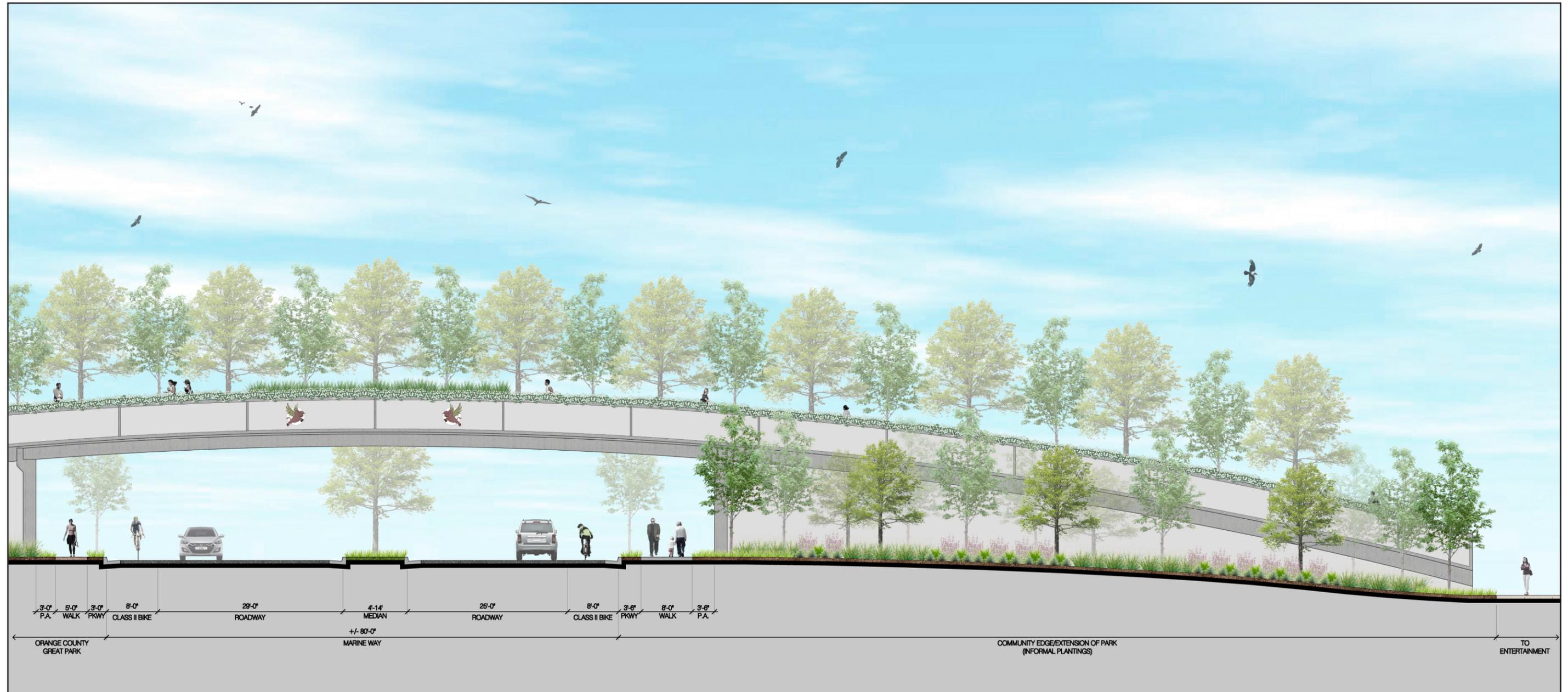
To enhance the visual interest of the property, all developments where the valuation of a proposal exceeds \$1,000,000 and includes the construction of a new building or a modification to an existing building shall be required to contribute to the Project's Public Art Program by installing art for public enjoyment. Future applications that meet these criteria shall provide a minimum of one (1) District focal feature at a total value equal to at least one-half (1/2) of one percent (1%) of the future application's valuation. All future developments subject to the Public Art Program shall require a Level I Review to ensure the proposed



*Existing MCAS El Toro Mural on Building 319*



*Example, District Focal Feature*



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*Example, Character-instilled Design Detail*



*Example, Dining Area Atop Retrofitted Train Platforms*



*Existing On-Site Rail Line*

art is consistent with the Design Guidelines and Development Standards of this Development Plan.

District focal features that qualify for the Public Art Program shall be located intermittently and strategically adjacent the Project's central promenade and at key gathering hubs in order to maximize visual impact, public usage and/or exposure. Many of these features will function as planned surprises that contribute visual interest and whimsy into the streetscene. They shall occur in places such as corner lots, in median islands, and within eyebrows or tapers within the Districts. They may also be placed mid-block or even on private lots. Two focal features located at both ends of the central promenade will serve as visual terminus points for pedestrians and vehicles traveling along the promenade. District focal features that are not directly visible from Marine Way, Ridge Valley or a street within the Project, will not satisfy a development's Public Art Program requirement.

Additional focal features beyond that required in the Public Art Program are encouraged and do not need to meet the Design Guidelines within this Section.

The Guidelines below apply to District focal features that are considered for the Public Art Program.

- District focal features should be constructed of durable all-weather materials including, but not limited to, glass, metal, paint, wood, stone, brick and other durable, low maintenance materials.
- District focal features may be created using a variety of mediums and techniques and be as fleeting as sprays of water or as permanent as bronze. Examples of items qualifying as art include, but are not limited to: water features, decorative paving and mosaics, murals, sculptures, decorative carvings, ornamental benches, special light shows and other items of a unique and high quality nature that embody artistic elements.
- Each District focal feature should be designed to enhance or complement the outdoor area or building to which it relates.
- District focal features are encouraged to face the rights-of-way to help beautify the Project and make art accessible to everyone.

### 2.5.2.6 The Promenade

Railways have played a great role in the history of the Project site. These railways exist on-site and provide an opportunity to pay homage to the history of the Project site. They can be incorporated as key design features along the Project's central promenade and function as one connective system that links the Project's Residential, Commercial and Mixed-Use Districts.

All Landscape Zones that interact with the promenade (refer to *Exhibit 2.10, Landscape Zone Diagram*) will have a strong connection to the promenade. Most Landscape Zones spill directly into the promenade, allowing opportunities for this central amenity to flow smoothly along all adjacent communities and galvanize their connection to the Project site at large.

The Project's central promenade will feature dynamic design elements that will include an enhanced pedestrian experience and social gathering spaces. The ground should incorporate hardscape and landscape elements arranged in a meandering pattern, providing a whimsical and unregimented walking experience. Low to mid-level landscape plantings will help soften hardscape along the ground plane, while small to mid-sized trees will contribute to a human-scaled pedestrian experience and provide visual ambience above eye level. Rail lines will provide creative interruptions to the ground plane, spurring in and out of the promenade's walkable parkway. Re-using old rail cars and train platforms and placing them intermittently at key locations along these railways offer an ideal opportunity to design unique and unconventional retail and resting areas.

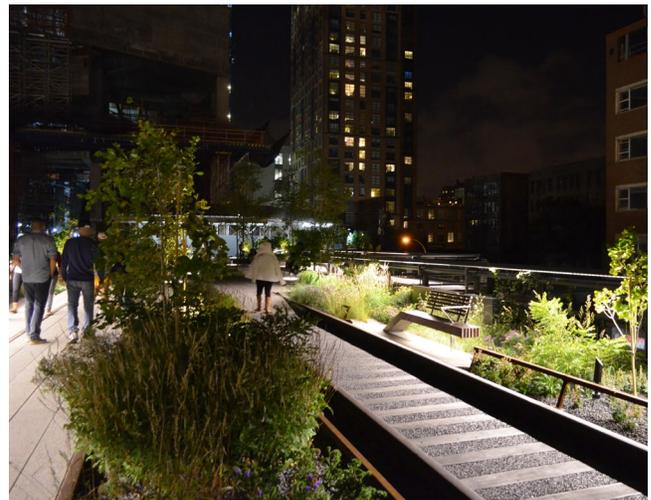
Specific design features of the Project's central promenade are illustrated in *Exhibit 2.11, Promenade Concept Plan*. Also refer to *Exhibit 2.12, Section - Promenade at Residential Condition*, *Exhibit 2.13, Section - Promenade at Park Spaces*, and *Exhibit 2.14, Section - Promenade at Commercial Condition*.

### 2.5.3 Community Parks and Open Space

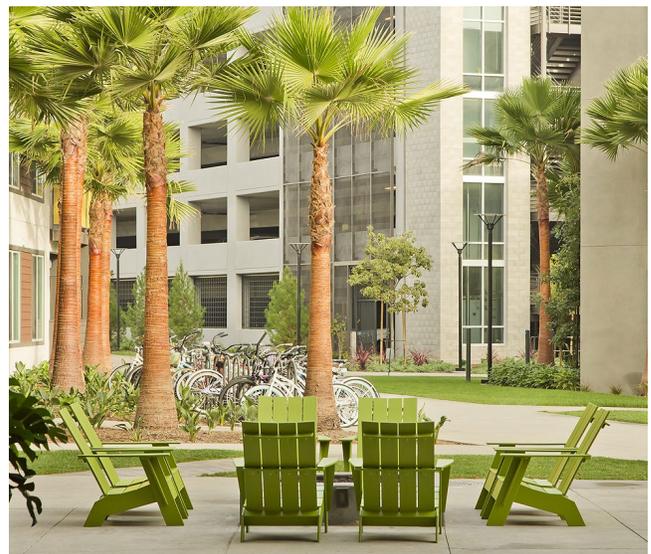
Each District within the Project will have a unique design and program for the open space and park system. The site plan concept and specific building plotting should be sensitive to the creation of positive open space with buildings organized to form human-scale plazas, paseos and activity areas. An extensive system of parks and publicly accessible open space will extend into each District. Recreational open



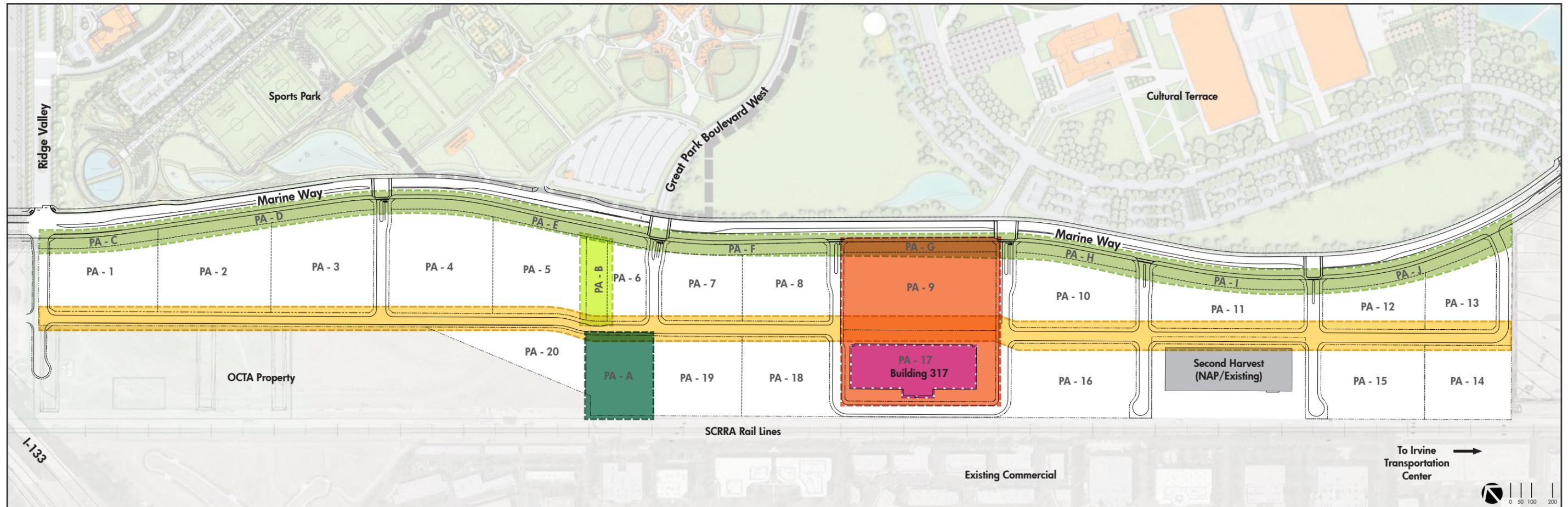
*Example, Pedestrian-focused Corridor*



*Example, Railway-themed Ground Plane Design*



*Recreational Seating Area*



**LEGEND**

**Zones**

- |  |  |  |  |  |  |
|--|--|--|--|--|--|
| <p><b>Socialize</b></p> <ul style="list-style-type: none"> <li>Centralized Gathering Hub</li> <li>Community Events</li> <li>Outdoor Vendors</li> <li>Outdoor Dining</li> <li>Art Galleries</li> <li>Recycled Materials from Site</li> <li>Farmers Market</li> <li>Music Venues</li> <li>Interactive Water Feature</li> <li>Outdoor Lounge w/ Fire Elements</li> <li>Themed Rail Feature</li> </ul> | <p><b>Potential Landmark: "Grand Station"</b></p> <ul style="list-style-type: none"> <li>Centralized Focal Point</li> <li>Iconic Landmark</li> <li>Retail Shopping</li> <li>Restaurants &amp; Bars</li> <li>Lounge Space</li> <li>Dynamic Indoor to Outdoor Transitions</li> </ul> | <p><b>Promenade</b></p> <ul style="list-style-type: none"> <li>Central Neighborhood Spine</li> <li>Ped &amp; Bikeway</li> <li>Tree Allee</li> <li>Trolley System</li> <li>Enhanced Pedestrian Paving w/Planting</li> <li>Focal Art Features</li> <li>Converted Railway Feature w/Educational Experience of Railway History</li> <li>Street Vendors/Kiosks</li> <li>Vibrant Signage/Banners</li> <li>Converted Periodic Railcars</li> </ul> | <p><b>Stroll</b></p> <ul style="list-style-type: none"> <li>Pedestrian Walks</li> <li>Park Extension &amp; Connectivity</li> <li>Expansive Landscape Setback</li> <li>Interpretive Signage</li> <li>Meandering Informal D.G. Pedestrian Walks</li> <li>Activity Spaces</li> <li>Planned Surprises</li> <li>Focal Art Features</li> </ul> | <p><b>Gather</b></p> <ul style="list-style-type: none"> <li>Active Park Space</li> <li>Community Green</li> <li>Amphitheater</li> <li>Concerts in the Park</li> <li>Picnic Shelters</li> <li>Game Tables</li> <li>Outdoor Exercise</li> <li>Dog Play</li> <li>Focal Feature/Art</li> </ul> | <p><b>Relax</b></p> <ul style="list-style-type: none"> <li>Passive Park Space</li> <li>Strolling Garden</li> <li>Connection to OC Great Park Edge</li> <li>Less Intense Game Activities</li> <li>Rest Areas</li> </ul> |
|--|--|--|--|--|--|

Source: EPTDESIGN, KTG, CITY OF IRVINE

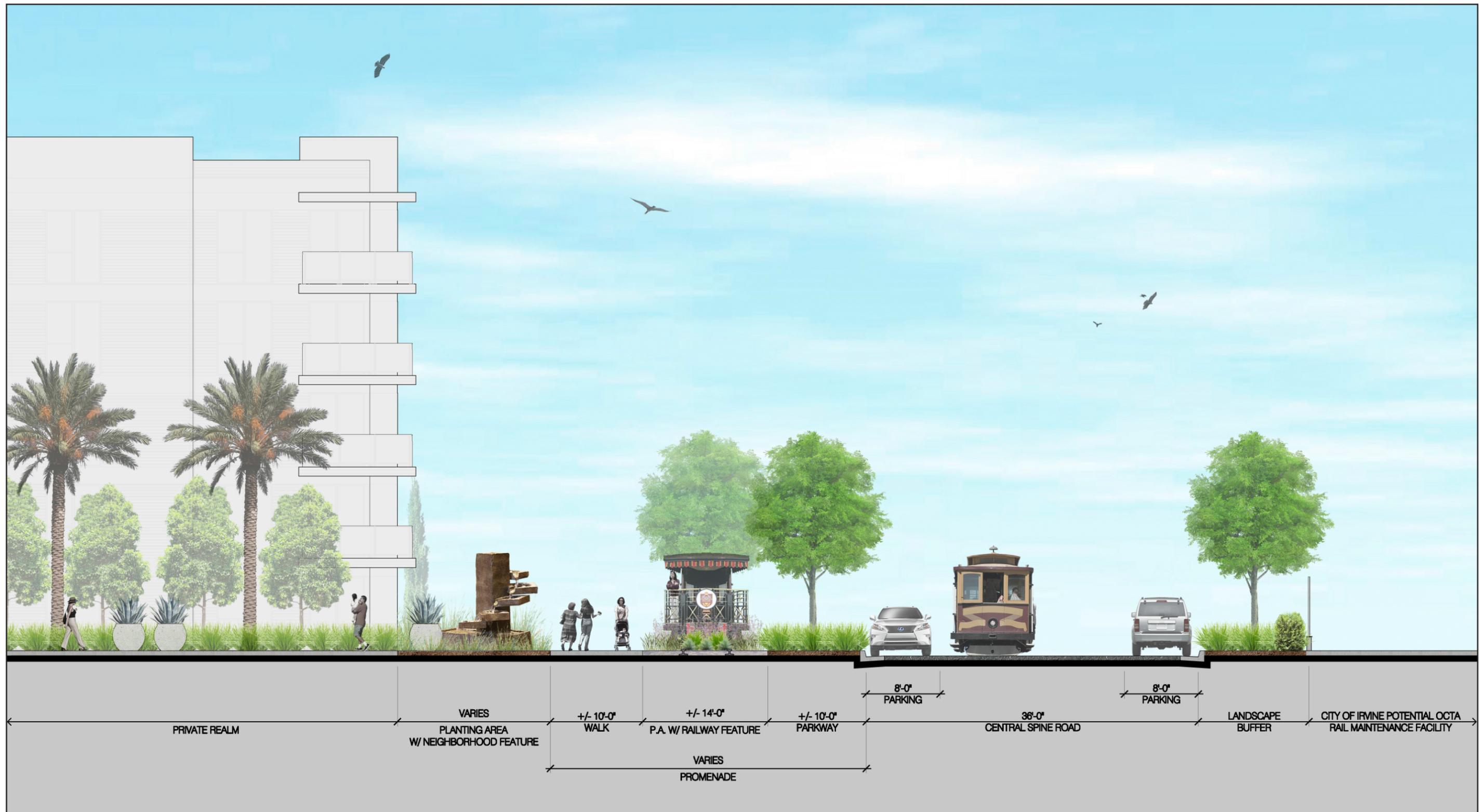
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**LEGEND**

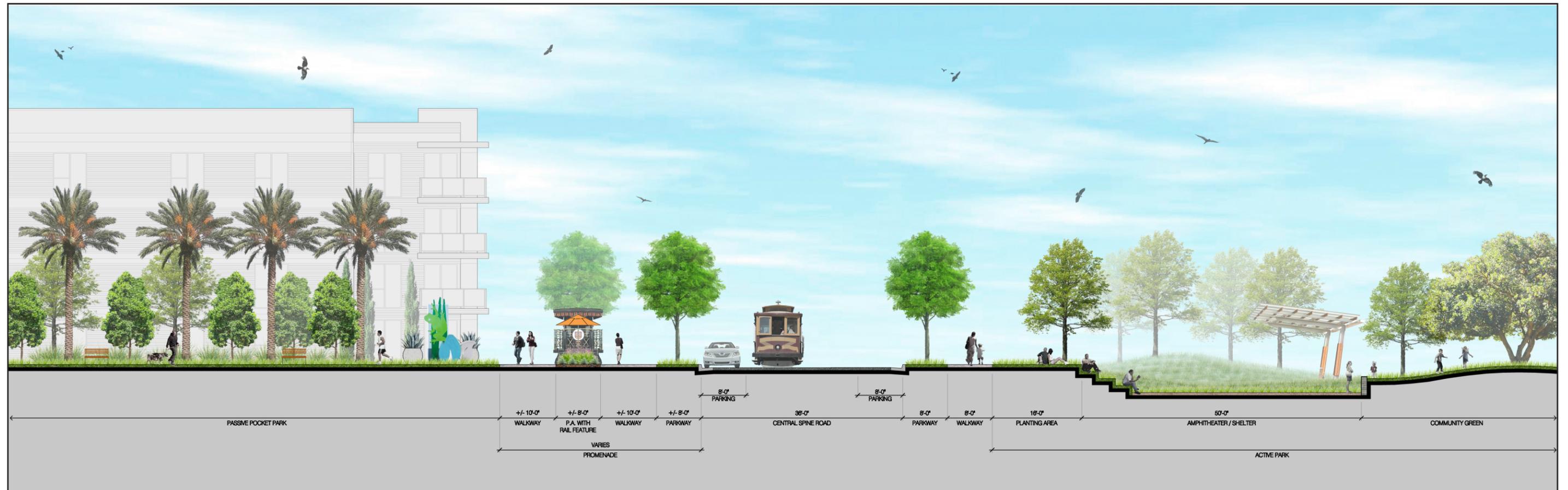
- |                             |                          |                 |                                   |
|-----------------------------|--------------------------|-----------------|-----------------------------------|
| ① Promenade Pedestrian Walk | ④ Decorative Art Feature | ⑦ Bench Seating | ⑩ Access to Adjacent Architecture |
| ② Re-used Rail Line         | ⑤ Rest Area              | ⑧ Seatwall      | ⑪ Adjacent Architecture           |
| ③ Rail Car Focal Feature    | ⑥ Planting Area          | ⑨ Crosswalk     | ⑫ Adjacent Street                 |



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Exhibit 2.14, Section - Promenade at Commercial Condition



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*Example, Recreational Open Space*



*Open Space for Rest and Passive Recreation*

space will be distributed in the form of active parks, passive parks, community gathering areas, children’s play areas and private recreation areas within the Residential District. This will allow residents to have close proximity and access to various types of open space and live in housing that fronts onto green areas. The Mixed-Use District will feature a centralized hub that provides a focal open space venue for large community events and gatherings. This District will also feature an opportunity for hotel use adjacent to the entertainment core, further encouraging the area’s mixed-use concept. Expansive urban plazas and pocket parks will provide open space that caters to the needs of business professionals and corporations in the Commercial District. Trails within the Marine Way setback area and paseos internal to the site will provide additional linkages between the Districts.

All planned neighborhood parks within the Project site are identified on *Exhibit 2.15, Recreation and Open Space Plan*. All planned sidewalks and trails are identified on *Exhibit 2.7, Landscape Framework Diagram*.

### **2.5.3.1 Encourage Recreation and Community Open Space**

The Development Plan features open space that addresses the recreational needs of the local community. All neighborhood parks and outdoor plazas will be part of a cohesive network of open space contributing to an overall improvement in the quality of life for the surrounding population. Providing a wide variety of open space program amenities enhances community health and well-being by encouraging a full range of active and passive recreational activities. This in turn will contribute to the longevity and long-term appeal of the Project.

Public realm open space provided within the Residential District will specifically address the needs of the local community and allow residents access to small-scale parks in addition to their private realm recreational amenities. Activity spots, small gardens, children’s play zones, seating areas with scenic views, turf areas for open recreation, and public gathering hubs are among the various types of open space to be made available.

Open space provided within the Commercial District will cater to the needs of surrounding businesses. Urban plazas, outdoor meeting spaces, ground level

cafes and passive urban pocket parks will provide vibrant, creative work environments, and opportunities for rest and respite for local professionals.

Open space provided within the Mixed-Use District shall host a variety of community-based programs. There is great opportunity to promote active community spaces through strategically designing the social gathering hub located directly in front of Building 317. The public realm landscape will capture the essence of this unique space and create an exciting outdoor environment consisting of grand plaza dining, shopping and leisure space by utilizing the site's railway spurs.

### 2.5.3.2 Community Elements and Criteria

The Project site will incorporate neighborhood parks and open space at various scales and usage types.

The **Socialize** zone shall be the community's centralized gathering hub and function as the Project's primary venue for larger-scale community events and gatherings (refer to *Exhibit 2.10, Landscape Zone Diagram*). This zone will be strongly linked to other Districts through the promenade along the central spine street. The promenade will utilize the site's existing rail lines to activate the retail plaza space and Building 317's frontage, reflecting the Project's historical character and taking advantage of existing, on-site materials. One way to activate the plaza is to create a unique outdoor dining experience by building atop train platforms. Outdoor vendors and kiosks will also be featured to help build a vibrant and thriving social atmosphere. There is opportunity to utilize this zone for major community events such as festivals, farmers markets, outdoor music events, art galleries, sports or fitness events, food trucks and many other types of social gatherings. Landscape design elements such as fire features and interactive water fountains may help activate this space and aid in building a lively environment with landscape character. Refer to *Exhibit 2.16, Entertainment Core Concept Plan* for a conceptual layout of this focal community open space. Also refer to *Exhibit 2.17, Section - Entertainment Core* for a graphic illustrating a typical condition for this zone.

The **Stroll** zone represents an average 50-foot setback along the north boundary of the property and a continuous 1.5 mile stretch of street frontage, providing the ideal environment for an uninterrupted



*Example, Historic Building Retrofitted for Retail Usage*



*Example, Bikeable Social Corridor*

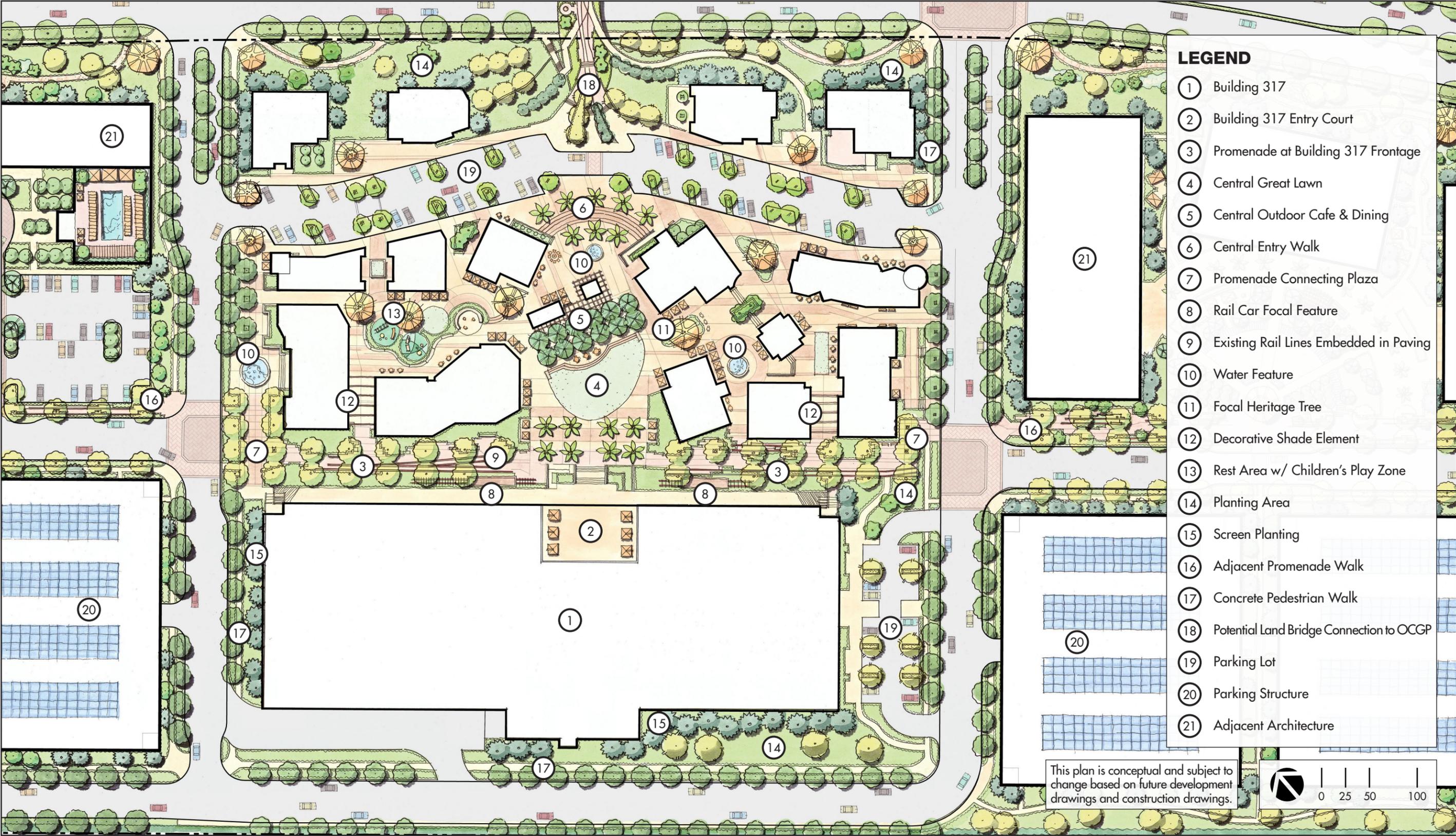


*Example, Outdoor Gathering Space with Recreation*



Source: EPTDESIGN, KTG, CITY OF IRVINE

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Example, Village Edge Trail with Adjacent Bioswale



Example, Public Amphitheater



Example, Children's Play Area

outdoor trail system for passive recreation (refer to *Exhibit 2.10, Landscape Zone Diagram*). This landscape setback runs along Marine Way directly across from the southern edge of OCGP. This presents an opportunity to use landscape elements which extend the OCGP aesthetic across Marine Way into the Project site, promoting the parkway experience of Marine Way and reinforcing the “park within the park” concept. A linear network of meandering walkways optimizes this setback area. An eight-foot multi-use trail will support usage from both pedestrians and cyclists, and provide a connection to the planned transit-oriented development district to the southeast of the Project. These walkways should be supplemented by planned surprises and small break-out spaces that can accommodate features such as rest areas, exercise equipment or informal gardens. This setback zone will also allow for potential opportunities in stormwater treatment. Refer to *Exhibit 2.18, Community Edge Concept Plan* for a conceptual layout of this edge-type open space amenity. Also refer to *Exhibit 2.19, Section - Community Edge at Residential Condition* and *Exhibit 2.20, Section - Community Edge at Commercial Condition* for example section graphics for this zone.

The **Gather** zone shall function as the Residential District’s primary active park space and provides an ideal venue for multi-use open space programming (refer to *Exhibit 2.10, Landscape Zone Diagram*). Programmed spaces may include a community center, amphitheater, shade pavilions or a community garden. Recreational amenities provided in this park may consist of outdoor exercise equipment or game tables. Open lawns provide ample space suitable for picnics, community events and informal active recreation. Meandering paved walkways allow for passive strolling or jogging through the park. A focal water feature or art sculpture would aid in reinforcing the communal character of this space. Children’s play areas can be incorporated into this Zone. Interactive and educational design elements should be incorporated to provide thematic linkages to the Project site’s historical background and culture. Refer to *Exhibit 2.21, Typical Active Park Concept Plan* for a conceptual layout of this type of active community park space.

The **Relax** zone shall function as the Residential District’s primary passive park space (refer to *Exhibit 2.10, Landscape Zone Diagram*). This Zone serves as one of the key connective corridors that provides direct linkages from the Project’s central promenade

out to the OCGP. Programmed spaces may include barbecue areas and less intense activity spaces such as bocce courts. Rest areas with benches or tables can be provided for outdoor relaxation. Walkways shall accommodate strolling and jogging through the park and provide users with the option of meandering between the Stroll Zone and promenade. Refer to *Exhibit 2.22, Typical Passive Park Concept Plan* for a conceptual layout of this type of passive community park space.

Refer to *Exhibit 2.13, Section - Promenade at Park Spaces* for a section graphic that illustrates typical conditions for both active and passive park spaces.

### 2.5.5 Community Site Lighting

Light standards along the promenade shall be consistent to provide a common theme throughout the Project Site. Light fixtures not located within the promenade should be selected to contribute to the unique character for each of the Project's three Districts, yet be compatible with the theme for the overall Project. This will allow each District to create a sense of place and identity that is unique. All light fixtures shall complement both the architecture and landscape. Choice of lighting temperature and intensity shall be consistent within each District to promote aesthetic continuity.

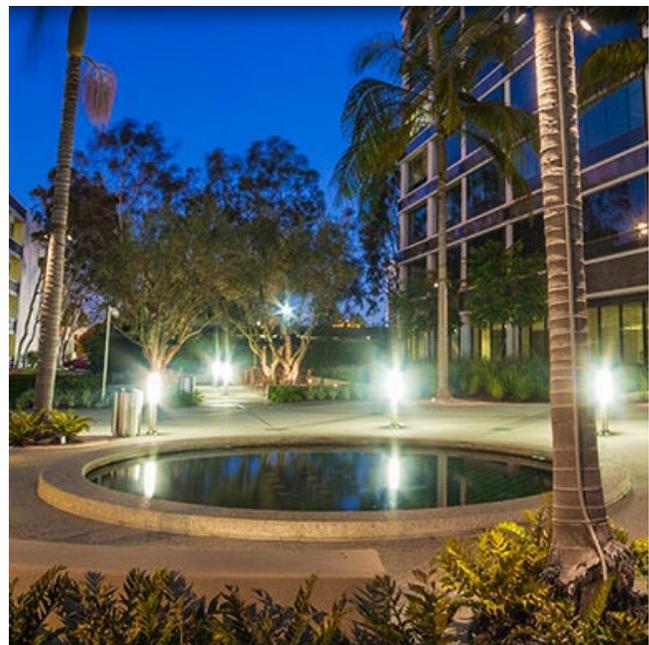
Exterior lighting elements should preserve nighttime sky by minimizing the amount of light pollution. Lighting elements shall utilize low intensity, indirect light sources to the extent required for safety. Exterior site lighting shall be directed onto vegetation or prominent site features. Adequate exterior building lighting shall be provided for general illumination, safety and security of entries, patios and outdoor spaces and landscape structures.

Site lighting shall include but not be limited to:

- Street light fixtures.
- Pedestrian-scaled fixtures (12' to 14' height).
- Lower-scale pedestrian fixtures (i.e. bollards).
- Social gathering hubs.
- Focal elements/features.
- Signage.
- Handrails.
- Pavement.
- Overhead strings to create ambience.
- Miscellaneous decorative lights.



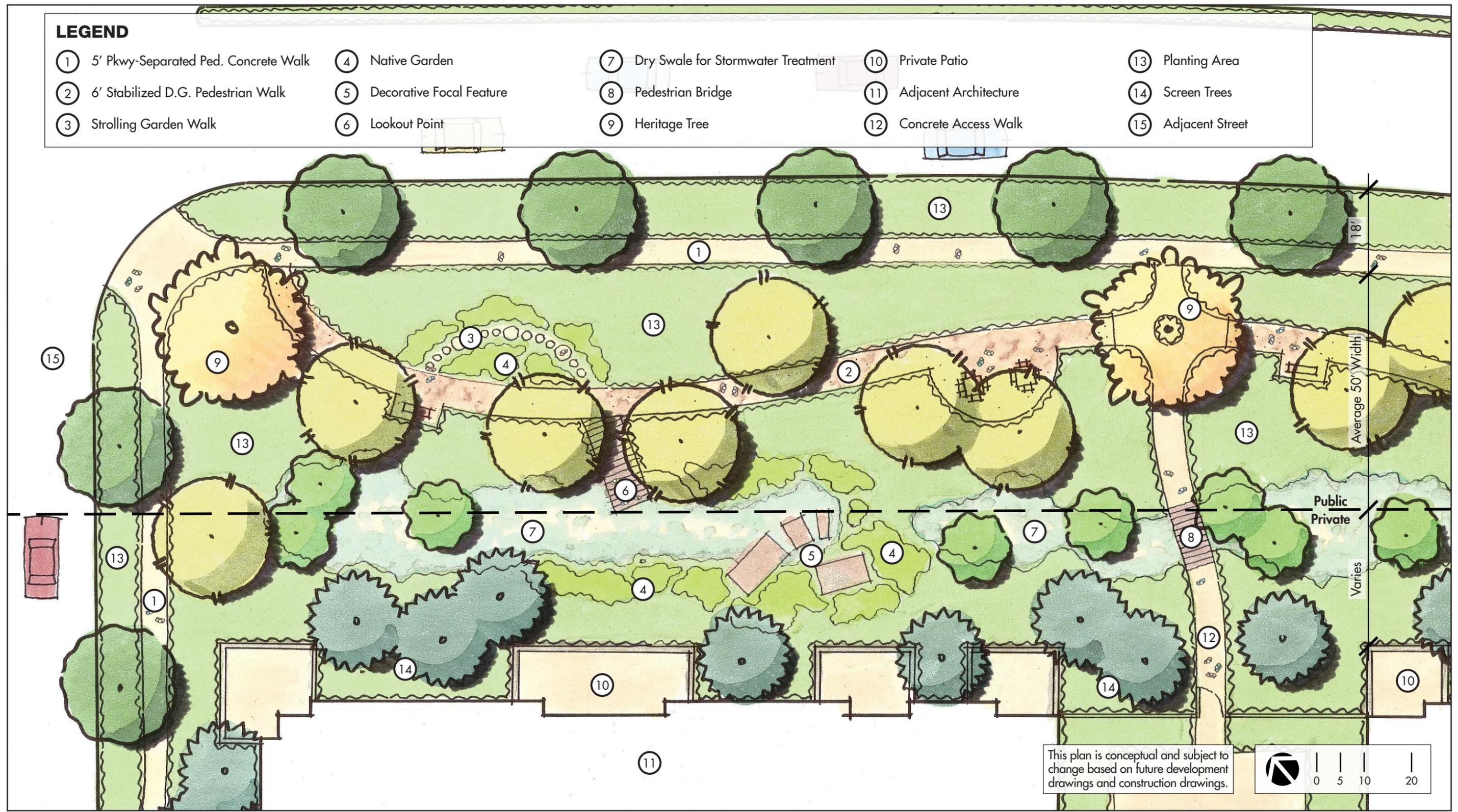
*Example, Bench Seating Along Passive Recreation*



*Example, Exterior Lighting Elements*

**LEGEND**

- |  |                            |                                      |                         |                   |
|--|----------------------------|--------------------------------------|-------------------------|-------------------|
| ① 5' Pkwy-Separated Ped. Concrete Walk | ④ Native Garden            | ⑦ Dry Swale for Stormwater Treatment | ⑩ Private Patio         | ⑬ Planting Area   |
| ② 6' Stabilized D.G. Pedestrian Walk   | ⑤ Decorative Focal Feature | ⑧ Pedestrian Bridge                  | ⑪ Adjacent Architecture | ⑭ Screen Trees    |
| ③ Strolling Garden Walk                | ⑥ Lookout Point            | ⑨ Heritage Tree                      | ⑫ Concrete Access Walk  | ⑮ Adjacent Street |

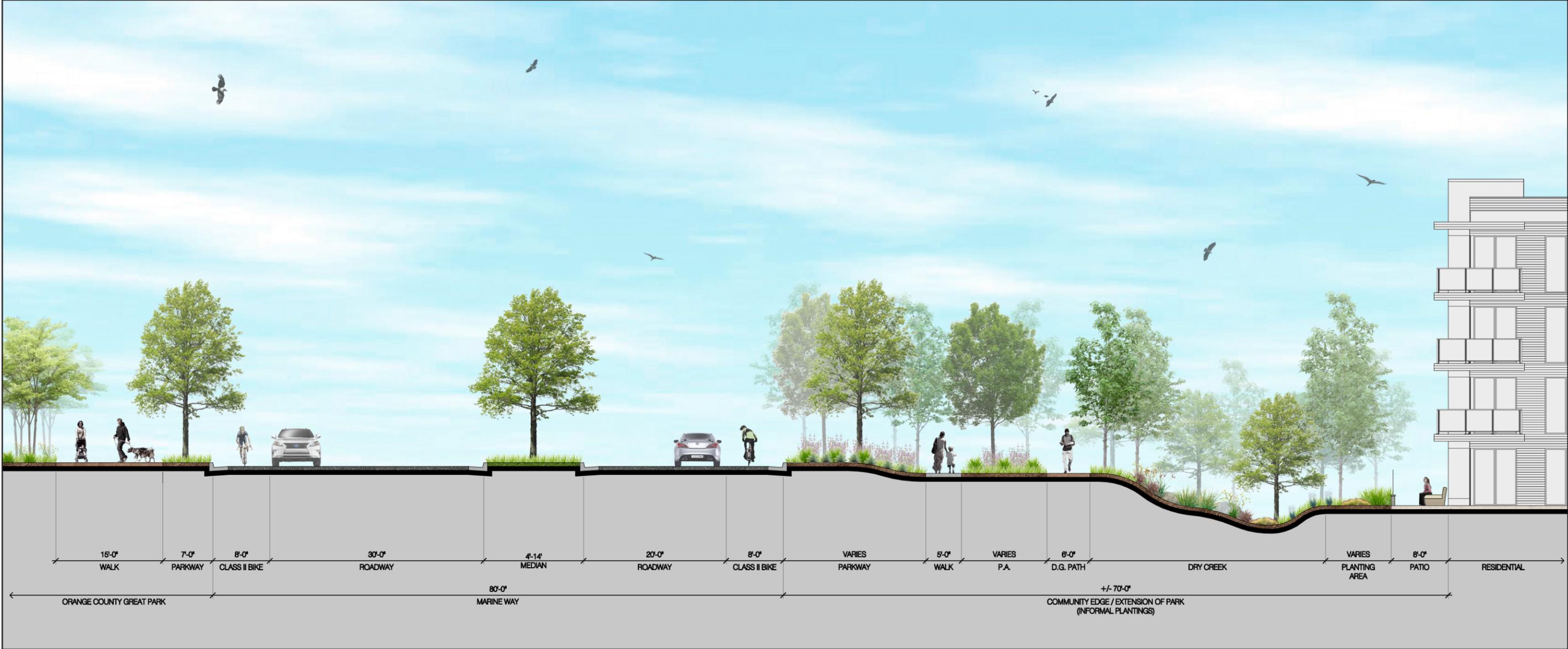


This plan is conceptual and subject to change based on future development drawings and construction drawings.

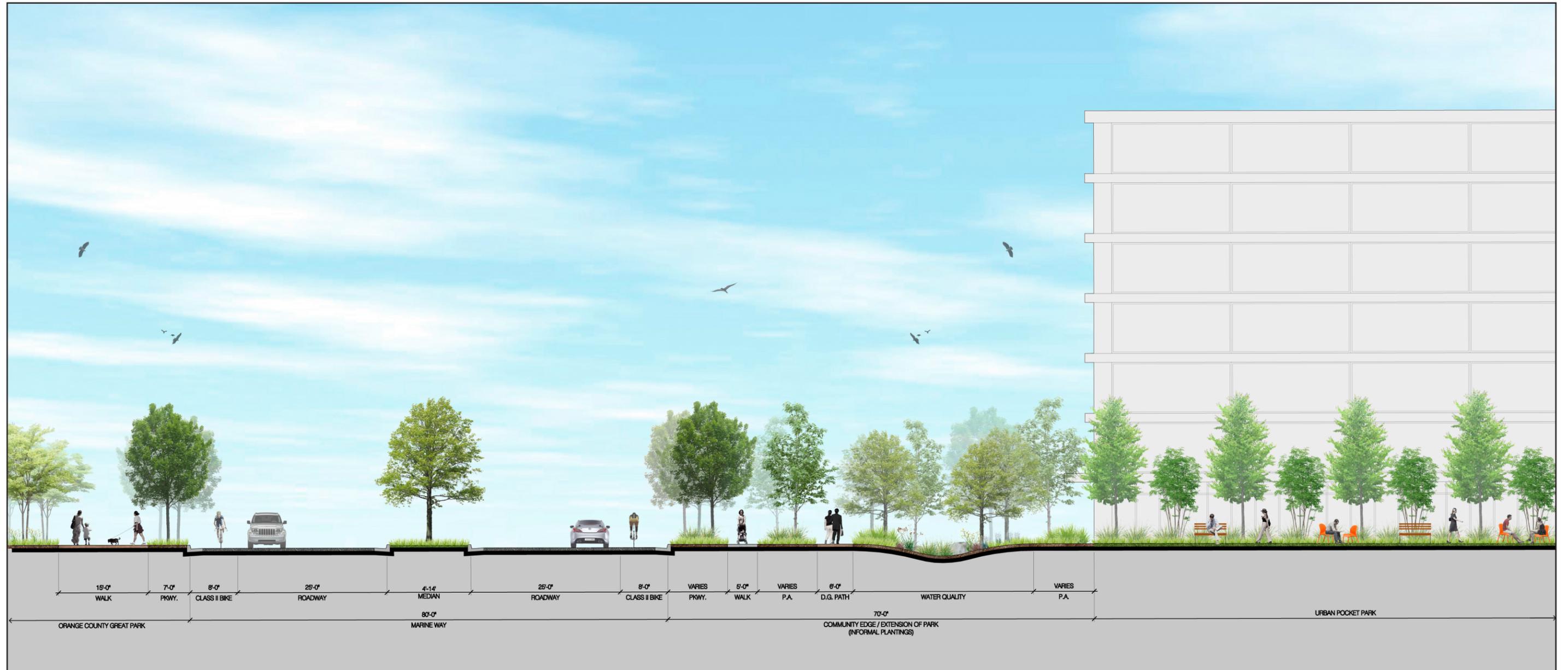


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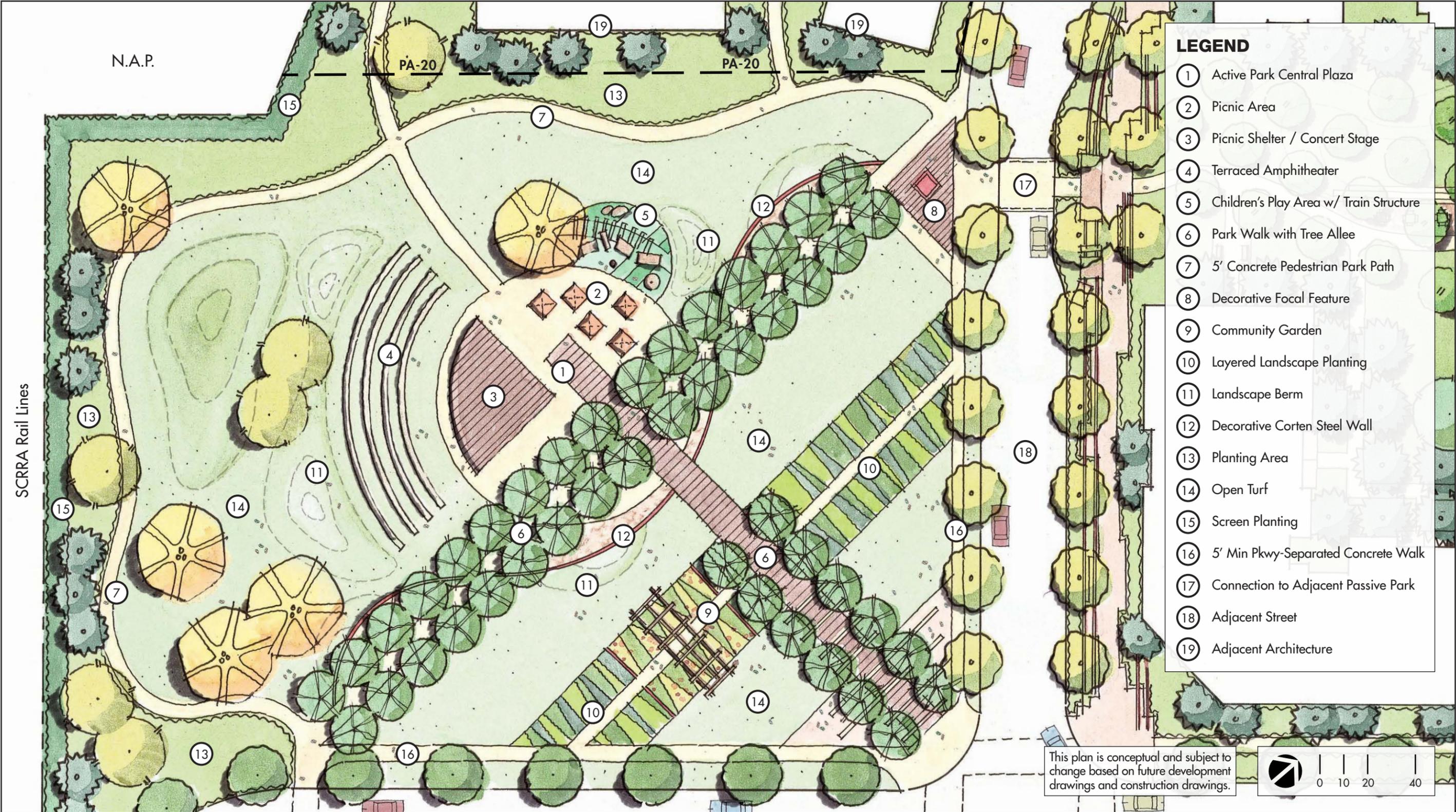
Exhibit 2.19, Section - Community Edge at Residential Condition



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- LEGEND**
- ① Active Park Central Plaza
  - ② Picnic Area
  - ③ Picnic Shelter / Concert Stage
  - ④ Terraced Amphitheater
  - ⑤ Children's Play Area w/ Train Structure
  - ⑥ Park Walk with Tree Allee
  - ⑦ 5' Concrete Pedestrian Park Path
  - ⑧ Decorative Focal Feature
  - ⑨ Community Garden
  - ⑩ Layered Landscape Planting
  - ⑪ Landscape Berm
  - ⑫ Decorative Corten Steel Wall
  - ⑬ Planting Area
  - ⑭ Open Turf
  - ⑮ Screen Planting
  - ⑯ 5' Min Pkwy-Separated Concrete Walk
  - ⑰ Connection to Adjacent Passive Park
  - ⑱ Adjacent Street
  - ⑲ Adjacent Architecture

This plan is conceptual and subject to change based on future development drawings and construction drawings.



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Exhibit 2.22, Typical Passive Park Concept Plan



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*Example, Bright Furnishings*



*Example, Water-Efficient Landscape Design*

### 2.5.6 Community Site Furnishings

Site furnishings shall be incorporated in the Project to help add to the individuality and quality of each District. Materials shall be consistent and complementary to promote cohesiveness and design continuity. Additionally, re-using existing parts and materials found on-site gives the ideal opportunity to incorporate them into site furnishings and contribute to the site’s unique historic background and character.

Furnishings provided along the central spine street shall be specifically chosen to reinforce the promenade’s iconic nature and add to its ambience as a memorable pedestrian experience.

Site furnishings installed throughout the Project site could include but not be limited to:

- Planter pots.
- Tables and chairs.
- Activity tables.
- Lounge seating.
- Bench seating.
- Outdoor barbecues.
- Shade structures and pavilions.
- Bike racks/storage.
- Hammocks.
- Trash and recycling receptacles.
- Doggie bag dispensers.
- Kiosks.

### 2.5.7 Irrigation Practices & Planting Design

All landscaped areas shall be irrigated with an automatic system. Guidelines related to irrigation and planting design include:

- Water-efficient landscape design shall be predominately applied throughout the site in order to minimize the amount of landscape irrigation required. Use of turf shall be minimized and used only when necessary for functional purposes.
- Irrigation systems shall provide efficient water coverage and minimize water usage and runoff.
- Adequate levels of irrigation shall be provided through the use of automated systems to promote optimal plant growth and establishment of a mature landscape.

- Plant materials shall be grouped according to their water consumption needs.
- Irrigation systems should be designed and installed to minimize over spray or runoff into or onto adjacent pavements or walls.
- Use of smart irrigation technology and equipment is encouraged to obtain efficient and water-conscious applications.
- All landscape irrigation shall use recycled water unless otherwise prohibited by code.
- Planting techniques such as hydrozoning, mulching, soil amendments, and other best practices should be used to reduce irrigation water consumption.

## 2.6 Community Infrastructure

The Project includes various on- and off-site infrastructure improvements to facilitate the development. Such infrastructure improvements include, but are not limited to, the installation of potable and recycled water lines, stormwater detention and conveyance systems, electrical, phone, gas and sanitary sewers. An overview of these improvements are provided below. Proposed locations for infrastructure improvements are identified within this Section. However, alternate locations may be implemented. Changes to the proposed infrastructure locations or service providers may be implemented without amending this Development Plan (as discussed in *Section 4, Implementation*).

### 2.6.1 Potable Water

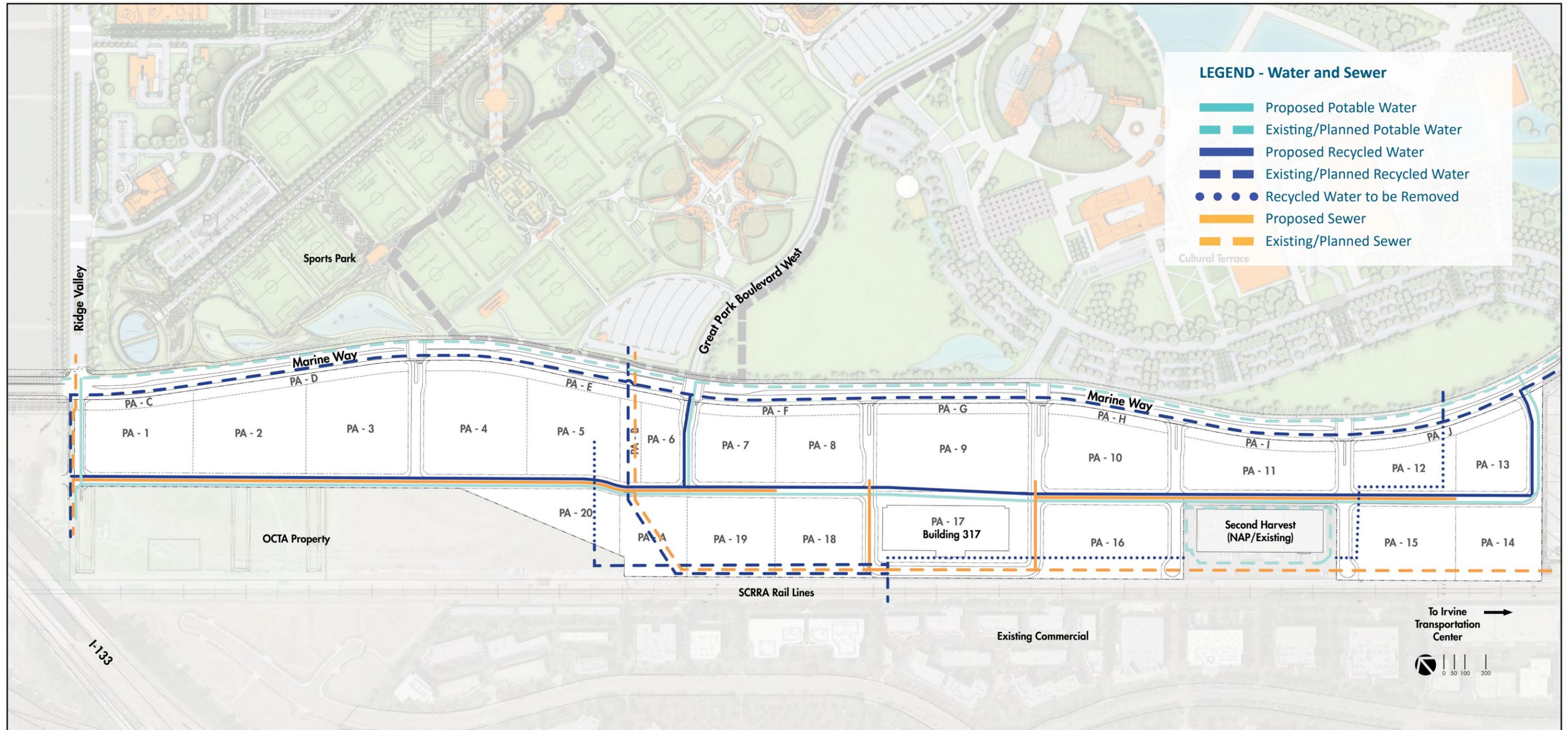
The Project's potable domestic water will be provided by Irvine Ranch Water District (IRWD). The Project's backbone domestic water network will consist of 8-inch and/or 10-inch water lines within the central spine street with looped connections to an IRWD domestic water line in Marine Way. The planned potable water lines serving the Project are depicted on *Exhibit 2.23, Water and Sewer Infrastructure*.

The domestic water distribution lines will also be used for fire protection services. Fire hydrants will be installed where required by the Orange County Fire Authority (OCFA).

A utility easement is required for the IRWD domestic and fire water lines. Guidelines for potable water include:

- Installation of the domestic water line improvements shall be in accordance with IRWD requirements.
- Future developments will be responsible for the installation of the fire protection improvements within each Planning Area, subject to OCFA approval.

**Exhibit 2.23, Conceptual Water and Sewer Infrastructure**



Source: TAIT, EPTDESIGN, KTG, CITY OF IRVINE

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### **2.6.2 Recycled Water**

The Project's recycled water will be provided by IRWD. The Project's backbone recycled water network will consist of six-inch and eight-inch recycled water lines in the central spine street with connections to an IRWD recycled water line. The planned recycled water lines serving the Project are depicted on *Exhibit 2.23, Water and Sewer Infrastructure*.

A utility easement is required for the IRWD recycled water lines. Installation of the recycled water line improvements shall be in accordance with IRWD requirements.

### **2.6.3 Sanitary Sewers**

The Project's sanitary sewer system will be provided by IRWD. The Project's backbone sewer network will consist of 8-inch, 10-inch and/or 12-inch sewer lines in the central spine street and connect to an existing IRWD sewer line within Ridge Valley. This main line will also connect to an existing IRWD sewer line along the southerly boundary of the Project. The planned sewer network serving the Project is depicted on *Exhibit 2.23, Water and Sewer Infrastructure*.

A utility easement is required for the IRWD sewer lines. Installation of the sewer improvements shall be accomplished in accordance with IRWD requirements.

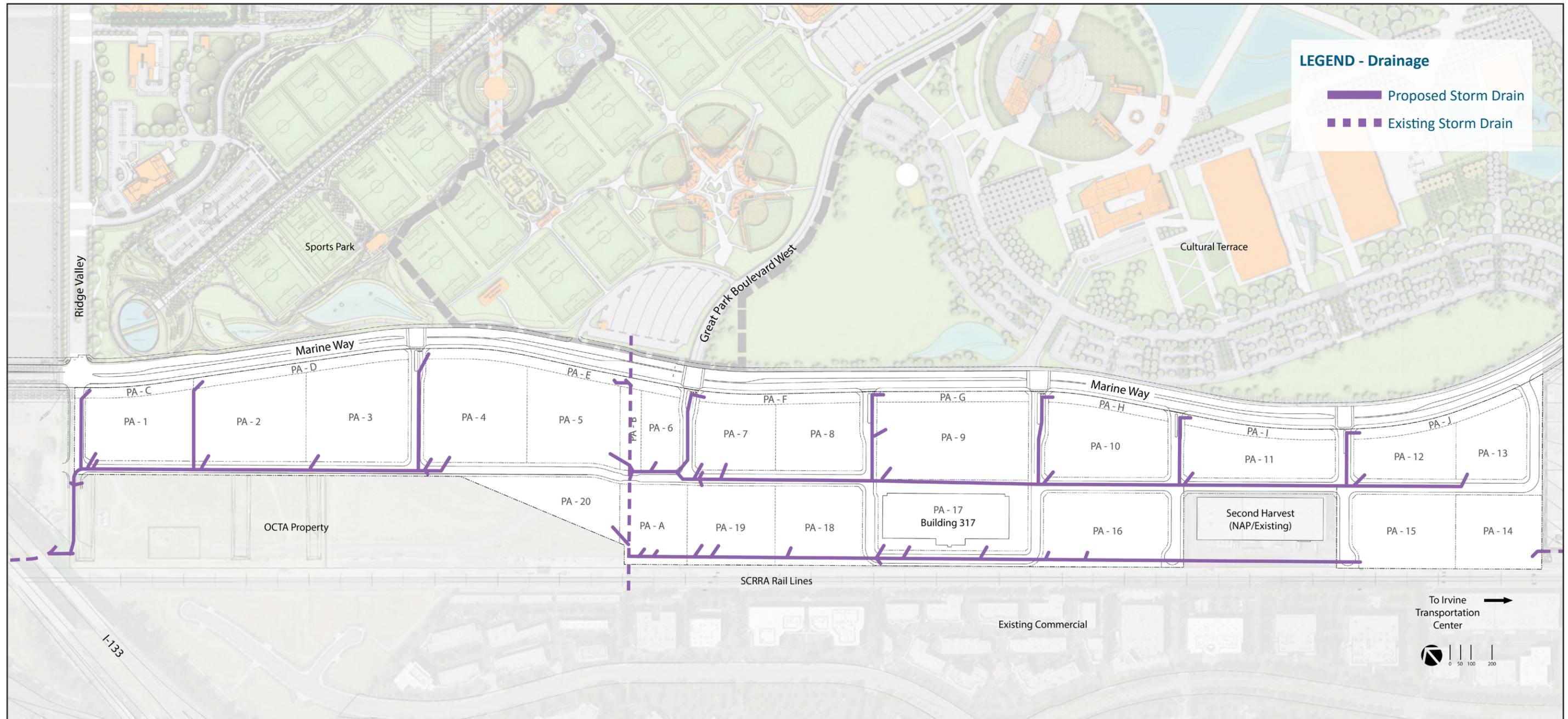
#### 2.6.4 Drainage

The existing Project site drains into three separate San Diego Creek watershed tributary Areas: Marshburn Channel, Bee Canyon Channel and Agua Chinon Channel. The Project's stormwater run-off will be collected by new drainage facilities within the Project and drain into these same tributary areas. On-site drainage infrastructure will be located within the central spine street and adjacent to the SCRRA rail line. Properties located north of the central spine street will drain into facilities located on the central spine street. Properties located south of the central spine street will drain into the facilities located adjacent to the SCRRA rail line. Proposed on-site facilities and off-site connections are depicted on *Exhibit 2.24, Drainage Infrastructure*.

Orange County Flood Control District (OCFCD) manages the three (3) tributary areas and any watershed diversion between them. Guidelines for drainage infrastructure include:

- The storm drain system for the Project shall be designed to comply with the County of Orange Local Drainage Manual.
- Site drainage shall be designed to manage post development storm water discharge volume for the 100-year condition, and shall not exceed the storm water discharge for the existing 100-year condition.
- Development within each individual Planning Area shall be responsible for addressing their proportionate share of storm water detention for all streets (except for Marine Way and Ridge Valley).
- The storm drain system within the street shall be designed to accommodate the 25-year storm water runoff volume based on the allowed maximum amount of stormwater discharge volume from each Planning Area.
- Development within each Planning Area shall provide 100-year flood protection for all habitable structures.

**Exhibit 2.24, Conceptual Drainage Infrastructure**



Source: TAIT, EPTDESIGN, KTG, CITY OF IRVINE

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*Pedestrian-Oriented Retail Experience*



*Quality Pedestrian Environment*



*Example, Building Entry Oriented Towards Street*

## 2.7 Private Realm – Architecture

The following Guidelines address the private realm buildings and setback areas. Images in this Section are intended to depict one form of compliance with the implementation of these Design Guidelines. Images labeled “Example” or “Typical” may be used as reference for the design intent specified in the caption.

### 2.7.1 Urban Setting

The dynamic urban character of the Project will be established by the site design, placement and architectural design of buildings that form the streetscene and pedestrian pathways. Characteristics contributing to a successful mixed-use development include:

- Pedestrian-oriented retail/commercial corridor.
- Combination of shopping, recreation, employment and residential uses.
- Strong relationships between building form, street and pedestrian paths.
- Comfortable pedestrian zone highlighted by plazas and connections.

Fostering pedestrian activity along the central spine street is critical to the urban nature of the Project. Interior circulation corridors, including pedestrian pathways are a major setting for daily living within the community. These outdoor, urban settings will provide a comfortable, pedestrian atmosphere and activate the overall streetscene.

### 2.7.2 Site Planning Guidelines

“Buildings” in this Section refer to all residential, commercial, hospitality and mixed-use buildings unless a specific building type is referenced.

- Buildings should be arranged to create a variety of outdoor spaces including courtyards, plazas, squares, eating areas, arcades and/or usable open spaces that encourage human activity.
- Primary building entries should be oriented toward the central spine street, when feasible. Other building entry orientations are acceptable,

including on the Marine Way setback, active open spaces and pedestrian paseos.

- Common open outdoor spaces between buildings should be designed to be functional and should be programmed with functional amenities so as not to appear empty or barren.
- Common open spaces between buildings should include site furnishings.
- Future developments are encouraged to incorporate materials salvaged from the Project site (i.e. rail lines, wood, concrete). If these materials not be available, the material selection used by the future development should be compatible with the materials used for the adjacent public realm.
- Focal points and public site entrances should receive special landscape and/or architectural treatment to enhance the streetscape.
- Architectural treatments, structures and/or landscape sheltering pedestrian walkways, such as arbors or pergolas, are encouraged.
- Bars and security grills on windows and doors are prohibited.

#### **2.7.2.1 Loading and Service Areas**

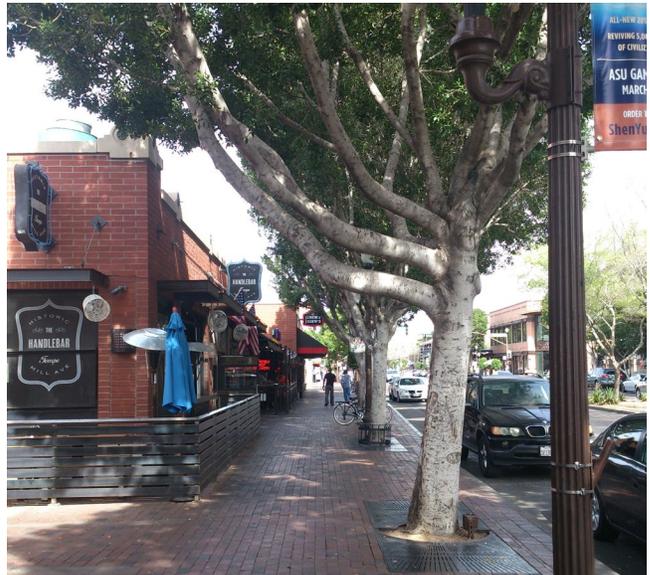
Appropriate loading and service areas should be provided for each building/tenant. Loading and service areas should be located on the side or rear of the building. Shielding the loading/service areas by the use of walls, berms or landscape should be employed to limit views from streets.

#### **2.7.2.2 Parking Lots and Garages**

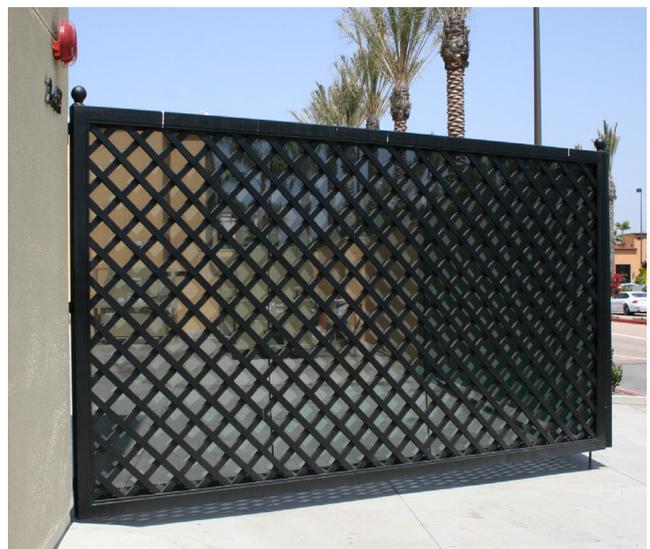
Parking garages should be screened from public rights-of-way by retail, residential, landscape and/or other decorative elements. Ingress and egress to and from parking areas and loading facilities shall be clearly marked with appropriate directional signage and/or pavement markings. Pedestrian routes shall have separate, well-defined and easily discernible routes through parking areas.



*Example, Common Open Spaces*



*Example, Well-Defined Pedestrian Route*



*Example, Loading Area Screening*



*Example, Pedestrian-Scaled Light Fixture*



*Example, Architectural Lighting*

### **2.7.2.3 Lighting**

This Subsection addresses illumination of on-site areas for purposes of safety, security, and nighttime ambience, including lighting for parking areas, pedestrian walkways, graphics and signage, architectural and landscape features, shipping and loading areas, and any additional exterior areas.

- Pedestrian-scaled light standards under 25 feet in height are encouraged, and should illuminate all sidewalks and connecting walkways. Taller lighting standards may be used for lighting of ramps and other areas if reflectors are provided.
- Light standards used to illuminate internal areas within individual Planning Areas shall be compatible with the architectural style of the building.
- Lighting sources shall be shielded, diffused, or indirect in order to avoid glare to pedestrians and motorists.
- Architectural lighting of building facades is encouraged to enhance and emphasize the buildings and to provide identity.
- All exterior lighting should minimize glare and light spill onto adjacent properties and streets.
- Except for the Mixed-Use Core (Planning Areas 9 and 17), exterior lighting elements should preserve nighttime sky by minimizing the amount of light pollution.
- Lighting colors for future developments shall be compatible with the lighting colors established in the Public Realm.
- Lighting elements shall utilize low intensity, indirect light sources to the extent required for safety.
- Exterior site lighting shall be directed onto vegetation or prominent site features.
- Adequate exterior building lighting shall be provided for general illumination, safety and security of entries, patios and outdoor spaces and landscape structures.

#### 2.7.2.4 Mechanical Equipment, Service, Waste and Utility Areas

- Screening of mechanical equipment, waste enclosures, service areas and other service-oriented building necessities should be integrated into the site and building design. The architectural style of the principal building should be reflected in the design of the screening, enclosures and/or service buildings.
- Large waste containers shall not be located between a street and the primary building entry (trash and ash cans are acceptable).
- All roof-mounted equipment (excluding roof-mounted solar panels) shall be screened by parapets, screen walls, fencing, equipment wells, structural enclosures or similar features from ground-level views at the opposite end of the right-of-way directly adjacent to the Planning Area.
- On-site utilities should be installed underground where feasible and as permitted by the utility companies. Above-ground utilities shall be screened or incorporated into landscape whenever possible.
- Electrical equipment should be screened from public view with walls, berms or landscape.

#### 2.7.3 Mixed-Use and Commercial District Guidelines

The vertical and horizontal mixed-use nature of the Project shall provide a range of retail, office, hospitality, commercial and neighborhood-serving uses. The physical and visual integration of these elements will activate the urban, mixed-use character of the Project. The Guidelines in this Subsection do not apply to stand-alone hotel or residential uses.

##### 2.7.3.1 Building Form and Relief

The streetscape, building placement, massing and facade details will be essential to creating an aesthetically interesting place for pedestrian and business activity. These same features greatly affect how light strikes and frames the buildings, having a large impact on how the space and the pedestrian environment is perceived. The following elements and considerations can be used to facilitate the streetscape appearance by enhancing the dynamic interrelationships of light, depth and place.



*Example, Mechanical Screening*



*Example, Buildings Sited to Create Pedestrian-Activated Promenade*



*Example, Focal Object and Planters*



*Example, Well-Proportioned Building Forms*



*Example, Building with Increased Massing at Corner Entry*

- Buildings should be sited to create a pedestrian-activated promenade to scale the streetscene.
- The pedestrian environment should be activated by landscape and architecturally vibrant storefronts. Some of the following features should be incorporated on elevations facing a street:
  - Planters.
  - Seating opportunities.
  - Accent or festive lighting.
  - Focal objects (water, murals, sculpture, topiary).
  - Outdoor dining spaces.
  - Awnings.
  - Building overhangs.
  - Bay windows.
- Buildings should be sited to create a variety of outdoor spaces including plazas, squares, eating areas, arcades and usable open spaces.
- Commercial building form should allow for the creation of multiple usable zones that offer private and public spaces for Commercial District tenants and visitors. These spaces include but are not limited to courtyards, plazas and pocket parks.
- Pedestrian paseos or sidewalks should be provided, where feasible, on each block to connect parking areas to the street/commercial frontages.
- Layering of wall planes and volumes should provide a rhythm of dynamic building forms and shadows.
- Building massing should be concentrated along the central spine street or entry corners to articulate street interface.
- Monolithic buildings of singular form, height, wall plane or material should be avoided.
- Massing at major intersections or corner entries, should accentuate the corner condition by either:
  - Increase massing as a prominent element(s) or tower(s) to establish corridor views and a focal point.
  - Step down massing elements to create pedestrian-scaled massing element(s).

### 2.7.3.2 Roof Considerations

Roofs should be designed for functionality and to enhance or complement the overall architectural design of the building.

- Vertical roof plane breaks, changes in building/ridge height or other accent roof forms are encouraged.
- Form, materials, fascia and/or cornice elements should be integrated with the overall design vocabulary.
- Parapets, when used, should be contiguous and incorporate side/rear elevation returns.
- If utilized, roofing tile material should be compatible with the architectural style of the building. Wooden roofs are prohibited for fire safety.

### 2.7.3.3 Facade Treatment

Mixed-use buildings should have articulation along streets to generate pedestrian scaling and visual interest along the streetscape.

- Architectural design of buildings should minimize blank walls, especially when situated along adjacent streets or walkways.
- When buildings of a single form and height are used, these buildings should be articulated with layered wall planes, banding, architectural details and/or materials.
- Large expanses of reflective, opaque, or highly-tinted glass are discouraged.
- Artwork and storefront windows are encouraged for retail buildings to help create a dynamic and interesting streetscene.
- Details that modulate the light and show evidence of artistry and craft are encouraged.
- Projections, overhangs, recesses, banding and architectural details should be used to provide shadow, articulation and scale to building elevations. Mixed-use buildings should generally appear as a composition of smaller building



Example, Vertical Roof Plane Breaks



Example, Articulated Facade



Example, Artistic Facade



*Example, Texture and Color Changes*



*Example, Horizontal Wall Plan Projection*



*Example, Visible Tenant Entry*

facades rather than an uninterrupted single-tenant building.

- The following techniques should be used in the design of tenant facades to enhance building architecture and reduce overall mass:
  - Color change/color variation.
  - At least three (3) different exterior materials.
  - Change in texture.
  - Vertical/horizontal wall plane projections/recesses.
  - Variation of roofline (height or form).
  - Engaged pilasters.
  - Architectural elements significantly different from main building in mass or height.
  - Balconies.
  - Other architectural projections.
  - Window groupings (three or more) or treatments (i.e. surrounds).
  
- The Project is encouraged to have an eclectic mix of architectural styles. As such, adjacent Planning Areas should have differing architectural appearance, or use different materials or color palette, unless this “mirrored” architecture is an integral feature of the design vocabulary.
  
- Exterior materials, windows and details should be consistent with the scale, proportion and architectural style of the building.
  
- Major building and tenant entries should have enhanced treatments and front onto the main pedestrian frontage where possible.

## 2.7.4 Hotel Design Guidelines

The Guidelines in this Subsection apply only to stand-alone hospitality uses.

### 2.7.4.1 Building Form and Relief

Buildings shall have architecture visible to both the pedestrian and vehicles. Hotels shall also provide direct, yet separate connections for vehicles and pedestrians. Design of these features may include the use of:

- Focal points.
  - Iconic architectural structures.
  - Signature landscape planting, such as clusters of plantings.
- Pedestrian paseos or sidewalks should be provided to connect parking areas to the street and building entrance. Pedestrian routes should be clearly marked.
  - Layering of wall planes and volumes should provide a rhythm of dynamic building forms and shadows.
  - Monolithic buildings of singular form, height, wall plane or material should be avoided.
  - Massing at major intersections or corner entries, should accentuate the corner condition by either:
    - Increase massing as a prominent element(s) or tower(s) to establish corridor views and a focal point.
    - Step down massing elements to create pedestrian-scaled massing element(s).

**2.7.4.2 Roof Considerations**

Roofs should be designed for functionality and to enhance or complement the overall architectural design of the building.

- Vertical roof plane breaks, changes in building/ridge height or other accent roof forms are encouraged.
- Roof overhangs may be used as projections to define design vocabulary and create light and shade patterns.
- Form, materials, fascia and/or cornice elements should be integrated with the overall design vocabulary.
- Parapets, when used, should be contiguous and incorporate side/rear elevation returns.
- If utilized, roofing tile material should be compatible with the architectural style of the building. Wooden roofs are prohibited for fire safety purposes.



*Example, Iconic Hotel Building Architecture*



*Example, Roof Projections*



*Example, Unified Window Spacing*



*Example, Appropriate Exterior Materials*



*Example, Low-Rise Attached Housing Type*

### **2.7.4.3 Facade Treatment**

- Architectural design of buildings should minimize blank walls, especially when situated along adjacent streets or walkways.
- Windows should integrate appropriate trim, unified window spacing and/or included details such as balconies.
- When buildings of a single form and height are used, these buildings should be articulated with layered wall planes, banding, architectural details and/or materials.
- Public entries should have enhanced treatments and be oriented towards the main pedestrian frontage where possible.
- Color, materials, texture and detail palettes should be integrated in a cohesive manner to elevate, not complicate, building design.
- Exterior materials, windows and details should be consistent with the scale, proportion and architectural style of the building.

### **2.7.5 Types of Residential Products**

In order to accommodate the various housing needs, the Project features three different housing types with various products within each type:

- Low-Rise Attached.
- Mid-Rise Attached.
- Mixed-Use.

The elements, characteristics and representative images of the proposed home types within the Project are described below.

#### **2.7.5.1 Low-Rise Attached Housing Type**

The Low-Rise Attached Housing Type is an attached housing type with units that typically are located side by side. This housing type generally has a density of up to 30 du/ac and are typically up to four (4) stories tall. The various products within this housing type may include, but is not limited to:

- *Townhomes.* In-line, attached single-family homes where the entries face a drive or a street.

- *Attached motor court cluster.* Attached single-family homes clustered around a common stub alley.
- *Attached green court cluster.* Attached single-family homes oriented around a green court.
- *Stacked flats or lofts (or combination thereof).* Attached dwelling units consisting of flats, lofts and/or townhomes.

**2.7.5.2 Mid-Rise Attached Housing Type**

This housing type features attached homes that are generally up to five (5) stories tall and have a maximum density of 85.0 dwelling units per gross acre. The various products within this housing type may include, but is not limited to:

- *Wrap Building.* Attached flats, lofts and/or townhomes oriented around a parking structure. May include “Live/Work” units.
- *Podium Building.* Attached flats, lofts and/or townhomes located above a parking structure and may be oriented around a common open space. May include “Live/Work” units.

**2.7.5.3 Mixed-Use Housing Type**

Many of the Mixed-use buildings will feature retail, commercial or office uses on all or a portion of the first one or two stories. This housing type generally has a maximum of five (5) stories and has a maximum density of 85.0 dwelling units per gross acre. The various products within this housing type may include, but are not limited to:

- *Wrap Building.* Attached flats, lofts and/or townhomes oriented around a parking structure. May include “Shopkeeper” or “Live/Work” units.
- *Podium Building.* Attached flats, lofts and/or townhomes located above a parking structure and may be oriented around a common open space. May include “Shopkeeper” or “Live/Work” units.



*Example, Attached Green Court Cluster*



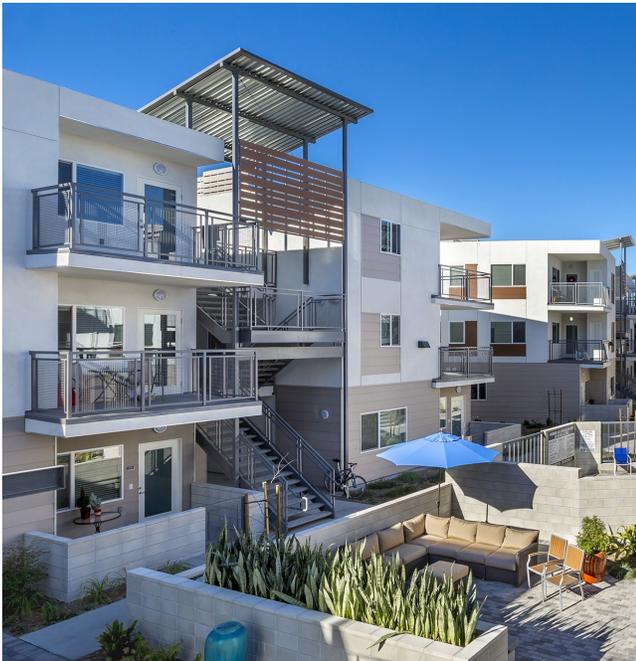
*Example, Stacked Flats*



*Example, Wrap Building*



Example, Mixed-Use Building



Example, Architectural Projections



Example, Tower Element as Projection

- *Mixed-Use Building.* Attached flats, lofts and/or townhomes, generally located above commercial-occupancy uses. Retail and office uses may be located on all or a portion of the first one or two stories. May include “Shopkeeper” or “Live/Work” units.

## 2.7.6 Residential Guidelines

All site planning, architectural design, massing, and colors and materials within each Planning Area should be internally compatible to create a cohesive neighborhood. These residential Guidelines shall apply to all stand-alone residential developments. Developments where a portion of the building is constructed for commercial occupancy shall comply with *Section 2.7.3, Mixed-Use and Commercial District Guidelines.*

### 2.7.6.1 Building Form and Relief

The following elements and considerations can be used to facilitate the dynamic of light and depth perception of the building.

#### *Architectural Projections*

Projections can be used to emphasize design features such as entries, major windows or outdoor spaces. Projections are encouraged on all residential building forms. Projections include, but are not limited to:

- Bermuda shutters.
- Awnings (cloth, metal, wood).
- Balconies.
- Roof overhangs.
- Projecting upper-story elements.
- Tower elements.
- Window/door surrounds.
- Recessed windows.
- Bay windows or dormers.
- Trellis elements.
- Shed roof elements.
- Porch elements.

#### *Offset Massing Forms*

Front elevations and elevations facing a street, drive or park are encouraged to have offset masses or wall planes (horizontally or vertically) to help break up the overall mass of a building.

- Offset forms include vertical breaks between stories or horizontally between spaces such as recessed entries.

- Offset forms shall include appropriate changes in materials and colors.
- Offsets forms should be consistent with the architectural style of the building and incorporated as a functional element or detail enhancement.
- Streetscenes and/or elevations with multiple, complex massing breaks should be avoided.
- Wrap, podium and mixed-use buildings shall have varied wall planes. Stepped massing and layered wall planes may include:
  - Cantilevered masses or balconies.
  - Recessed masses or inset balconies.
  - Volume spaces.
  - Common open spaces.

#### *Lower Height Elements*

Lower height elements are critical to streetscape variety, especially for larger buildings or masses, as they articulate massing to avoid monotonous single planes. The following lower height elements are encouraged on all buildings to establish pedestrian scale and add variety to the streetscene:

- Recessed massing above first floor.
- Porches.
- Entry features.
- Bay windows.
- Courtyards.
- Pergolas.

#### *Balconies*

Balconies break up large wall planes, offset floors and create visual interest to the facade. Balconies:

- May be covered or open, recessed into or projecting from the building mass.
- Should be an integral element of, and in scale with, the building mass.
- Are discouraged from being plotted side-by-side at the same massing level (i.e. mirrored second-story balconies).



*Example, Simple Massing Streetscene with Offsets*



*Example, Courtyard*



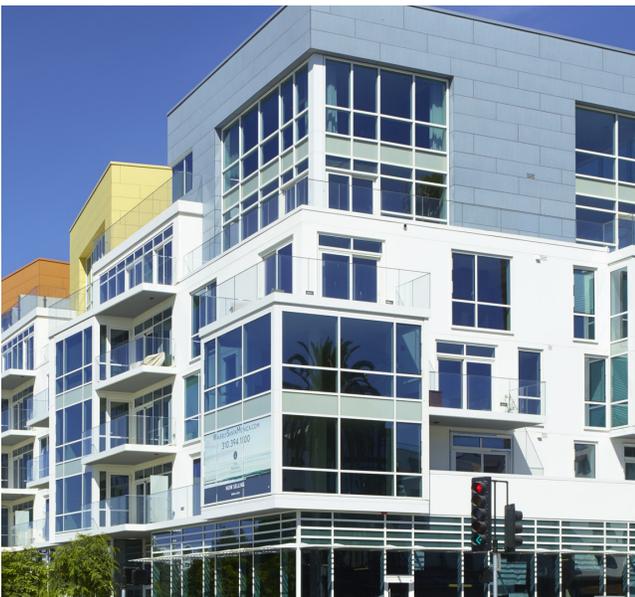
*Example, Balconies with Varied Plotting*



*Example, Podium Courtyard*



*Example, Varied Rooflines and Pitches*



*Example, Unique Window Sizes and Groupings*

### *Podium Courtyards*

Courtyards, gardens or plazas, within podium buildings should contribute to the recreational opportunities and needs for open space for building residents. These spaces should optimize daylight access, views and privacy for units facing them.

### **2.7.6.2 Roof Considerations**

Varied roof forms are an important part to the overall architectural character of a building. The below Guidelines apply to roofs.

- Roof form, ridgelines, pitch, ridge heights, roof materials and roof color should be compatible with the architectural style of the building.
- Wrap, podium and mixed-use buildings are encouraged to have pronounced parapet and cornice treatments complementary to the design vocabulary when flat roofs are used.
- Wrap, podium and mixed-use buildings should have at least two (2) distinct parapet or roof heights.

### **2.7.6.3 Facade Treatment**

Special attention is encouraged for the treatment of entries (doors, vestibules, porches, courtyards) using enhanced trim and details to emphasize these are primary focal points. Articulated and unique window treatments are also encouraged to further enhance wall surfaces.

### *Windows*

At least one (1) feature window treatment should be present on all front and street-exposed building elevations. Feature windows are trimmed or detailed in a manner that creates visual interest and is consistent with the architectural style of the building. Feature window treatments may include:

- A window of unique size or shape.
- Bay window.
- A substantial surround or recess.
- Decorative iron window grilles (such as wrought iron grilles on Spanish-style buildings).
- Decorative head or sill treatments.
- Grouped windows with complete trim surrounds or unifying head and/or sill trim.
- A Juliet balcony with style-appropriate materials.

### *Materials and Details*

- Application of materials should be compatible with the architectural style of the building.
- Material changes should occur at inside corners.
- Bars and security grills on windows and doors are prohibited.
- Undesirable materials include plywood siding (including T-11) and plywood garage doors.
- White or earth-tone colors are encouraged to be used as the primary base color. Undesirable colors on building exteriors include fluorescent colors, neon colors, bright colors as the primary wall color and primary colors (i.e. red, yellow and blue) as the primary wall color.

#### **2.7.6.4 Corner Plans**

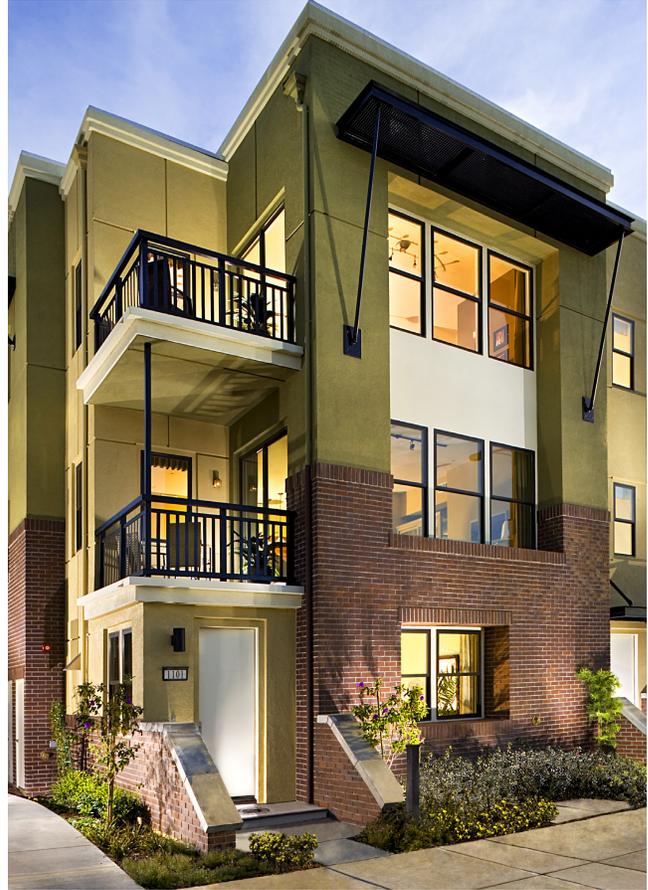
Buildings located on corners will typically function as neighborhood entries and highlight community architecture. Buildings located on corners should include some of the following:

- Front and side facade articulation using materials that wrap around the secondary side of the building.
- Awning on secondary side.
- Feature window on a Corner Side Elevation.
- A pop-out side hip, gable or shed form.
- An added single-story element, such as a wrap-around porch or balcony.
- Tower element (for Mid-Rise Attached and Mixed-Use Housing Types only).
- Recessed stories above the first story.
- Upgraded landscape.

#### **2.7.6.5 Alley Treatments**

Design of alleys should address the functional and aesthetic features of the space. At least two (2) of the following should be implemented along the alley:

- Stepped massing (recessed or cantilevered) offsets of at least one (1) foot.
- Architectural projections such as balconies and eaves.
- Window trim, colors and appropriate details from the front elevation.
- Rear privacy walls and pedestrian gates designed and located for ease of unit access.



*Example, Application of Materials*



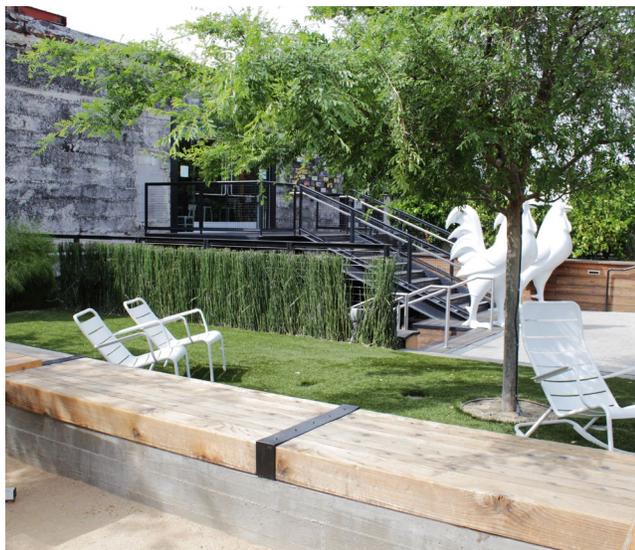
*Example, Projections and Plantings between Garages*



Example, Exterior Stand-Alone Structure Matching Building Character



Example, Open Space for Commercial District



Example, Pocket Park and Courtyard

- Enhanced garage door patterns or finishes; garage doors should complement the design vocabulary of the home/neighborhood.
- Planting areas between garages.

#### 2.7.6.6 Exterior Projecting and Stand-Alone Structures

- Exterior projecting structures, including but not limited to, porches, patio covers and trellises, should reflect the character, color and materials of the building to which they are related to.
- Stairs should be compatible in type and material to the deck and landing.
- Columns and posts should project a substantial and durable image and be constructed of such materials.
- Exposed gutters and downspouts should be colored to complement or match the fascia material or surface to which they are attached.
- Where chimneys are a prominent architectural feature of larger residential buildings, design and placement should be done sensitively to not detract from the general design or appearance of the building.

## 2.8 Private Realm – Landscape

### 2.8.1 Commercial District Plazas

The Project should incorporate urban plaza spaces within its Commercial District that the surrounding business community can use for rest, relaxation and social gatherings (locations to be determined within private realm). Programmed spaces could incorporate outdoor cafes and meeting places, eating areas and quiet recharge spaces. Incorporating ample shade elements throughout these plazas contribute to visual interest, color and refuge from mid-day heat. Landscaped areas should work in balanced combination with paved materials to soften the ground plane and mitigate heat conducted by the surrounding hardscape. Also refer to *Exhibit 2.15, Section - Promenade at Commercial Condition* for a section graphic illustrating a typical condition for this zone.

The Project's Commercial District may also feature open space amenities that take on the character of urban pocket parks (locations to be determined within private realm). They shall take on a dual function of providing the Commercial District with park-like green space and creating corridors that connect the Project's urban plazas and interior promenade to the Marine Way landscape setback.

### 2.8.2 Walls & Fencing

A set of Guidelines for walls and fencing will establish continuity of design elements throughout the Project, yet allow design variations in differing Districts. There is potential to re-use existing materials found on-site and incorporate them into the walls and fences within the Project area. This will help to reinforce the rich historical character of the Project.

The design style and materials used for walls and fences shall be dependent upon each individual District. Walls may be used throughout the Project primarily for delineating public and private property and for soil retention along steeply sloped planting areas. Retaining walls may be built to extend and/or blend with existing topography. Walls and fences are to be used sparingly and only when necessary. Except within Planning Area F, walls are not encouraged within 50 feet of Marine Way right-of-way. If walls are to be located within 50 feet of the Marine Way right-of-way, they should be retaining walls and designed to the smallest extent practical.

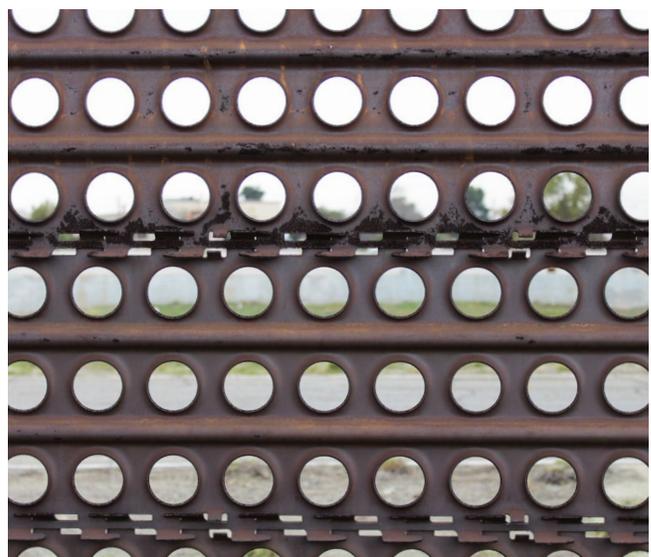
Walls and fences shall be designed and constructed with materials that match or complement adjacent architecture. Design details and styles shall also be compatible with the architectural character of the District.



*Example, Gabion Wall Utilizing Re-used Concrete*



*Example, Character-instilled Wood Board Wall*



*Existing On-Site Fence for Potential Adaptive Re-use*



*Example, Roof-Mounted Solar PV*



*Example, EV Parking System*

## 2.9 Private Realm – Sustainability

The Development Plan provides a sustainability framework that can be implemented through a variety of Project site-specific design solutions. Each Planning Area will face unique opportunities and challenges. The most appropriate Project site-specific design features will be determined at the individual development approval stage based, in part, upon adding long-term value.

The following recommendations are provided to encourage future developers to explore opportunities for energy efficiency that could add value to the Project:

- Evaluate the cost-benefit of providing Solar Photovoltaic (PV) as an alternative energy source.
- Utilize passive sustainability design strategies where feasible to minimize overall energy consumption needed to heat and cool the building. These strategies include daylighting, natural sources of heating and cooling, operable windows, shading on south facing windows, ceiling fans, well-designed building envelopes with high-U values (insulation rating).
- Encourage coordination with SCE to identify opportunities, optimize energy infrastructure while minimizing cost and avoid barriers that may prevent future entry or expansion of energy efficient systems.
- Explore next generation solutions for enhanced efficiency and reduced operating costs, such as smart-grid, switching controls, communications (including a community dashboard), storage and monitoring in servicing the Districts to reduce utility and operating costs of the Project.
- Consider designing EV systems to expand over time, since retrofits for EV systems are difficult to accomplish.
- Where feasible, utilize solar thermal to heat water for pool and spas.

### 2.9.1 Energy Conservation

While solar applications are not required by the Development Plan, the Project provides a number of potential solar sites. In addition to the roof-top solar zones, potential locations for solar PV panels include

expanded solar zones on individual buildings, parking shade structures (atop parking structures or in surface lots), pool shading structures, picnic area shading and trellis features.

If provided, PV panels visible from the street or other prominently visible locations shall blend with the existing building construction in an aesthetic manner.

### 2.9.2 Lighting

Proper lighting design has many benefits including energy savings, reduced sky-glow, and improved quality of life. Solar-powered lighting and energy efficient lighting can reduce energy consumption, thereby reducing emissions and improving air quality. Proper lighting design promotes safety, eliminates light trespass onto adjacent properties, minimizes the impact to nocturnal animals, and minimizes disruption to human’s circadian rhythms to promote better sleep and healthier communities.

The following includes sustainable lighting Guidelines that should be considered by future developers:

- High-efficacy solid-state light emitting diode (LED) lighting for outdoor applications, including signage.
- Appropriate color spectral distribution to reduce glare and enhance safety and navigation.

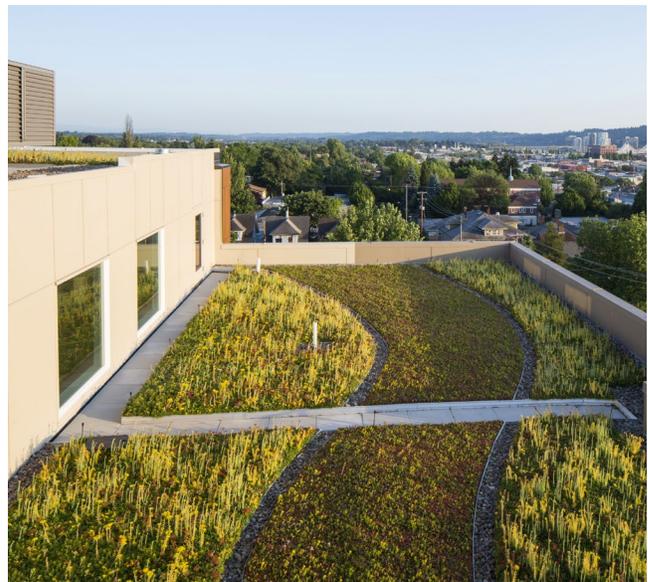
### 2.9.3 Minimize Heat Island

The Development Plan addresses heat island effect by providing the majority of parking in structures or below ground, significantly reducing the amount of paving on-site. Additional Guidelines to reduce the heat island effect include the following.

- For surface parking lots, encourage evergreen canopy trees to be planted to meet the parking lot tree requirements described in *Section 3.9.2, Parking Lot Design Standards*. Trees above the minimum amount required in said Section are also encouraged.
- Encourage the use of low albedo (reflection coefficient) materials in both paving, roofing and building materials to reflect rather than absorb incoming solar radiation.
- Encourage utilizing green roofs.



*Example, Cool Roof Installation*  
Source: New York City



*Example, Green Roof*



*Example, Raised Garden Beds*



*Example, Common Area Garden*



*Example, Hydroponic System  
Source: Seminole County*



*Example, Project Identity Signage on Adaptive Re-Use Building*

## 2.9.4 Access to Local Food

Food grown and harvested on-site reduces the need to travel off site, thus reducing trips and greenhouse gases. The Project is privileged with its proximity to the OCGP, which includes a variety of sustainable food amenities including, but not limited to, the Farm+Food Lab and the Incredible Edible Garden.

Options for producing food on the site include greenhouses, raised beds, patios and rooftops. To further promote access to local food, the following Guidelines are included:

- Consider incorporating planting space on patios, balconies, roof tops, greenhouses and common areas.
- Provide incentives to attract restaurants and other food-service providers that use local, sustainable, and/or organic foods.
- Consider using high-performance water conserving hydroponic systems, which utilize a fraction of the water needed for in ground farms/gardens.
- Consider integrating high-performance growing systems to grow healthy food on-site for restaurants, residents, hospitality uses and other food service uses.

## 2.9.5 Innovation & Education

- Encourage providing historic and educational signage throughout the community and note their sustainability features (e.g., use of recycled materials, or message of the art installation, etc.).

## 2.10 Signage Guidelines

The purpose of these Guidelines is to achieve a unified and cohesive overall appearance, while allowing for flexibility in signage for individual developments and/or businesses. Controlled wayfinding and identity signage is a major factor in creating and preserving the design character of the Project. All signage should comply with the General Signage Guidelines, below.

### 2.10.1 General Signage Guidelines

- All public garage parking entries shall be identified by signage.

- Signs should be limited to a maximum of three (3) colors unless the use of corporate color schemes or logos dictates the use of more than three (3) colors. There should be a significant contrast between lettering colors and background colors for legibility.
- Sign conduits, transformers, junction boxes, etc. must be concealed from view (except on Building 317).
- Encourage the use of brief messages.
- Select sign colors and materials that contribute to legibility and design integrity.
- The sign copy shall be appropriately sized for the sign structure or wall. Signs should not be too large to overwhelm the elevation, nor should they be too small to be illegible.
- The sign structure shall be consistent with the architectural style of the building that it is placed on or close to.

**2.10.2 Major and Minor Tenant Identification**

The purpose of these signs is to identify major and minor tenants within the Project. There are typically three (3) different types of signs utilized for tenant identification:

- Monument signs.
- Wall signs.
- Projecting signs.

**2.10.2.1 Monument Sign Guidelines**

- Use a consistent color scheme on all free-standing signs within a Planning Area.
- Construct signs of permanent exterior sign materials.
- Monument signs should be designed with the width of the base of the sign equal to or more than the width of the sign face.
- Exposed support posts are discouraged.
- Plastic is prohibited except for use for the sign copy. Plexiglass is acceptable.



*Example, Monument Sign*



*Example, Monument Sign*



*Example, Wall Sign on Adaptive Re-Use Building*



Example, Projecting Sign



Example, Changeable Signage



Example, Pageantry (Directory)

### 2.10.2.2 Wall and Projecting Sign Guidelines

- Locate signs as close to the customer entrance as possible.
- Excluding Building 317 signage, raceways and sign supports shall not be visible.
- Exposed neon is permitted for themed restaurants and other entertainment uses. Except for Building 317 signage, exposed neon shall not be visible from Marine Way.
- Internally-illuminated box signs and banners used as permanent signs are prohibited.
- Projecting signs shall be placed perpendicular to the building wall and should not extend above building eave of a sloped roof or highest point on a flat roof.
- Projecting signs shall be attached to the building fascia or canopy with an attractive and decorative support.
- Exterior signs shall be constructed of permanent and durable materials.
- Creative signage designs and techniques are encouraged.

### 2.10.3 Changeable Signage

The purpose of changeable signage is to create excitement and provide a visually-interesting streetscene for the Project. Three styles of this signage used in within the Project area to achieve this goal are “pageantry,” “mural graphics” and “marquee signs.”

#### 2.10.3.1 Pageantry

Pageantry includes flags, pole-mounted banners, kiosks, canopies, lights, directories, ground-mounted graphics or other similar, temporary or permanent (but changeable) elements. The intent is to allow regular changes to the pageantry elements in terms of color, design and other visual content so the pageantry signage can always look current.

Guidelines for pageantry include:

- In no case shall pageantry be placed over a drive or street.
- Air-inflated signs, moving signs, paper, cardboard, Styrofoam, stickers and decals are not acceptable forms of pageantry (directories and kiosks excepted).
- Pageantry shall not include flashing, flickering, rotating or moving lights.
- Temporary promotional advertising (banners) is not considered to be pageantry.
- Kiosks and directories should provide vertical breaks in the sign structure.
- Individual panels shall be recessed, framed, or treated to avoid a flat appearance of the sign face.

### 2.10.3.2 Mural Graphics

Mural graphics are intended to provide interest within the Commercial and Mixed-Use Districts. These graphics may include applied, vinyl, painted or printed graphics, electronic LED board or tile-work. These mural graphics blur the boundaries between advertising and public art. Some of the locations may feature public murals and art, while others will provide off-site advertising and sponsorship opportunities.

These mural graphics will create an eclectic urban environment that also promotes change and evolution over time. Guidelines for mural graphics include:

- The mural graphics, advertising and art pieces are encouraged to be placed at locations that will reduce the scale of large blank walls.
- The mural graphic shall be maintained in good condition.

### 2.10.3.3 Marquee Signs

Marquee signs are typically used to provide information about current showings or events for theaters and live entertainment uses. Guidelines for marquee signs include:



Example, Mural Graphics



Example, Mural Graphics



Example, Marquee Signs



Example, Parking Entry Sign

- Marquee signs may project or be integrated into the building to promote enhanced articulation.
- Plain, rectangular marquee signs without any articulation are discouraged.
- Marquee signs may be manual or electronic.
- Marquee signs may include advertisements.

#### 2.10.4 Directional Signage

The purpose of directional signage is to facilitate the flow of traffic within the Project. Parking entry signs identify the entrance of parking structures, while direction signs may direct vehicles to a particular destination.

##### 2.10.4.1 Parking Entry Signs

- Parking entry signs are encouraged to be illuminated for easy identification of entrances to parking garages.
- These signs should be located on all non-residential parking garage entrances.

##### 2.10.4.2 Directional Signs and Wayfinding Program

Direction signs are typically horizontal signs with individual tenant names and directional arrows. Guidelines for directional signs include:

- The Project name may be located on the sign in a smaller, more understated manner so as not to detract from the wayfinding.
- Directional and wayfinding signs with exposed unistrut supports shall be avoided.
- Vehicular directional signs should be located at major vehicular intersections and at strategic locations to also act as identity markers for pedestrians once they have parked their car.
- The placement of directional signs shall not limit sight lines.
- Pedestrian directional signs are highly encouraged in areas of high pedestrian activity.
- Tenants on vehicular directional signs should have a lease area of at least 20,000 square feet.



Example, Wayfinding Sign

### **2.10.5 Temporary Signage**

The purpose of temporary signage intended to inform the public of a unique event, such as a grand opening. The below Guidelines shall apply to temporary signage:

- Temporary signage should not be affixed onto the roof of a building, a window or landscape.
- Temporary signage material should consist of vinyl, nylon, canvas or cloth.
- Temporary signage should be well maintained.

# 3

## DEVELOPMENT STANDARDS

### 3.1 Introduction

The land use concept provides for a range of residential, office, hospitality and retail uses, while offering a variety of housing and employment opportunities. The land uses in this area also provide opportunities for a broad range of builders and developers to accommodate an ever-changing residential market and business environment.

The provisions contained herein shall regulate design and development within the Development Plan. The Development Standards identified within this Section establish the minimum requirements for the phased development of the El Toro, 100-Acre Parcel project (Project). Application of the following Development Standards is intended to encourage the most appropriate use of the land, ensure the highest quality of development, and protect the public health, safety, and general welfare. These Development Standards reinforce specific site planning, architectural design, and landscape design guidelines contained in *Section 2, Design Guidelines*, of this document. All

architectural and landscape improvements for the Project shall be generally consistent with the Design Guidelines contained in Chapter 2.

As discussed in *Section 1, Introduction*, according to Sections 53090–53091 of the California Government Code, counties and cities are exempt from zoning regulations when one entity owns territory within the jurisdiction of another entity. Therefore, the City of Irvine zoning regulations are not applicable to the Project.

The pre-annexation agreement between the City of Irvine and the County designates the County as the land use authority for this Project. According to Section 7-9-20(i) of the Orange County Zoning Code, land owned or leased to the County is not subject to land use regulations of the County, including the Zoning Code, specific plans, and planned communities. Therefore, this Section establishes the Development Standards by which the County of Orange will evaluate proposals for future development.



*Existing Building 317 Frontage and Rail Lines*

### 3.2 Definition of Terms

The meaning and definition of words, phrases, titles, and terms in this document shall be the same as provided in the County of Orange Zoning Code, Section 7-9-21, unless specified in *Appendix 1 (A-1)* of this Development Plan.

### 3.3 Land Use Plan

*Exhibit 3.1, Land Use Plan* identifies the permitted uses for Districts within the Development Plan area, which includes:

- Residential District
- Mixed-Use District
- Commercial District
- Open Space

The land uses considered within this Development Plan have been developed based on the Project Vision, Goals and Objectives. The permitted uses for the Development Plan allow flexibility so the Project can respond to changing market conditions over time. *Exhibit 3.2, Conceptual Site Plan* shows one of the many possible development scenarios that would be compatible with this Development Plan.

The land use intensity anticipated for the Project is described in *Section 3.4, Maximum Allowable Development*. Specific permitted and conditionally permitted uses may be developed as identified in *Section 3.5, Land Uses*.

#### 3.3.1 Common Open Space

The Development Plan includes common open space elements intended to complement the adjacent OCGP and provide passive recreational opportunities for residents, employees and visitors. The minimum size requirements for common open spaces identified on *Exhibit 3.1, Land Use Plan*, are defined below. Additional parks beyond those described below may be incorporated into the Project. Design guidelines for these spaces can be found in *Section 2.5, Community Framework*.

- Marine Way Setback (Planning Areas C through I): A 50-foot average landscape area totaling 7.6 acres abutting Marine Way and Planning Areas 1 through 13 implementing the “Park within the Park” concept.
- Planning Area B: A 0.9-acre passive park or other compatible open space use.
- Planning Area A: This entire 2.5-acre Planning Area shall be devoted to “Open Space” uses as defined in *Section 3.5, Land Uses*.

Changes to the proposed location and size of the open space or parks may be implemented without amending this Development Plan as long as the overall acreage of parks substantially conforms to the above.

### 3.4 Maximum Allowable Development

The Development Plan permits the maximum amount of development specified in *Table 3-1, Maximum Allowable Development*, subject to minor adjustments to reflect market conditions as the Project is built-out

**Table 3.1, Maximum Allowable Development**

| Land Use Type | Maximum Aggregate Development |
|---------------|-------------------------------|
| Residential   | 2,103 dwelling units*         |
| Retail        | 220,000 square feet           |
| Office        | 1,876,000 square feet         |
| Hotel**       | 242 rooms                     |

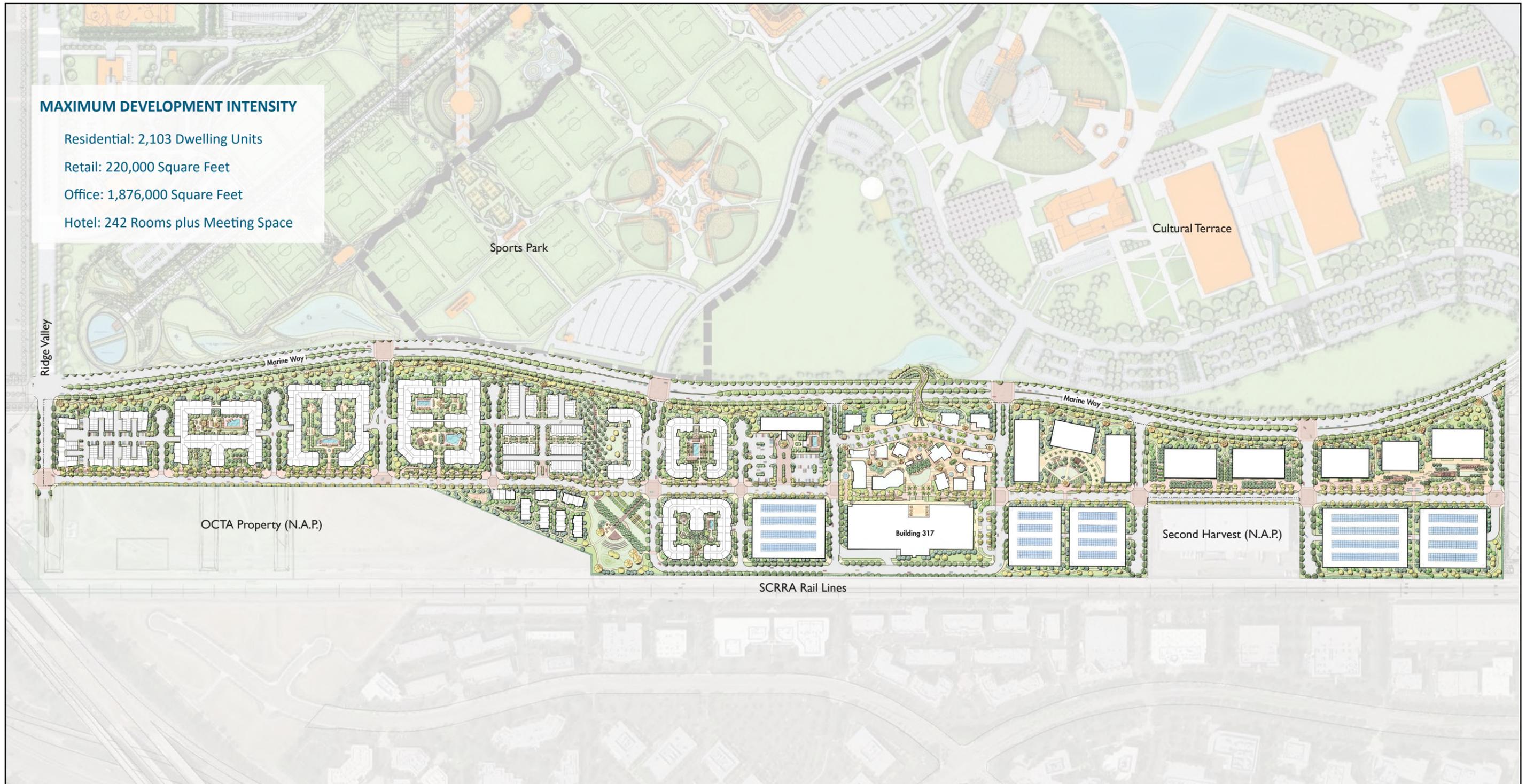
\* *Live/Work or Shopkeeper units are considered one (1) dwelling unit. The work area within these units do not count toward retail or office square footage.*

\*\* *Includes up to 20,000 square feet of meeting space. Meeting space does not count towards the maximum allowable development identified in this table.*



Source: EPTDESIGN, KTG, CITY OF IRVINE

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Source: EPTDESIGN, KTG, CITY OF IRVINE

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over time, as described in *Section 3.4.1, Development Equivalency*, herein. All development types identified in *Table 3-1, Maximum Allowable Development*, are permitted in each of the three planned districts (Residential, Commercial, Mixed-Use). This Development Plan does not require the owner or developer to build to the maximum aggregate development limits identified in *Table 3.1, Maximum Allowable Development*.

For purposes of this Project, accessory uses described in Sections 3.5.2.A.4 and 3.5.2.B.4 do not count towards the maximum allowable development identified in *Table 3.1, Maximum Allowable Development* as long as said accessory uses meet the applicable criteria in *Section 3.5.2, Accessory Uses* and are designed to serve the neighborhood or office complex.

### 3.4.1 Development Equivalency

Certain land uses may be converted to other uses as part of the Level I Review process, as indicated in *Section 4.3.1.1, Level I Review*, to maintain flexibility to respond to changing community and regional needs and market conditions over the build-out duration of the Project. The formula located in *Table 3.2, Equivalency Table* outlines how intensity in one use may be increased with a corresponding decrease in another use. The formula is based on the number of trips generated per land use, which is derived from

the 2014 Irvine Transportation Analysis Model (ITAM), version 12.4. Below are the trip generation rates per use incorporated into the Equivalency Table:

- Residential: 6.14 trips per dwelling unit
- Retail: 24.35 trips per 1,000 square feet
- Hotel: 8.76 trips per room
- Office: 10.74 trips per 1,000 square feet

As examples, based on *Table 3.2, Equivalency Table*, 100 hotel rooms could convert to approximately 36,000 square feet of retail floor area (100 x 0.36 x 1,000 = 36,000), or could convert to approximately 142 residential dwelling units (100 x 1.426 = 142) or could convert to approximately 81,600 square feet of office (100 x 0.816 x 1,000 = 81,600).

Regardless of what the formula identified in *Table 3.2, Equivalency Table*, allows, the maximum increase above the amounts identified in *Table 3.1, Maximum Allowable Development*, in any use category shall not exceed the following:

- 375 dwelling units
- 44,000 square feet of retail
- 335,000 square feet of office
- 40 hotel rooms

**Table 3.2, Equivalency Table**

|   |                         | Equivalency Ratio to Convert to These Land Use Types |                         |                         |                     |
|---|-------------------------|--|-------------------------|-------------------------|---------------------|
|   |                         | Residential<br>(in du)                               | Retail<br>(in 1,000 SF) | Office<br>(in 1,000 SF) | Hotel<br>(in rooms) |
| From These<br>Land Use<br>Types:        | Residential<br>(in du)  | --   | 0.252                   | 0.701                   | 0.572               |
|   | Retail<br>(in 1,000 SF) | 3.965  | --                      | 2.268                   | 2.781               |
|   | Office<br>(in 1,000 SF) | 1.749  | 0.441                   | --                      | 1.226               |
|   | Hotel<br>(in rooms)     | 1.426  | 0.360                   | 0.816                   | --                  |
| <b>Maximum Increase Allowed Per Use</b> |                         | 375 du   | 44,000 SF               | 335,000 SF              | 40 rooms            |

SF = square feet  
du = dwelling units

### 3.5 Land Uses

Table 3.3, *Land Use Table*, indicates the permitted, accessory and special uses allowed within the Development Plan area. The letters on top of the table represent the different land use designations. The designations are as follows:

- OS = Open Space Land Use
- R = Residential District
- MU = Mixed-Use District
- C = Commercial District

In general, uses omitted within this table are considered prohibited uses. However, the Manager, CEO Real Estate/Land Development, may interpret unlisted uses, subject to *Section 4, Implementation*.

Permitted uses are permitted by right and do not require any type of discretionary action. For additional information on processing or the determination of a certain use, refer to *Section 4, Implementation*.

#### 3.5.1 Accessory Structures

##### A. Residential Uses

Accessory residential structures are permitted on any site containing a principal residential use. The accessory structure shall meet the following requirements:

1. Accessory structures shall not exceed 10 percent of the area of the principal use.
2. Accessory structures may encroach into any required setback. A maximum of 50 percent of a required setback area may be covered by accessory structures.

3. Accessory structures shall have a maximum height of 20 feet or one story, whichever is less.
4. Accessory structures shall comply with all applicable building codes and this Development Plan.

##### B. Mixed-Use, Office and Hospitality Uses

Accessory structures are permitted on any site with a primary mixed-use, office or hospitality use and can occupy a maximum of 10 percent of the area of the principal use. Where more than one accessory use occurs on a site, the total aggregate of all accessory uses must be equal to or less than 10 percent.

#### 3.5.2 Accessory Uses

An accessory use is defined as a use that is: (1) clearly incidental and subordinate to the principal use of the land or building; (2) located on the same lot with the principal use; and (3) not a generator of additional vehicle trips, parking needs, or adverse environmental impacts.

**Table 3.3, Land Use Table**

| Use  | OS | R  | MU | C  |
|--|----|----|----|----|
| Accessory uses   | P  | P  | P  | P  |
| Agriculture (above-grade)  | P  | P  | P  | P  |
| Alcoholic beverage manufacturing (equal to or less than 6,000 square feet)   |    | I  | P  | P  |
| Alcoholic beverage manufacturing (over 6,000 square feet)  |    | II | II | II |
| Ambulance service  |    | II | II | II |
| Arcade, game   |    | I  | I  | I  |
| Automobile parking lots and structures   |    | P  | P  | P  |
| Bar, tavern, cocktail lounge   |    | II | II | II |
| Barber and beauty shops  |    | P  | P  | P  |
| Businesses, advertising and publishing   | P  | P  | P  | P  |
| Businesses with less than 3,000 square feet devoted to blueprinting, reproduction, book-binding, photoengraving or printing uses |    | P  | P  | P  |
| Caretaker's quarters   |    | P  | P  | P  |
| Car wash   |    | II | II | II |
| Child care/day care center   | P  | P  | P  | P  |
| Churches (and other places of religious worship)   |    | II | II | II |
| Civic, governmental and cultural   | P  | P  | P  | P  |
| Commercial recreation facility   | P  | P  | P  | P  |
| Composting or recycling facility   |    | II | II | II |
| Conference/convention facility   |    | I  | I  | I  |
| Congregate care facility   |    | II | II | II |
| Convalescent home  |    | II | II | II |
| Convenience or liquor store  |    | P  | P  | P  |
| Cultural facilities (theaters, libraries, art galleries, music halls, observatories)   | I  | I  | P  | I  |
| Department store   |    | P  | P  | P  |
| Domestic animal care facility  |    | II | II | II |
| Drive-thru   |    | II | II | II |
| Dry cleaners and self-serve laundry  |    | P  | P  | P  |
| Engineering supplies   |    | P  | P  | P  |
| Environmental learning center  | P  | P  | P  | P  |
| Farmer's market  | I  | I  | I  | I  |
| Financial institution  |    | P  | P  | P  |
| Fire stations  |    | P  | P  | P  |

P = Permitted  
 I = Level I Review Required  
 II = Level II Review Required

OS = Open Space Land Use  
 R = Residential District  
 MU = Mixed-Use District  
 C = Commercial District

**Table 3.3, Land Use Table, continued**

| Use  | OS | R  | MU | C  |
|--|----|----|----|----|
| Florists   |    | P  | P  | P  |
| Fraternal and service club   |    | II | II | II |
| Golf course/driving range  | II |    |    |    |
| Government facility  | P  | P  | P  | P  |
| Health care provider/medical office or clinics   |    | P  | P  | P  |
| Health club  |    | P  | P  | P  |
| Heliport   |    | II | II | II |
| Home care  |    | P  | P  | P  |
| Hospital, including emergency centers  |    | II | II | II |
| Hotel/motel (including extended stay)  |    | P  | P  | P  |
| Information center   | P  | P  | P  | P  |
| Itinerant restaurants (e.g. food trucks)   | P  | P  | P  | P  |
| Janitorial businesses  |    | P  | P  | P  |
| Library  | P  | P  | P  | P  |
| Live/Work Unit   |    | P  | P  | P  |
| Maintenance facilities and structures  | II | II | II | II |
| Pre-manufactured structures  | II | II | II | II |
| Massage establishment and related business   |    | II | II | II |
| Materials recovery facility  |    | II | II | II |
| Mini warehouse/storage   |    |    |    | II |
| Model home sales complex   |    | P  | P  | P  |
| Motion picture and recording studio  |    |    | II | II |
| Movie theater  |    | P  | P  | P  |
| Museum   |    | P  | P  | P  |
| Nonprofit groups and meeting facility  |    | P  | P  | P  |
| Nursery, wholesale   | P  |    |    |    |
| Office, administrative, business, professional   |    | P  | P  | P  |
| Office, design professional  |    | P  | P  | P  |
| Office furniture, equipment and sales (including computers, furnishings, installation and interior decoration) |    | P  | P  | P  |
| Office, headquarters   |    | P  | P  | P  |
| Outdoor vendor   | P  | P  | P  | P  |
| Parks (including parking for recreational uses)  | P  | P  | P  | P  |

P = Permitted  
 I = Level I Review Required  
 II = Level II Review Required

OS = Open Space Land Use  
 R = Residential District  
 MU = Mixed-Use District  
 C = Commercial District

**Table 3.3, Land Use Table, continued**

| Use   | OS | R  | MU | C  |
|---|----|----|----|----|
| Pharmacy  |    | P  | P  | P  |
| Picnic area   | P  | P  | P  | P  |
| Police station  | P  | P  | P  | P  |
| Recreation facility (including health and tennis clubs and spas)  | P  | P  | P  | P  |
| Research and development  |    | P  | P  | P  |
| Residential care facility (under 7 beds)  |    | P  | P  | P  |
| Residential care facility (7 or more beds)  |    | II | II | II |
| Residential shelter   |    | II | II | II |
| Residential, attached   |    | P  | P  | P  |
| Restaurant  |    | P  | P  | P  |
| Restaurant, "Type 47" ABC license, not within an area of undue concentration  |    | I  | I  | I  |
| Restaurant, "Type 47" ABC license, within an area of undue concentration  |    | II | II | II |
| Restaurant, fast-food   |    | P  | P  | P  |
| Retail and/or service business, general   |    | P  | P  | P  |
| Retail business, home improvement related   |    | P  | P  | P  |
| School (public or private)  |    | I  | I  | I  |
| Senior housing  |    | I  | I  | I  |
| Shopkeeper Unit   |    | P  | P  | P  |
| Small collection facility   |    | II | II | II |
| Sober living facility   |    | II | II | II |
| Supermarket   |    | P  | P  | P  |
| Transportation support facility, including trolleys and other uses promoting alternative means of transportation to single-occupant drivers | P  | P  | P  | P  |
| Travel agency   |    | P  | P  | P  |
| Urgent care facility  |    | II | I  | I  |
| Utility building and facility   | II | II | II | II |
| Vehicle leasing and rental (with 5 or fewer vehicles stored on the same site)   |    | P  | P  | P  |
| Vehicle leasing and rental (with more than 5 vehicles stored on the same site)  |    | II | II | II |
| Vehicle repair and detailing, mobile  | P  | P  | P  | P  |
| Veterinary service  |    | II | II | II |
| Warehouse and sales outlet  |    | P  | P  | P  |
| Warehousing, storage and distribution   |    |    |    | II |
| Wireless facility, commercial   | I  | I  | I  | I  |

*P = Permitted*  
*I = Level I Review Required*  
*II = Level II Review Required*

*OS = Open Space Land Use*  
*R = Residential District*  
*MU = Mixed-Use District*  
*C = Commercial District*

**A. Accessory Retail with Residential Uses**

Accessory retail uses are permitted on any site containing attached residential uses.

A small, accessory retail use within an attached residential development will not be subject to parking requirements indicated in *Section 3.9, Parking Standards*, and will not count towards the maximum retail square footage for the Project, as indicated in *Table 3.1, Maximum Allowable Development*, if the development meets the below conditions. Uses that meet the below conditions are not considered to generate additional vehicle trips, parking needs or have adverse environmental impacts.

1. Local-serving retail equal to a maximum of two percent (2%) of the total aggregate square footage of residential unit living space in the Planning Area. Multiple residential Planning Areas may be included in this calculation when developments have been planned with shared components such as internal roadways, driveways, pedestrian connections, recreation amenities, etc.
2. The accessory retail use shall front onto the street or pedestrian-oriented gathering spaces (sidewalk, parks, schools, etc.).
3. The use shall be incorporated into the overall building, design and architecture of the development.
4. The accessory retail use(s) meet(s) one or more of the criteria indicated below:
  - Convenience store, no larger than 5,000 square feet per Planning Area.
  - Restaurants (e.g., café, coffee, sandwich shops) no larger than 3,000 square feet per Planning Area. Restaurants that are established under this Section shall exclude drive-thrus.
  - Retail shops, walk-up banks and/or automated teller machines, pharmacies, no larger than 2,000 square feet per Planning Area.

- Personal services (e.g., barber, shoe repair, hair salon, dry cleaners), no larger than 2,000 square feet per Planning Area.

5. The use shall comply with all applicable land use and Development Standards, and codes.

Additional accessory retail uses beyond those described above, may be permitted as an accessory use within a residential development. However, these uses that do not meet said requirements above will be required to provide parking per *Section 3.9, Parking Standards* of this Development Plan. Furthermore, the accessory retail uses that do not meet said requirements above will count towards the maximum retail square footage for the Project, indicated in *Table 3.1, Maximum Allowable Development*.

For example, a 6,000-square foot restaurant designed to serve two Planning Areas that occupies less than two percent (2%) of the gross square footage would not be subject to the maximum retail square footage indicated in *Table 3.1, Maximum Allowable Development* or be required to provide parking per *Section 3.9, Parking Standards*. Under the same scenario, a 9,000-square foot restaurant would be subject to the maximum retail square footage indicated in *Table 3.1, Maximum Allowable Development* and be required to provide parking per *Section 3.9, Parking Standards* for the portion of the restaurant over 6,000 square feet or over two percent (2%) of the gross floor area.

**B. Accessory Retail with Office Uses**

Accessory retail uses are permitted on any site containing office uses.

A small, accessory retail use within an office development will not be subject to parking requirements indicated in *Section 3.9, Parking Standards*, and will not count towards the maximum retail square footage for the Project, as indicated in *Table 3.1, Maximum Allowable Development*, if the development meets the below conditions. Uses that meet the below conditions are not considered to generate additional vehicle trips, parking needs or have adverse environmental impacts.

1. Local-serving retail equal to a maximum of two percent (2%) of the total aggregate square footage of office uses in the Planning Area. Multiple Planning Areas may be included in this calculation when developments have been planned with

shared components such as internal roadways, driveways, parking lots and/or structures, architectural theme, etc.

2. Exterior or external evidence of the accessory retail shall be minor, so that the appearance of the site remains defined by the primary use.
3. The use shall be incorporated into the overall building, design and architecture of the development.
4. The accessory retail use(s) meet(s) one or more of the criteria indicated below:
  - Convenience store, no larger than 5,000 square feet per Planning Area.
  - Restaurants (e.g., café, coffee, sandwich shops) no larger than 3,000 square feet per Planning Area. Restaurants that are established under this Section shall exclude drive-thrus.
  - Retail shops, walk-up banks and/or automated teller machines, pharmacies, no larger than 2,000 square feet per Planning Area.
  - Personal services (e.g., barber, shoe repair, hair salon, dry cleaners), no larger than 2,000 square feet per Planning Area.
5. The use shall comply with all applicable land use and Development Standards, and codes.

Additional accessory retail uses beyond those described above, may be permitted as an accessory use within an office development. However, these uses that do not meet said requirements above, will be required to provide parking per *Section 3.9, Parking Standards* of this Development Plan. Furthermore, the accessory retail uses that do not meet said requirements above will count towards the maximum retail square footage for the Project, indicated in *Table 3.1, Maximum Allowable Development*.

For example, a 6,000-square foot restaurant designed to serve two Planning Areas that occupies less than two percent (2%) of the gross square footage would not be subject to the maximum retail square footage indicated in *Table 3.1, Maximum Allowable Development* or be required to provide parking per *Section 3.9, Parking*

*Standards*. Under the same scenario, a 9,000-square foot restaurant would be subject to the maximum retail square footage indicated in *Table 3.1, Maximum Allowable Development* and be required to provide parking per *Section 3.9, Parking Standards* for the portion of the restaurant over 6,000 square feet or over two percent (2%) of the gross floor area.

### **3.5.3 Prohibited Land Uses**

The following uses are prohibited within the Development Plan area:

- Adult businesses.
- Agricultural, industrial and/or contractor equipment storage and/or rental facilities.
- Animal hospitals and clinics.
- Apiaries.
- Automobile service stations.
- Automobile/RV storage, repair, repainting and/or wrecking.
- Below-grade agricultural uses (i.e. farming).
- Boarding houses.
- Businesses with more than 3,000 square feet devoted to blueprinting, reproduction, book-binding, photoengraving or printing uses.
- Car dealerships, new and/or used.
- Cemeteries, mausoleums, crematories, funeral homes, mortuaries and the like.
- Cleaning, dyeing and laundry plants.
- Commercial dairies.
- Commercial coaches and modular trailers once development of a Planning Area has been completed.
- Dump sites and hazardous waste management facilities.
- Fortune telling businesses.
- Kennels.
- Large collection facilities.
- Manufacturing uses.
- Medical marijuana facilities.
- Mining and processing.
- Outdoor storage in excess of 10,000 square feet.
- Packing plants.
- Pawn shops.
- Single-family detached units.
- Second dwelling units.
- Solid waste transfer stations.
- Stables and corrals.
- Truck terminals.
- Warehouses in excess of 30,000 square feet.

### 3.5.4 Interim Land Uses

The following interim uses are permitted within all areas of the Development Plan at the discretion of the Manager, CEO Real Estate/Land Development:

- Parking of vehicles and/or recreational vehicles.
- Green power generation.
- Above-grade agriculture.
- Any accessory or related use to support or complement the uses listed above.
- Temporary commercial coaches or modular trailers.
- Any other interim use approved by the Manager, CEO Real Estate/Land Development.

### 3.5.5 Temporary Land Uses

All temporary structures and uses shall comply with all applicable Orange County Fire Authority (OCFA) regulations.

#### **A. *During Construction and Initial Residential Unit Sales/Leasing***

The following temporary buildings, structures and uses shall be permitted during construction and during residential unit sales and/or leasing with the location of such use subject to the approval of the Manager, CEO Real Estate/Land Development.

1. Developer's/Contractor's Offices and/or Storage. Temporary structures including the housing of tools and equipment or structures that contain supervisory offices used in connection with construction activities.
2. Temporary Recycling of Construction Materials. Demolition and storage of materials to be reused as part of the construction process, subject to conditions that may be imposed on individual development approvals.
3. Temporary Tract Sales/Leasing Offices. Temporary tract sales/leasing offices within a commercial mobile home until a model home/unit becomes available for use as a sales office.
4. Model Homes. Model homes/units, temporary real estate offices and model homes/units to be used as a temporary tract sales office.
5. Any other temporary use approved by the Manager, CEO Real Estate/Land Development.

#### **B. *Throughout the Life of the Development***

The following temporary buildings, structures and uses shall be permitted with the location of such use subject to the approval of the Manager, CEO Real Estate/Land Development.

1. Holiday Sales. Temporary holiday sales such as Christmas tree and pumpkin sales.
2. Open Air Festival. The temporary use of premises for promotional or community events, such as a farmer's market, as further defined in the Appendix.

### 3.5.6 Live/Work Unit Requirements

The below requirements apply to live/work units:

1. The entire ground floor may be used for the live/work or residential use. In no case shall the live/work occupation occur above the ground floor. There is also no minimum square footage for the live/work activity.
2. Only the permanent resident(s) of the subject premises may be employed in the live/work activity.
3. The live/work shall provide additional parking spaces, as indicated in Section 3.9, *Parking Standards* of this Development Plan.
4. Sales to a customer may occur on the premises of the live/work unit between the hours of 8:00 A.M. and 9:00 P.M.
5. A live/work unit shall be occupied by the same person that works in the unit. Additionally, the entire unit shall be constructed for residential occupancy.
6. Each live/work unit is permitted to have up to two (2) signs for identification purposes only. One sign, up to six (6) square feet in area, may hang from or be attached to the unit along the street frontage or paseo/linear court frontage. This sign may be on the side or front of the building. A second sign, a wall sign up to two (2) square feet in area, may be attached to the wall near the entrance or on the customer entrance door. In no case may signs be placed in the windows of the unit or in the walkway.

### 3.5.7 Shopkeeper Unit Requirements

The below requirements apply to shopkeeper units:

1. The entire ground floor may be used for the shopkeeper occupation or residential use. In no case shall the shopkeeper occupation occur above the ground floor. There is no minimum square footage for the shopkeeper activity.
2. Up to two (2) additional people, other than the permanent resident(s) of the subject premises, may be employed in the shopkeeper activity.
3. The shopkeeper units shall provide additional parking spaces, as indicated in *Section 3.9, Parking Standards* of this Development Plan.
4. Sales to a customer may occur on the premises of the shopkeeper unit between the hours of 8:00 A.M. and 9:00 P.M.
5. The commercial space of the shopkeeper unit shall be constructed for commercial occupancy, whereas all other spaces shall be constructed for residential occupancy. In no case shall a shopkeeper unit be sold as two separate units (i.e. commercial and residential); the commercial space may be rented separately to a commercial user.
6. Each shopkeeper unit is permitted to have up to two (2) signs for identification purposes only. One sign, up to six (6) square feet in area, may hang from or be attached to the unit along the street frontage or paseo/linear court frontage. This sign may be on the side or front of the building. A second sign, a wall sign up to two (2) square feet in area, may be attached to the wall near the entrance or on the customer entrance door. In no case may signs be placed in the windows of the unit or in the walkway.

### 3.5.8 Home Occupations

In addition to the requirements for each residential development, the following requirements shall apply to the establishment and operation of home occupations. This Section applies to only residential uses and do not apply to live/work or shopkeeper units.

1. Home occupations are permitted when conducted as an accessory use to a residential use.
2. There shall be no exterior evidence of the conduct of a home occupation.
3. A home occupation shall be conducted only within the enclosed living area of the dwelling unit.
4. Electrical or mechanical equipment which creates visible or audible interference in radio or television receivers or causes fluctuations in line voltage outside the dwelling unit shall be prohibited.
5. Only the residents of the dwelling unit may be engaged in the home occupation.
6. The delivery of goods to the dwelling unit intended for resale without material modification by the home occupation business is prohibited.
7. The establishment and conduct of a home occupation shall not change the principal character or use of the dwelling unit involved.
8. Signage is prohibited.
9. Required residential off-street parking shall not be obstructed by the home occupation use.
10. A home occupation shall not create greater vehicular or pedestrian traffic than normal for the Planning Area in which it is located.

### 3.5.9 Alcoholic Beverage Manufacturing Requirements

In addition to the design guidelines and development standards within this Development Plan, the following requirements shall apply to alcoholic beverage manufacturing uses and accessory tasting rooms.

1. An alcoholic beverage manufacturing and accessory tasting room use shall comply with all federal, state and local laws and regulations, including a valid license from the California Alcohol Beverage Control (ABC) Board for the specific type of alcoholic beverage manufacturing occurring on site.
2. An alcoholic beverage manufacturing and accessory tasting room use shall not exceed 6,000 square feet of gross floor area, unless otherwise permitted by a Level II Review.
3. An alcoholic beverage manufacturing use may not exceed production of 15,000 barrels per year.
4. All production activities and on-site storage shall be located completely within the alcoholic beverage manufacturing facility. Off-site storage for an alcoholic beverage manufacturing facility is permitted within the Commercial District, where storage and warehousing is permitted.
5. The display of alcoholic beverages shall be located within the alcoholic beverage manufacturing and accessory tasting room facility.
6. The alcoholic beverage manufacturing and accessory tasting room use shall be allowed to operate and be open to the public during the following hours:
  - Manufacturing and Operation: 7:00 A.M. to 7:00 P.M. Monday through Saturday; and
  - Accessory Tasting Room Open to the Public: 12:00 P.M. to 9:00 P.M. Sunday through Thursday and 11:00 A.M. to 10:00 P.M. Friday through Saturday.
7. Service trucks used for the purposes of loading and unloading materials, ingredients, products, and equipment shall be restricted to the hours of 8:00 A.M. to 6:00 P.M. Monday through Friday and 11:00 A.M. to 6:00 P.M. on Saturday.
8. The consumption, tasting and sales of alcoholic beverages shall be limited to only those products produced on site.
9. Ancillary retail sales shall be limited to only those retail items directly associated with the on-site alcoholic beverage manufacturing facility and accessory tasting room.
10. The alcoholic beverage manufacturing use or accessory tasting room shall not charge an admission fee, cover charge or require a minimum purchase.
11. A security plan, including a video surveillance system and exterior lighting plan, satisfactory to the Manager, CEO Real Estate/Land Development shall be submitted to and approved prior to the issuing of a Certificate of Occupancy. The video surveillance system shall be installed to assist with monitoring the property on both the interior and exterior. A Digital Video Recorder (DVR) or similar video-recording device, capable of exporting images in TIFF, BMP, or JPG format shall be used. Recording shall be retained for no less than 30 days. Exterior lighting shall clearly illuminate the common areas surrounding the building including, but not limited to, the entrance and exit doors, as well as the business address.
12. No more than ten percent of the window display area (including any transparent doors) shall be allowed to bear advertising, signs or any other obstructions. All advertising, signage or other obstructions shall be placed and maintained to ensure a clear and unobstructed view of the establishment's interior. Window signs displaying prices shall be prohibited. No advertising or signage shall be placed in the area above three feet or below six feet in height of all windows measured from grade.
13. Tours of the alcoholic beverage manufacturing and accessory tasting room use shall occur on regularly scheduled days and times. The operator shall ensure that tours do not negatively impact adjacent businesses or property owners.

14. Alcoholic beverage manufacturing and accessory tasting room uses located on the same site as or adjacent to residential units shall be restricted from utilizing ventilation practices that may negatively impact residences and may be required to install mechanical air filtration systems to the satisfaction of the Manager, CEO Real Estate/Land Development.

### **3.5.10 Waste Management and Hazardous Materials Requirements**

In addition to the requirements within this Development Plan, the following procedures are applicable to the uses and activities listed below:

#### **A. Hazardous Materials Disclosure**

Prior to issuance of certificates of use and occupancy for uses listed in C, below, the applicant shall comply with all applicable OCFA and Orange County Health Care Agency regulations and requirements regarding Hazardous Material Disclosures.

#### **B. Waste Management**

Prior to issuance of certificates of use and occupancy for uses listed in C, below, the applicant shall provide plans or identify measures to comply with Division 20, Chapter 6.5 of the State Health and Safety Code and all applicable sections of the California Code of Regulations, in a manner acceptable by the Orange County Health Care Agency and Irvine Ranch Water District (IRWD).

#### **C. Applicable Uses and Activities**

Any future developments involved with the uses and activities listed below shall comply with the requirements in this Subsection.

- Chemical and commercial cleaning product distribution/sales.
- Cleaners, self-service laundries, and vehicle washes.
- Home improvement product, lumber, and hardware sales.
- Medical facilities.
- Nurseries.
- Oil and gas exploration and extraction.
- Paint and finishing product sales.
- Photo-processing.
- Recreation facilities such as driving ranges and amusement parks.
- Research, laboratory, and testing facilities.

- Transportation service facilities.
- Utility facilities.
- Other generation of hazardous waste, including material(s) to be disposed of by sanitary sewer.

#### **D. Underground Storage Tanks**

Prior to issuance of certificates of use and occupancy for underground tanks to store any hazardous materials, the applicant shall provide plans or identify measures to comply with Division 20, Chapter 6.7 of the State Health and Safety Code and all applicable sections of the California Code of Regulations, in a manner acceptable by the Orange County Health Care Agency.

#### **E. Approval**

Approval of any hazardous waste storage activity as a use consistent with the purpose and intent of the District shall be subject to the requirement that continuing authority of the hazardous waste storage be vested with OCFA or the Orange County Health Care Agency to suspend operations for public safety reasons.

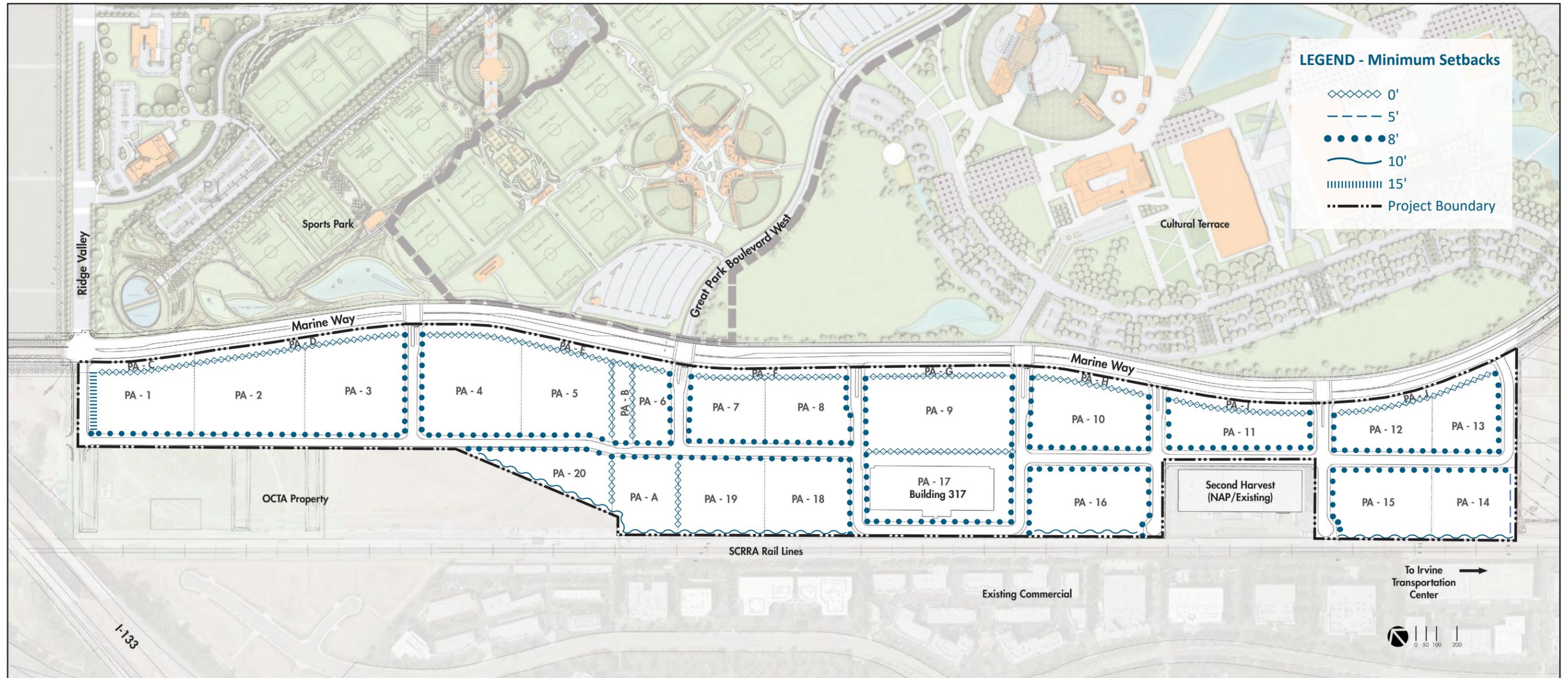
### **3.5.11 Heliport Requirements**

All heliports/helistops require a Level II Review and are subject to review by the Federal Aviation Administration (FAA) and State Division of Aeronautics. Additionally, if approved, heliports/helistops shall not operate between the hours of 9:00 P.M. and 7:00 A.M. Emergency medical flights are exempted from this restriction.

### 3.6 Minimum Building Setbacks

The required minimum building setbacks for the Development Plan area are shown in *Exhibit 3-3, Minimum Setbacks*. The intent of the setback requirements is to reinforce and protect the character of the public streets and to create a pedestrian-scaled streetscene. Additional setback requirements are indicated below:

1. There shall be a 15-foot setback from Ridge Valley.
2. There shall be a 10-foot setback from the OCTA-owned property and the SCRRRA rail line to the south.
3. There shall be an 8-foot minimum setback for ground-floor living areas along all streets indicated in *Exhibit 3-3, Minimum Setbacks*.
4. Rear and side internal setbacks between Planning Areas shall be five (5) feet. If two (2) or more adjacent Planning Areas not separated by a street (as shown on *Exhibit 3-3, Minimum Setbacks*) are combined into a single development, the five (5)-foot setback between these properties is not required.
5. No setback is required adjacent to the Marine Way landscape Planning Areas (C through I).
6. At or above-grade entrances to garages and carports shall be set back a minimum of 1.5 feet from any drives. This setback area shall be distinguished from the common drive to prevent cars from blocking garage doors by incorporating concrete, pavers or other type of distinguishing material or method. Living areas above the garage do not need to comply within this garage setback.
7. At or above-grade entrances to garages and carports shall be set back a minimum of 18 feet from the back of sidewalk adjacent to a street as indicated in *Exhibit 2.2, Circulation Plan*, to ensure that cars queueing in the driveway do not overhang the sidewalk. Living areas above the garage do not need to comply within this garage setback.



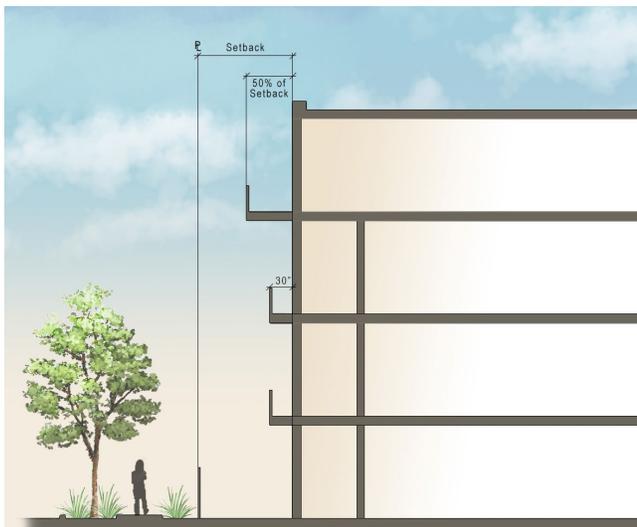
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### 3.7 Setback Encroachments

An encroachment is a permitted projection into a setback. These encroachments are intended to allow for architectural variation on façades to create an interesting streetscene. In all cases, all encroachments shall comply with the California Building Code (CBC), as well as, applicable codes and regulations. The permitted encroachments are discussed below.

- Covered porches and upper-floor balconies may encroach up to 30 inches into all required setbacks. Up to 20 percent of the covered porches and balconies on any façade may encroach up to 50 percent of the required setback (up to 7 feet). In all cases, covered porches and balconies shall have a minimum 8-foot clearance from the floor below.
- Retail and office door swings may encroach up to 18 inches into any street or setback.
- Basements, underground cisterns and subterranean garages provided there is space for plant material to grow above them (3 feet minimum) may encroach up to 10 feet into any setback.
- ADA accessible ramps (that may include a trellis or other architectural feature that is integrated into the building and does not exceed the first floor plate height) and unenclosed stairwells may encroach up to five (5) feet into any required setback.
- First-story balconies, uncovered stairs, stoops and/or terraces may encroach up to six (6) feet into any setback adjacent to a street identified in *Exhibit 2.2, Circulation Plan*.
- Cornices, eaves, sills, buttresses and other architectural features may encroach up to 30 inches into all required setbacks.
- Awnings, lighting fixtures and canopies may encroach up to three (3) feet into all required setbacks.
- Monumentation, roads, drives, detention/retention basins, walls, fences and free-standing wireless facilities may encroach into any setback, subject to all applicable OCFA regulations and requirements in *Section 3.10, Wall and Fence Standards* and *Section 3.13, Wireless Facility Standards*.
- Pageantry and signs may encroach into any setback, subject to the requirements in *Section 3.12, Signage*.
- Art may encroach into all setbacks and encroach into the right-of-way (except for Marine Way and Ridge Valley) except that they shall in all events be located outside of the “Limited Use Area,” as defined in *Section 3.10.1, Intersection Sight Line Standards*.



Example of Balcony Encroachments

### 3.8 Development Standards

The Development Standards for the Project establish the minimum criteria for the development of individual lots within the Development Plan area. Specific requirements are described on *Table 3.4, Development Standards*. Deviations from these Development Standards require a Level II or Level III Review (refer to *Section 4.3, Discretionary Actions*).

Additional Development Standards include:

- Storage areas and equipment shall not be located in any required setback area or side yard except for utility equipment installed by the utilities.
- Screening shall be provided so that materials stored in the area and/or equipment at grade or on the roof are screened from ground-level view from all adjacent streets and properties at the

same grade. Solar energy systems are exempt from this regulation.

- Developments shall comply with all applicable *Development Plan Security Code* regulations, found within *Appendix B* of this Development Plan.

**Table 3.4, Development Standards**

| Standard                            | Residential Developments*  | Hotel & Retail Developments** | Commercial Office Developments***   |
|-------------------------------------|--|-------------------------------|-------------------------------------|
| Maximum net density                 | 80 du/ac per development;<br>50 du/ac average                                  | N/A                           | N/A                                 |
| Maximum net floor area ratio (FAR)^ | N/A  | 2.0                           | 4.0 per development;<br>2.0 average |
| Minimum site size                   | 1 acre   | 1 acre                        | 1 acre                              |
| Maximum site coverage^              | 85%  | 50%                           | 50%                                 |
| Maximum building height             | 90'  | 125'                          | 220'                                |
| Minimum site landscaping            | 15%  | 15%                           | 15%                                 |
| Minimum residential open space^^    | A minimum of 100 square feet of open space per unit (either private or common) | N/A                           | N/A                                 |
| Building separation                 | 6'   | 0'                            | 20'                                 |

\* - Includes mixed-use developments with at least one-story of retail or office uses and residential units above the retail or office uses.

\*\* - Includes mixed-use developments with hotel and residential units.

\*\*\* - Includes mixed-use developments with at least one-story of retail uses and office uses above the retail uses.

^ - Parking structures are not included in FAR and site coverage calculations.

^^ - Private balconies shall have a minimum dimension of 5 feet and private patios shall have a minimum dimension of 7 feet to count towards the open space requirement. Common open space areas shall have a minimum dimension of 20 feet to count towards this requirement. These are in addition to the required common open space identified in Section 3.3.1, Common Open Space.

### 3.9 Parking Standards

Off-street parking shall be provided for both vehicles and bicycles per the requirements of this Development Plan.

- Off-street parking facilities are to be provided as shown on *Table 3.5, Parking Standards* of this Development Plan. This table assumes gross floor area.
- Parking requirements for uses not indicated in *Table 3.5, Parking Standards*, shall be reviewed and approved by the Manager, CEO Real Estate/Land Development. Uses not specified shall be compared to a similar use or uses that could satisfy the minimum parking demand. When there is no similar use in *Table 3.5, Parking Standards*, a parking study prepared by a firm acceptable to the Manager, CEO Real Estate/Land Development shall be submitted that provides justification, and data supporting the proposed minimum parking requirement.
- Where applicable, parking on all streets except for Marine Way and Ridge Valley counts towards the required non-residential and residential visitor parking when the on-street parking is: 1) directly adjacent to the site; or 2) directly adjacent to a site that provides parking for another Planning Area.
- Parking may be provided on a different site than the use is located on, subject to the entrance of the parking area being within 1,200 feet of the entrance of a non-residential use or 600 feet of the entrance of a residential unit or building. Where off-site parking is proposed, a reciprocal access/parking agreement between the users and/or owners of the two properties shall be provided to the Manager, CEO Real Estate/Land Development.

**Table 3.5, Parking Standards**

| Use                  | Vehicular Parking Required   | Bicycle Parking Required |
|----------------------|--|--------------------------|
| Attached residential | Studios: 1.25 spaces/unit (1 covered)<br>1 bedrooms: 1.65 spaces/unit (1 covered)<br>2 bedrooms: 1.85 spaces/unit (1 covered)<br>3+ bedrooms: 2.25 spaces/unit (1 covered)   | None                     |
| Live/Work units      | 2.5 spaces per unit (1 covered)  | None                     |
| Shopkeeper units     | 3.5 spaces per unit (1 covered)  | None                     |
| Car Washes           | 2.5 spaces per 20 feet of tunnel length  | None                     |
| Hotels/Motels        | Per parking study  | None                     |
| Nursery              | 1 space per 300 square feet of retail area plus 1 space per 1,000 square feet of outdoor display and storage   | None                     |
| Restaurants          | Up to 6,000 square feet per restaurant: 1 space per 90 square feet<br>Over 6,000 square feet per restaurant: 1 space per 66 square feet<br>Fast-food restaurants: 1 space per 120 square feet<br>Outdoor dining areas: 1 space per 180 square feet | 3 spaces                 |

**Table 3.5, Parking Standards, continued**

| Use   | Vehicular Parking Required  | Bicycle Parking Required                  |
|---|---|---|
| Retail, offices, research & development, barbershops, beauty salons, financial institutions and massage | 1 space per 312 square feet   | 1 space per 50 automobile spaces required |
| Schools   | 0.8 spaces per instructor and employees and 1 space per 4 students                | None                                      |
| Convalescent and nursing homes  | 1 space per 4 beds  | None                                      |
| Hospitals   | 1 space per 4 beds plus 1 space per 270 square feet of administration office area | 4 spaces                                  |
| Medical/dental offices and veterinary services  | 1 space per 215 square feet   | 2 spaces                                  |
| Government facilities, arcades  | 1 space per 240 square feet   | 5 spaces                                  |
| Warehouses  | 1 space per 1,000 square feet   | None                                      |
| Driving range   | 1 space per tee   | None                                      |
| Skating rink (roller and ice)   | 1 space per 120 square feet of rink area or 1 space per 4 fixed seats             | 1 space per 33 automobile spaces required |
| Athletic courts   | 2.4 spaces per court  | None                                      |
| Movie theaters  | 1 space per 3.5 seats plus 4 spaces for employees                                 | 1 space per 33 automobile spaces required |
| Auditoriums, places of worship and places of public assembly  | 1 space per 3.5 seats or 1 space per 40 square feet                               | None                                      |
| Child care, preschool nursery schools   | 1 space per employee plus 1 space for 7 children                                  | None                                      |
| Health clubs  | 1 space per 180 square feet   | 1 space per 33 automobile spaces required |
| Libraries   | 1 space per 360 square feet   | 1 space per 10 automobile spaces required |

**Table 3.5, Parking Standards, continued**

| Use   | Vehicular Parking Required  | Bicycle Parking Required                  |
|---|---|---|
| Christmas tree, pumpkin sales, fruit and vegetable stands | 1 spaces per 500 square feet of display and walkway areas   | None                                      |
| Residential shelters                                      | 1 space per 4 beds plus 1 space per employee  | None                                      |
| Parks   | Planning Area A: 6 spaces minimum<br>Planning Area B: 2 spaces minimum<br>No parking spaces are required for Planning Areas C through I | 5 spaces                                  |
| Community Center  | 1 space per 240 square feet plus 1 space per 700 square feet of pool water surface area   | 1 space per 33 automobile spaces required |

**3.9.1 Parking Standard Modifications, Shared Parking Study**

For parking facilities providing parking to two or more of the above uses with differing peak demands, reductions to the above parking standards may be permitted through the Level I Review process, as discussed in *Section 4.3.1.1, Level I Review*. Part of this reduction shall require the submittal of a shared parking study, prepared by a parking consultant firm acceptable to the Manager, CEO Real Estate/Land Development. This shared parking study shall determine the number of parking spaces necessary for the proposed mix of uses. The minimum required parking spaces shall be determined by the process described below:

1. Determine the square footage of each use, number of rooms, employees or dwelling units, or other quantity of land use.
2. Select the unadjusted parking demand ratio for that use. The unadjusted parking demand ratio is the base parking demand if each site was developed independently from each other. These ratios are segmented by use and into two categories, weekday and weekend. The specific values shall be obtained from the most recent edition of *Shared Parking*, published by the Urban Land Institute (ULI) and *Parking Generation* published by Institute of Transportation Engineers (ITE). Multiply this value by the value obtained in 1, above. This will yield the unadjusted parking demand.

3. Multiply the unadjusted parking demand determined in 2, above, by the following adjustment factors for each use to yield the minimum number of parking spaces required:

- Occupancy rate adjustment associated with peak demand month, pursuant to Urban Land Institute’s *Shared Parking* publication.
- Occupancy rate adjustment associated with peak demand hour, pursuant to Urban Land Institute’s *Shared Parking* publication.
- Non-captive ratio adjustment (number of visits per trip).
- Driving ratio adjustment (mode and persons per car).
- Reserved spaces for specific uses, such as residential.

The scenario (of weekday or weekend) that requires the highest parking demand shall be used in determining the minimum number of required parking spaces. The required number of parking spaces shall be sufficient to satisfy the highest parking demand, as determined by the shared parking study.

If a development utilizes a parking reduction via a shared parking study, no new shared parking study shall be required once the initial certificate of occupancy has been issued so long as:

- The aggregate developed square footage is not increased;
- The proposed use does not require a Level I or II Review; or
- There is no increase in the parking demand previously analyzed in the shared parking study (i.e. office uses are proposed to be converted to retail uses).

If any of the above events are to occur, the development must comply with the parking requirements identified in *Table 3.5, Parking Standards*, or a new shared parking study shall be processed through a Level I Review process.

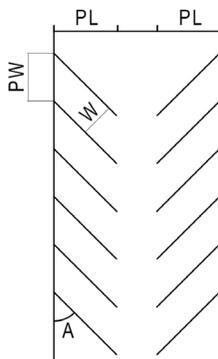
### 3.9.2 Parking Lot Design Standards

All parking lots and/or structures shall be governed by the below requirements:

- Except for compact spaces, all angled, perpendicular and tandem parking spaces shall comply with the minimum parking dimensions indicated in *Table 3.6, Parking Lot Design Standards*. Compact parking spaces shall have a minimum width of 8 feet and a minimum depth of 16 feet.
- Up to 35 percent of all spaces within a non-residential parking structure may be designated as compact parking spaces. Compact spaces may not be used for visitor parking.
- All parallel parking spaces shall have a minimum width of 8 feet and a minimum depth of 22 feet.
- Excluding garages accommodating up to four (4) cars, when a parking space parallels a building,

fence, support column or other obstruction, the space shall be a minimum of one (1) foot wider than otherwise required.

- Overhangs up to two (2) feet may be included as part of the required parking space dimension as long as the overhang is not part of a pedestrian walkway or parking space.
- One-way driveways and aisles shall have a minimum width of 12 feet. Two-way driveways and aisles with or without parallel parking shall have a minimum width of 20 feet. Two way aisles with angled or perpendicular parking shall have a minimum width of 24 feet.
- All designated fire access ways shall comply with OCFA requirements.
- Parking circulation shall be designed so that any vehicle can leave the parking area and enter into the private or public street traveling in a forward direction.
- Turnaround areas shall be provided on all dead-end aisles containing 10 or more parking spaces.
- At-grade parking lots shall provide a minimum of one (1) 15-gallon canopy tree for every four uncovered parking spaces.
- All landscape planters with trees shall have a minimum internal dimension of 4.5 feet (back of curb to back of curb).
- At-grade, off-street parking lots shall be screened from view from properties and streets outside of the Project boundary using walls, berms and/or evergreen landscaping. This screening shall have an eventual height of 3.5 feet.



*Parking Lot Design Exhibit*

**Table 3.6, Parking Lot Design Standards**

| Parking Angle (A) | Projected Width of Stall (PW) | Width of Stall (W) | Projected Length of Stall (PL) |
|-------------------|-------------------------------|--------------------|--------------------------------|
| 45                | 12.73'                        | 9.00'              | 19.09'                         |
| 60                | 10.39'                        | 9.00'              | 20.09'                         |
| 90                | 9.00'                         | 9.00'              | 18.00'                         |

- The perimeter of parking structures shall be landscaped at ground level with a minimum of one tree (15-gallon) for every 20 feet on average. Portions of a parking structure with a building or structure separating said parking structure from a street, Planning Area and/or adjacent property do not need to comply with this requirement.

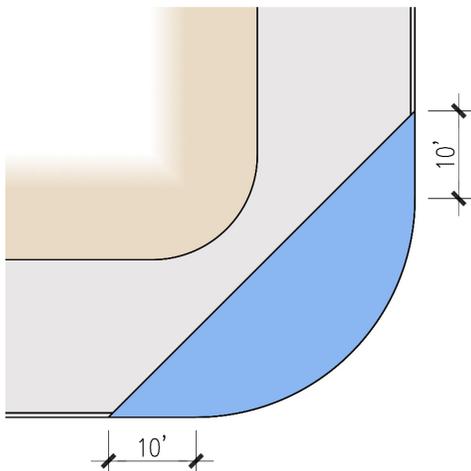
### 3.9.3 Tandem Parking

Tandem parking may be counted towards the required off-street parking identified in *Table 3.5, Parking Standards*, in the following instances:

- For non-residential uses, tandem parking up to two (2) cars in depth is permitted in a garage or parking area when attendants are parking vehicles, provided that the use of the attended tandem parking does not interfere with traffic flow or use of non-tandem parking spaces.
- For residential uses (including live/work and shopkeeper units), tandem parking of up to two (2) cars in depth is permitted where the spaces are assigned to the same unit.

### 3.9.4 Loading Dock Design Standards

- In Planning Areas adjacent to Ridge Valley or Marine Way, loading docks shall not be oriented towards these streets.
- All loading docks shall be screened from view from adjacent streets.



"Limited Use Area" Graphic (not to scale)

## 3.10 Wall and Fence Standards

### 3.10.1 Intersection Sight Line Standards

- A "Limited Use Area" shall be provided at every corner of a street and/or drive. The Limited Use Area is defined as an area bounded by the curb line and a diagonal line connecting a point ten (10) feet from the beginning and the end of a curb radius (see image below).
- To preserve visibility, landscape, gateways, walls and fences are permitted within the setback and rights-of-way (excluding Marine Way and Ridge Valley), provided physical features shall not encroach into the "Limited Use Area." Within the "Limited Use Area," trees are permitted when the lowest branch height is higher than nine (9) feet from the ground. Light standards are allowed within the "Limited Use Area."

### 3.10.2 General Wall and Fence Standards

Walls and fences may encroach into all setbacks, be located on a side or rear property line and encroach into the right-of-way (except for Marine Way and Ridge Valley) when connected to monumentation (see *Section 2.5.2.4, Project Gateway Monuments*), except that they shall in all events be located outside of the "Limited Use Area," as defined in *Section 3.10.1, Intersection Sight Line Standards*.

- If a retaining wall is combined with a fence or wall, the total combined height of the exposed wall may reach a maximum of 10 feet above grade.
- Fences and walls intended to restrict unauthorized entry into pools, spas and recreational facilities may reach a maximum height of eight (8) feet.
- Barbed wire, wire (including razor wire), electronically charged fences, plain exposed concrete block, plastic materials, chain link and grape stakes are prohibited materials for fences and walls. However, chain link may be used on a temporary basis at construction sites and for agricultural sales uses. The temporary fencing shall be removed upon completion of construction.

### 3.10.3 Residential Wall and Fence Standards

- Fences and walls located within the private street setback area shall be no higher than 30 inches above grade at the property line. The fence or wall may be one (1) foot higher for every three (3) feet the fence or wall is set back from the property

line, up to a maximum of six (6) feet above grade. Properties that front onto more than one (1) private street may have walls up to six (6) feet in height up to the side and rear property lines.

### 3.10.4 Non-Residential Wall and Fence Standards

- Fences and walls located within the private street setback area shall be limited to 42 inches in height. Fences beyond the private street setback area are limited to six (6) feet in height. Properties that front onto more than one (1) private street may have walls up to six (6) feet in height up to the side and rear property lines.

## 3.11 Identity Markers

Project identity markers such as gateways and monuments are permitted to provide locational cues and identification for visitors. Gateways and monuments shall be completely located on Planning Areas C, D, E, F, G, H, I, 9, 17 or into the right-of-way (except for Marine Way and Ridge Valley) unless an encroachment permit or other applicable approval is obtained. The design and location of these gateways and monuments shall be located outside of the "Limited Use Area," as defined in *Section 3.10.1, Intersection Sight Line Standards* and be in compliance with *Section 2.5.2.4, Project Gateway Monuments*.

## 3.12 Signage

*Table 3.7, Permitted Sign Matrix*, identifies the permitted signs for the Project site. The Development Standards and design guidelines governing signage within the Development Plan area shall be as provided within this Section and *2.10, Signage Guidelines*, respectively.

### 3.12.1 Exempted Signs

The following permitted signs and/or sign structures are exempt from any sign permit requirement within this Development Plan; provided, however, that such signs shall comply to all other applicable requirements of the Development Plan.

1. *Directional Signs in Parking Areas*. Permanent ground sign located in parking lots to provide direction to drivers up to 6 feet in height and 6 feet in width.

2. *Residential Wall Signs*. One (1) permanent wall sign per residence to identify the residence up to two (2) square feet in area.
3. *Permanent Window Signs for Non-Residential Uses*. Permanent window sign(s) which inform(s) pedestrians of store name and hours of operation. *Permanent window signs shall be limited to 20 square feet.*
4. *Temporary Window Signs for Non-Residential Uses*. One (1) temporary window sign on glass at a retail space, up to 30 square feet in area per lessee may be permitted for a duration of up to 30 calendar days per sign. A retail space may not have temporary window signs for more than 60 calendar days within a year.
5. *Commercial Real Estate Signs*. Signs which identifies nonresidential property or space available for lease or for sale. Ground signs may be up to 12 feet in height and 8 feet in width. Ground real estate signs must not be within 100 feet of another commercial real estate sign. Signs over six (6) feet in height require a Sign Permit for structural review. Wall signs may be up to two (2) feet in height and two (2) feet in width. One wall sign is permitted per site or space for lease.
6. *Temporary Political Signs*. Temporary ground-mounted sign related to an upcoming political campaign up to 3 square feet in area if within 150 feet of an intersection, or up to 6 feet in height and 12 square feet in area if greater than 150 feet from an intersection. Signs shall be removed within 10 days of an election.
7. *Temporary Employment Opportunity Signs*. Temporary sign which identifies employment opportunities at site up to four (4) square feet in area is permitted on the outside of the building.
8. *Temporary Construction Signs*. One (1) temporary sign per site which identifies the developer, designers and contractors, up to 32 square feet in area.
9. *Public Notices and Signs*. Public notices posted pursuant to law, signs erected by governmental agencies and public utilities and warning or

**Table 3.7, Permitted Sign Matrix**

| Sign Type  | Number of Permitted Signs   | Max. Sign Area Per Sign Face   | Min. Setback (Freestanding) | Max. Height  | Other Requirements   |
|--|---|--|-----------------------------|--|--|
| Major & Minor Identification                       |   |  |                             |  |  |
| Residential Monument                               | 1 per project entry. 1 additional allowed for entry leading to leasing office.            | 36 SF (4' max. height)   | 2' from back of sidewalk    | 6' for sign structure  | May not be used with a "Residential Project Wall Sign" on same street frontage. Must be 100' from another monument sign unless separated by a driveway/road.   |
| Retail/Office Center Monument                      | 1 per street frontage. 1 additional allowed at signalized intersections.                  | 80 SF (8' max. height)   | 2' from back of sidewalk    | 10' for sign structure   | May not be used with a "Retail/Office Project Wall Sign" on same street frontage. Must be 100' from another monument sign unless separated by a driveway/road. |
| Residential Project Wall Sign                      | 1 per elevation if "Residential Monument" does no occur on same frontage                  | 36 SF (4' max. height)   | N/A                         | 24" for symbols, 18" for letters   | Must be parallel to wall.  |
| Retail/Office Project Wall Sign                    | 1 per elevation if "Retail/Office Center Monument" does no occur on same frontage         | 80 SF (8' max. height)   | N/A                         | 24" for symbols, 18" for letters   | Must be parallel to wall.  |
| Single-Occupant Retail/Office Wall Sign            | 3 signs per building, but not on same elevation or within 20 feet of same building corner | 1 SF per lineal foot of building frontage (200 SF max.)                        | N/A                         | 34" for one line of copy, 48" for two lines of copy, 68" for three lines of copy | Characters shall not exceed 34" in height. Must be parallel to wall.   |
| Multi-Occupant Retail/Office Building Parapet Sign | 2 per building on opposite elevations   | 200 SF. Buildings over 4 stories may have an additional 25 SF per story over 4 | N/A                         | 35". Buildings over 4 stories may have an additional 5" per story over 4.        | Above top row of windows. Must be parallel to wall.  |
| Multi-Occupant Retail/Office Building Eyebrow Sign | 4 per building  | 40 SF  | N/A                         | 18"  | On building wall between first floor and second floor windows. Must be parallel to wall.   |

SF = square feet

**Table 3.7, Permitted Sign Matrix, continued**

| Sign Type                                | Number of Permitted Signs                               | Max. Sign Area Per Sign Face   | Min. Setback (Freestanding)                | Max. Height                              | Other Requirements   |
|--|---|--|--|--|--|
| Multi-Occupant Retail/Office Tenant Sign | 1 sign per building face per lease space                | 1 SF per lineal foot of primary lease frontage (200 SF max.).<br>0.75 SF per lineal foot of secondary frontage (150 SF max.).                                      | N/A  | 24"                                      | Sign may project up to 3'. May be located on a wall or awning.   |
| Retail Blade Sign                        | 1 sign per public entrance per lease space              | 10 SF  | N/A  | 4' for sign structure, 12" for sign copy | Sign panel shall not exceed 10' in width. Only store's name and logo permitted on blade sign.  |
| Building 317 Identity                    | 8 total; no more than 3 per elevation.                  | 600 SF per sign  | N/A  | N/A                                      | All projections (including vertical) are permitted. May only contain information identifying Building 317 and/or Project branding.   |
| <b>Changeable Signage</b>                |   |  |  |  |  |
| Pageantry                                | No Limit  | 24 SF  | Within private street ROW and setback area | 20'                                      |  |
| Marquee Signs                            | 1 per use   | 900 SF   | 10 feet from Marine Way ROW                | N/A                                      | Permitted only for movie theater and live entertainment uses. Does not count towards square footage for tenant identification.   |
| Mural Graphics                           | 50  | 675 sq. ft., or 75% of the building face, whichever is greater. Painted murals that do not contain off-site advertising may be up to 75% of building face or wall. | N/A  | N/A                                      | May project up to 3'. May be mounted or applied onto any non-residential building or free-standing parking structure. Up to 2 building or parking structure elevations may contain 1 or more mural graphic(s). |
| <b>Directional Signage</b>               |   |  |  |  |  |
| Parking Entry                            | No Limit  | 3 SF per linear foot of garage frontage  | N/A  | N/A                                      | Every garage structure entrance used for public parking may have a parking entry sign.   |
| Project Directories with Maps            | One per street, parking area and/or pedestrian frontage | 32 SF  | Outside of "Limited Use Area"              | 8'                                       | Characters shall not exceed 8" in height.  |

SF = square feet

information signs required by law for public health and safety.

10. *No Trespassing Signs.* Signs such as “no trespassing” that do not exceed six (6) square feet in area and which do not advertise merchandise or services.
11. *Portable Signs.* Bi-faced, free-standing signs (sandwich boards), not to exceed four (4) feet in height if such signs may be readily removed from public view at the end of each business day and if such signs are not placed upon any public right-of-way, Marine Way setback area, in any on-site parking space or in any landscaped planter area.
12. *Temporary Decorations.* Temporary graphics and decorations for a holiday season which do not advertise merchandise or services, provided that such graphics and decorations are installed not more than thirty (30) days before the holiday or holiday season and removed not later than two (2) weeks after the holiday or a holiday season.
13. *Changeable Copy Signs.* The changing of advertising copy or message on theater boards, marquees, bulletin boards, mural graphics and pageantry, when the basic board, marquee, mural graphic or pageantry is permitted under the provisions of this Development Plan. Messages may be changed digitally or manually.
14. *Flags.* National, state or other governmental flags, or flags depicting logos of, and displayed by, public institutions or nonprofit service organizations. Additionally, flags may be displayed in the same circumstances that string pennants may be displayed. All flags shall be maintained in a non-deteriorated condition. Notwithstanding this Section, flag poles are not exempted from a Building Permit.

### 3.12.2 Future Facility Sign

Signs include those indicating “future facilities” and developments and “builder product identification,” which is specific signage used by the developer to market the sales and/or leases of their dwelling units. At least one (1) future facility sign is permitted as part of any Level I Review approval, with the intent to allow one future facility sign for each separate development.

### 3.12.3 General Sign Standards

The following requirements shall apply to signs within the Development Plan:

1. *Design and Location.* Sign design shall be in compliance with *Chapter 2, Community Design Guidelines.*
2. *Projecting Signs Clearance.* A minimum eight (8) feet vertical clearance is required from the bottom of a projecting sign, marquee, blade or awning to the sidewalk or grade immediately below the sign.
3. *Moving or Animated Signs.* Unless otherwise permitted by this Section, signs that rotate, flash, swing, blink, strobe or otherwise change appearance are only permitted as follows:
  - Any electronic sign that changes its message utilizing a grid of lights to display time, temperature or other messages.
  - Any sign or graphic which displays its message through a sequence of at least three (3) distinct and different changes in color or light intensity of sign letters or characters to create the image of motion or animation.
4. *Encroachment.* Signs are permitted to encroach a maximum of three (3) feet into all setbacks and/or the private street right-of-ways, unless otherwise specified in this Section.
5. *Sign Illumination.* All signs may be internally or externally illuminated. All direct light rays from all signs (except for signage located on Building 317) shall be confined onto the Project site and shall not shine directly upon neighboring property. Neon wall signs are allowed. All neon signs (except those located on Building 317) shall not be readily visible from Marine Way. All exposed raceways are prohibited, with the exception that exposed raceways may be used for signage on Building 317. Temporary lighting such as search or flood lights that are used on a permanent basis are prohibited.
6. *Building 317 Signage.* In order to maintain the integrity of Building 317, signage on this building shall be limited to only tenant signage and identity markers identified in *Section 2.5.2.3, Project Identity Markers.* Exposed neon, painted signs,

projecting roof signs and projecting wall signs are allowed on Building 317.

7. *Off-Site Advertising.* Off-site advertising is permitted as part of pageantry or a mural graphic. All pageantry and mural graphics with off-site signage must be oriented towards the central spine street or internal retail/entertainment uses and shall not be readily visible from surrounding properties or Marine Way.

### 3.12.4 Specific Sign Standards

Along with *Table 3.7, Permitted Sign Matrix*, the following requirements shall apply to each sign type and shall require a Sign Permit from the County of Orange:

1. *Wall, Parapet and Eyebrow Signs.* Only individual letters of a business name or individual letters and adjacent logo (with or without text). Cabinet signs, can signs, and cloud signs are not allowed. A business logo or symbol is also allowed. Wall signs shall be limited to the business name and identification of the products sold or services offered, except for Mural Graphics, which may identify products sold or services offered off-site.
2. *Marquee Signs.* The height of manual letters located on a marquee shall be affixed flat to the surface of the sign and shall not have a vertical height of more than two (2) feet and shall not extend vertically or horizontally beyond the marquee. An electronic marquee display is permitted, however, individual letters shall not have a vertical height of more than two (2) feet.
3. *Mural Graphics.* Mural graphics may have exposed illumination such as neon, fiber optics and light emitting diode (LED), and may include thematic/lifestyle images (i.e. historic Marine Corps Air Station (MCAS) El Toro images) or products sold or services offered off-site. Mural graphics that include off-site advertising shall be oriented towards the central spine street or internal retail/entertainment uses. Mural graphics shall be mounted onto a wall and shall not be free-standing. Supergraphics (vinyl graphics directly applied to a building, also known as building wraps) are also prohibited.
4. *Awning Signs.* Awnings designed primarily to provide protection or shade to pedestrians may project up to eight (8) feet into the right-of-way (excluding Marine Way and Ridge Valley). Signs may be located only upon the vertical face of an awning or canopy and no sign shall be attached above or below an awning or canopy, unless if the sign meets the minimum vertical clearance in *Section 3.12.2.3*, above.
5. *Freestanding Menu/Product Boards.* Signs for freestanding menu or product boards for drive-through restaurants, pharmacies, banks and similar uses signs cannot be more than seven (7) feet in height above grade. The menu board must be located adjacent to the drive thru aisle and may not be visible from the right-of-way. No more than two (2) menu boards shall be allowed per drive-through lane.
6. *Apartment Leasing Ground Signs.* One ground-mounted sign per street frontage (maximum of two per site) that provide apartment leasing information is permitted up to 12 square feet per sign panel with a maximum character height of 8 inches. The leasing sign structure may have a maximum height of 10 feet. These signs shall be separate by a minimum of 100 feet, unless if they are separated by a driveway/road. No illumination is permitted for this sign type. Wood, steel and pre-punched galvanized U-posts are not acceptable. No balloons, streamers, or other temporary attachments are permitted.
7. *Temporary Retail Business Signs.* Each temporary signage for retail businesses should not be displayed for more than 40 calendar days within a calendar year.

### 3.13 Wireless Facility Standards

Commercial wireless facilities, satellite dishes, antennae and accessory wireless equipment are an essential component of wireless communications technology applications. As such, their location, number, size, and design may have a significant influence on the overall visual environment of the Project. Commercial wireless facilities should be visually compatible with their surroundings while effectively serving the communication needs of the community. All wireless communication facilities,

satellite dish antennae, and other forms of antennae shall comply with the following requirements.

These Development Standards comply with the Communications Act of 1934, as amended by the Telecommunications Act of 1996, applicable regulations of the Federal Communications Commission, and state law. These Development Standards do not unduly restrict the development of necessary wireless communications facilities and encourage managed development of communications infrastructure while providing a review process to ensure a balance between public concerns and private interest in establishing such facilities.

### **3.13.1 Commercial Wireless Facilities**

All commercial wireless facilities shall employ camouflaging techniques to minimize visual impacts and provide appropriate screening. Such techniques shall be employed to make the installation, operation and appearance of the facility as visually inconspicuous as possible. Depending on the proposed site and surroundings, certain camouflage techniques may be ineffective or inappropriate and alternative techniques may be necessary. Commercial wireless facilities may be mounted onto a building or parking structure, a free-standing installation or co-located with an existing commercial wireless facility. All commercial wireless facilities, including co-locations, shall require a Level I Review.

#### **3.13.1.1 Building-Mounted Facilities**

Wireless facilities mounted onto a building or parking structure are known as “building-mounted facilities.” Building-mounted facilities are permitted on all buildings and parking structures, except for buildings containing residential uses. The building-mounted facility shall comply with the maximum height indicated in *Table 3.4, Development Standards*.

- All components of this type of facility, including all antenna panels, shall be mounted either inside the structure or behind the proposed screening elements. In no case shall any equipment be mounted on the exterior face of the structure without being screened.
- Accessory wireless equipment for building-mounted facilities shall be located underground, inside the building, or on the roof of the building

that the facility is mounted on, provided that the equipment is screened from view and screening materials are painted the color of the building, roof and/or surroundings.

- Screening materials and any potentially visible accessory equipment shall be matched in color, size, proportion, style and quality with the exterior design and architectural character of the structure and the surrounding visual environment.

#### **3.13.1.2 Monopole Facilities**

Monopole facilities are free-standing commercial wireless facilities where antennas are typically mounted onto a tower. Monopoles are only permitted within the “Open Space” land use designation or on P.A. 9, as indicated on *Exhibit 3.1, Land Use Plan*.

- Monopoles shall be set back a minimum of 15 feet from Marine Way, unless if integrated into the pedestrian bridge.
- The maximum height for a monopole structure shall be 75 feet, 95 feet if integrated into the pedestrian bridge.
- Monopoles shall be completely screened and designed as artwork or identity elements for the Project. Examples of include, but is not limited to, a water tower, icon sign, clock tower or architectural spire. Monopoles designed as trees (i.e. monopalm) are prohibited.
- There shall be a minimum separation of 300 feet between two monopole facilities.
- All monopole facilities shall be designed to prevent climbing within the first 12 feet from the ground.
- All antenna support equipment shall be concealed within the monopole facility, be located underground, be located within a structure, or completely screened by landscape. If screened by landscape, the support equipment may be further concealed by a wall not to exceed six (6) feet in height. In this instance, no portion of the accessory equipment shall exceed the height of the wall. The gate entering into equipment area shall be decorative. Walls alone are prohibited as a screening treatment.

### **3.13.1.3 Antennae Co-locations**

Antenna co-locations are commercial wireless facilities that are mounted onto an existing building or monopole that already contains an existing commercial wireless facility. These facilities shall use the screening methods similar to those used of the existing commercial wireless facility.

### **3.13.1.4 Accessory Wireless Equipment**

All accessory wireless equipment associated with the operation of any commercial wireless facility shall be screened. All accessory wireless equipment shall be placed and mounted in the least visually obtrusive location possible.

- On all new commercial wireless facilities and modifications, all cables, jumpers, conduits and other connections between transmission equipment and/or associated structures shall be either completely enclosed or placed underground to the maximum extent feasible.
- At all times, all commercial wireless facilities shall comply with all applicable rules and regulations related to public health and safety, including, without limitation, all applicable rules and regulations related to human exposure to electromagnetic radio frequency emissions.
- Unless the County explicitly allows otherwise on a case-by-case basis, no sign shall be attached to the facility, except signs that identify the wireless communications facility owner and/or operator, and are required to comply with State or Federal law.
- Unless the County explicitly allows otherwise on a case-by-case basis, exterior lighting of commercial wireless facility shall be prohibited unless otherwise required under Federal Aviation Administration (“FAA”) regulations. Lighting for the equipment area shall not spill beyond the equipment area.

### **3.13.2 Satellite Dish Antennae**

The following satellite dish antennae are exempt from the Development Standards in this section:

- Satellite dish antennae which are two meters or less in diameter.
- Satellite dish antennae that are exempt by federal law.

All non-exempt satellite dish antennae should comply with the following requirements:

- A roof-mounted satellite dish antenna shall be screened from all adjacent streets and properties.
- Ground-mounted satellite dish antenna are not encouraged. If a ground-mounted antenna is proposed, it shall be screened from all adjacent streets and properties to the maximum extent possible. The screening material utilized shall be architecturally compatible in color, texture, and quality with the development prevailing in the installation location.
- A satellite dish antenna shall not encroach into any required building setback.
- A satellite dish antenna shall have no type of signage except as may be required by law for warnings, or certification seals or stamps.

## **3.14 Landscape and Irrigation**

This Section shall apply to all planting, irrigation and landscape-related improvements within the Development Plan area.

### **3.14.1 Applicability**

These provisions apply to all of the following landscape improvements in all Planning Areas:

- New landscape installations or landscape rehabilitations by public agencies, private developers or property managers, including pools or other water features but excluding hardscape, equal to or greater than 2,500 square feet.

### **3.14.2 Definitions**

The same definitions identified in Section 7-133.3 of the County of Orange Zoning Code, as amended, shall apply.

### 3.14.3 Implementation Procedures and Landscape Documentation Package

- Prior to installation of planting, irrigation and landscape-related improvements, a landscape documentation package shall be submitted to the County of Orange Building Division for review and approval of all landscape improvements subject to the provisions of this Section. Any landscape documentation package submitted to the County shall comply with the provisions of these guidelines.
- The landscape documentation package shall include a certification by a professional appropriately licensed in the State of California, stating that the landscape design and water use calculations have been prepared by or under the supervision of the licensed professional and are certified to be in compliance with the provisions of this Section and of the guidelines.
- As part of the landscape documentation package, landscape and irrigation system plans shall be prepared by a professional appropriately licensed in the State of California prior to the issuance of building permits. Landscape and irrigation plans shall be submitted to the County for review and approval with appropriate water use calculations and include other requirements as indicated on the application for the landscape document package at the County.
- Verification of compliance of the landscape installation with the approved plans shall be obtained through a certificate of use and occupancy or permit final process, as provided below and in the guidelines.
- Prior to final inspection, closure of a building or grading permit, and issuance of a certificate of use and occupancy, the following must be submitted to demonstrate compliance with this Section:
  - Certification by either the signer of the landscape design plan, the signer of the irrigation design plan, or the licensed landscape contractor that the landscape improvement has been installed per the approved landscape documentation package.
  - Documentation of the irrigation scheduling parameters used to set the controller(s).

- Documentation of the specified landscape and irrigation maintenance schedule.
- Provisions for landscape maintenance practices that foster long-term landscape water conservation.
- An irrigation system audit report.

### 3.14.4 Landscape Water Use Standards

- For applicable landscape installations or rehabilitations subject to *Section 3.14.1, Applicability*, the estimated applied water use allowed for the landscaped area shall not exceed the amount identified in Section 7-9-133.5 of the County of Orange Zoning Code; or the design of the landscaped area shall otherwise be shown to be equivalently water-efficient in a manner acceptable to the County; as provided in the guidelines.
- Irrigation of all landscaped areas shall be conducted in a manner conforming to the rules and requirements of IRWD and shall be subject to penalties and incentives for water conservation and water waste prevention, as determined and implemented by IRWD, or as mutually agreed by IRWD and the County.

### 3.14.5 Guidelines

- Detailed guidelines for the application and implementation of this Section, including technical compliance and calculations, are set forth in Appendix A to the County of Orange Landscape Irrigation Code, entitled, "Guidelines for Implementation of the County of Orange Landscape Irrigation Code."
- The guidelines are complementary to the Development Standards of this Development Plan. If an issue arises between the guidelines and this Development Plan that is not sufficiently clear, the Development Plan shall prevail.

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# 4

## IMPLEMENTATION

### 4.1 General Provisions

#### 4.1.1 Purpose and Objectives

The Development Standards and procedures established herein shall become the applicable standards for land uses and development within the El Toro, 100-Acre Parcel project (Project) area upon approval of the El Toro, 100-Acre Parcel Development Plan (Development Plan).

#### 4.1.2 Authority

According to Sections 53090–53091 of the California Government Code, counties and cities are exempt from zoning regulations when one entity owns territory within the jurisdiction of another entity. Therefore, the City of Irvine zoning regulations are not applicable to the Project.

The Pre-Annexation Agreement between the City of Irvine and the County designates the County as the land use authority for this Project. According to Section 7-9-20(i) of the Orange County Zoning Code, land owned or leased to the County is not subject to land use regulations of the County, including the Zoning Code, specific plans, and planned communities.

Therefore, this Development Plan identifies permitted land uses, Development Standards for streets, parking, building types, improvements and landscape, height and density limits for the Project, and establishes the overall guidance for development, occupancy and use of the Project Site. This Development Plan also establishes the processes by which the County of Orange will evaluate proposals for future development to ensure consistency with the goals, vision, design guidelines and requirements of this Development Plan.

All development proposals within the Project area shall be subject to the implementation procedures established herein.

The Development Plan shall be subject to applicable local (County of Orange), state and federal regulations. Furthermore, all development within the Project shall comply with applicable local, state and federal accessibility regulations.

#### 4.1.3 Development Plan Consistency

Once approved, all subsequent and applicable subdivisions, land uses, development reviews, grading permits, local public works projects and building permits shall be consistent with this Development Plan.

#### 4.1.4 Interpretation

Unless otherwise provided, any ambiguity concerning the content or application of the Development Plan shall be resolved by the Manager CEO Real Estate/Land Development, or his/her designee (Manager), in a manner consistent with the goals, policies, purpose and intent established in this Development Plan. Any property owner, applicant or ground lessee within the Project site concerned by such an interpretation may request an interpretation by the Chief Real Estate Officer. If this person is questioning the interpretation of the Chief Real Estate Officer, he/she may appeal to the El Toro Review Board for a final determination.

#### 4.1.5 Severability

If any section, subsection, sentence, clause, phrase, or portion of the Development Plan, or any future amendment(s) or addition(s) hereto, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Development Plan, or any future amendments or additions hereto. The Board of Supervisors hereby declare that it would have adopted these requirements and each sentence, subsection, clause, phrase, or portion or any future amendments or additions thereto, irrespective of the fact that any one or more sections, subsections, clauses, phrases, portions or any future amendments or additions thereto may be declared invalid or unconstitutional.

#### 4.1.6 Parcelization within Planning Areas

Each individual development within a Planning Area may be further parcelized into any number of sub-parcels within said Planning Area. The location of property lines for sub-parcels within each individual development is flexible.

### 4.2 Implementation

This Section includes methods and procedures for implementation and administration of the Development Plan.

#### 4.2.1 Development Plan Name

“El Toro, 100-Acre Parcel Development Plan” refers to this document and support information only. The marketing name of the Project may or may not be related to El Toro or 100-Acre Parcel and may change as the Project evolves over time. The marketing name chosen by the County and/or future owners/developers of the Project shall have no impact on the implementation and enforcement of this Development Plan.

#### 4.2.2 Compliance with Mitigation Monitoring Plan

Certification of an Environmental Impact Report (EIR) by the Board of Supervisors shall be required prior to approval of the Development Plan. Development within the Project site shall comply with all mitigation measures as described in the Mitigation Monitoring and Reporting Program (MMRP) included as part of the EIR for the Project. All subsequent development review applications submitted for this Project shall

include the MMRP table with their application and indicate which measures are applicable or not applicable to the subsequent development.

#### 4.2.3 Development Review Required

The Development Plan shall be implemented through the Development Review process, managed by the Manager or his/her designee. A Level I, II or III Review process is required prior to the issuance of any building permit. Except as otherwise specified in this Development Plan, a Level I Review is also required for all parks. Exceptions to the Development Review process include:

- Repair or replacement with the same or comparable type of structural element or material to any portion of an existing building.
- Installation of interior improvements within an existing building provided that there is no concurrent exterior alteration or building enlargement and that the addition or alteration meets the requirements specified in *Sections 2 and 3*. Tenant improvements that include exterior façade alterations may be administratively approved by the Manager or his/her designee without the need for a Level I Review as long as the building square footage is not increased.
- Changes in tenants as long as the general use characteristics remain the same (i.e. retail vs. office vs. cinema vs. residential) and/or the new use does not cause an increased impact on traffic and/or parking.
- Modifications to parking facilities and/or structures to bring the site into conformance with State or Federal accessibility requirements. This includes the upgrade of existing handicap parking spaces and their respective loading areas, which may result in the loss of existing non-handicap parking spaces.

The applicant shall submit to the Manager all information required by the Manager to make a determination of whether the above exceptions apply.

#### 4.2.4 Implementation of Development Standards and Design Guidelines

The Design Guidelines in *Section 2* and the Development Standards contained in *Section 3* implement the Vision of the Development Plan. The Design Guidelines are intended to be flexible in nature while establishing basic evaluation criteria for the review of future applications as part of the development review process. The strongest level of design intent is specified by the use of terms such as “must,” “shall” and “prohibited.” Preferred design items are designated as a condition which is “encouraged,” “preferred,” “recommended,” “appropriate,” or as one that “should” be included. Preferred design items are considered “voluntary” and need not be included in a proposed development. If the approving body finds the proposed design is consistent with the overall design, intent and goals of this Development Plan, statements that include one or more criteria or elements that are qualified with “discouraged,” “inappropriate” or “should not” be included, are acceptable.

If Design Guidelines and Development Standards conflict between *Sections 2* and *3*, *Section 3* shall prevail.

### 4.3 Development Reviews

This Section provides the procedures and requirements for processing development reviews and the criteria and conditions considered to be necessary so that an appropriate decision regarding each such application may be made by the appropriate approving authority. In unique circumstances, a development review may impose more restrictive Development Standards than stated within this Development Plan in order to make the required findings identified in *Section 4.3.3.6, Findings*.

- *Applicability.* Development reviews are applicable to the subject property and all rights granted by the approval of a development review remain with the property and all conditions and requirements of a development review are passed on to the new property owner and property user(s) when there is a change in the entity owning and/or using the property.
- *Enforceability.* All conditions, requirements and Development Standards, indicated graphically or in writing as part of any approved development review granted by authority of these Development Standards shall have the same force and effect as the Development Plan. Any use or development established as a result of an approved development review but not in compliance with all such conditions, requirements, and/or Development Standards of the development review shall be in violation of said development review.

#### 4.3.1 Types of Development Review

The review processes for future developments within the Development Plan area are summarized in *Table 4.1, Development Review Process*, and described in further detail below.

##### 4.3.1.1 Level I Review

The purpose of a Level I Review Permit is to provide for the administrative review of detailed plans for a proposed development design and/or use. A Level I Review shall include the following information:

- a. A description of the use(s) and operating characteristics.
- b. A plot plan showing the location of all uses.

**Table 4.1, Development Review Process**

| Development Review | Approving Authority  | Process Type   | Courtesy Review Required? |
|--------------------|--|----------------|---------------------------|
| Level I Review     | Manager, CEO Real Estate/<br>Land Development<br>(or designee) | Administrative | Yes                       |
| Level II Review    | Chief Real Estate Officer<br>(or designee)                     | Administrative | Yes                       |
| Level III Review   | El Toro Review Board   | Hearing        | Yes                       |

- c. Supplementary exhibits, as necessary, to show other information which may be required to make an informed decision such as building elevations, landscaping and grading.
- d. Conditions of approval.

The following proposals shall be subject to a Level I Review:

- New construction resulting in an increase in square footage or dwelling units that is consistent with applicable Development Standards in *Section 3, Development Standards* and is in substantial conformance with applicable design guidelines in *Section 2, Design Guidelines*.
- Construction of new parks or significant modifications to existing parks.
- New construction subject to the Public Art Program, as described in *Section 2.4.2.5, District Focal Features*.
- Any special use in *Table 3.3, Land Use Table*, indicating a Level I Review.
- Any proposal requesting development equivalency transfers in *Section 3.4.1, Development Equivalency*.
- Any proposal requesting parking standard reductions via a shared parking study, as indicated in *Section 3.9.1 Parking Standard Modifications, Shared Parking Study*.
- Any other section of this Development Plan indicating a proposal requires a Level I Review.

Level I Reviews shall be processed per *Section 4.3.3.3, Administrative Action*.

Establishment, maintenance and operation of the use or uses proposed by the application shall be in compliance with the information and specifications shown on the approved Level I Review.

#### **4.3.1.2 Level II Review**

The purpose of a Level II Review is to provide for a more thorough administrative review of detailed development plans for the proposed development design and/or use. A Level II Review shall include the same elements described above for a Level I Review.

The following proposals shall be subject to a Level II Review:

- Any proposal that is generally consistent with all applicable Development Standards in *Section 3, Development Standards*, but may request a deviation of up to 20 percent from any said Development Standards. This proposal shall also be in substantial conformance with applicable design guidelines in *Section 2, Design Guidelines*, including applicable design goals indicated in *Section 2.2, Project Design Goals*.
- Any special use in *Table 3.3, Land Use Table*, indicating a Level II Review.
- Any other section of this Development Plan indicating a proposal requires a Level II Review.

Level II Reviews shall be processed per *Section 4.3.3.3, Administrative Action*.

Establishment, maintenance and operation of the use or uses proposed by the application shall be in compliance with the information and specifications shown on the approved Level II Review.

#### **4.3.1.3 Level III Review**

The purpose of a Level III review is to provide for a hearing process for proposals requesting deviations in excess of 20 percent from applicable Development Standards may be approved for a building site through a Level III Review. All Level III Reviews are processed in compliance with the provisions of *Section 4.3.3.4, Hearings*.

The El Toro Review Board is the approving authority for all Level III Reviews.

Establishment, maintenance and operation of the use or uses proposed by the application shall be in compliance with the information and specifications shown on the approved Level III Review.

### **4.3.2 Applications**

#### **4.3.2.1 Filing Instructions**

Each application for a Level I, II or III Reviews shall be filed with the Manager on a form prescribed by, and with all documents and information indicated below.

- Plans (including, but not limited to, site plan, floor plans, elevations, grading plan, landscape plans and other plans as applicable);
- Signage (if applicable);

- Technical studies (if necessary);
- Orange County Fire Authority (OCFA) planning & development service request form;
- Conceptual Water Quality Management Plan (WQMP);
- Development name;
- Planning Area defined on *Exhibit 3.1, Land Use Plan*, on which the proposed development is located;
- Addresses affiliated with each building, if applicable;
- Land use designation, by square footage, for each building or lot;
- Number of residential units (if applicable) and information regarding the square footage, number of bedrooms and number of bathrooms for the units;
- The cumulative and remaining square footage and residential units of remaining development;
- Statement or chart comparing the proposal to each of the applicable development standards;
- A comprehensive summary describing the square footage of non-residential development and the total number of residential units of all Planning Areas within the Project; and
- Any additional information the Manager deems necessary.

The Manager shall provide written filing instructions, specifying information and materials required, and all required forms at no charge to any person requesting such instructions. The Manager may elect to use the same form prescribed by the Director, OC Planning.

**4.3.2.2 Submittal of Applications**

Any property owner, or the lessee of a property, or any other entity that has received a written authorization from the property owner or its designee, or the authorized agent of the same, may submit an application for a development review in compliance with the filing instructions.

**4.3.2.3 Acceptance of Applications**

No application shall be deemed accepted until a determination has been made by the Manager that the application is complete and in compliance with the filing instructions. The Manager shall determine whether such application is complete and shall transmit such determination to the applicant. In the event the application is determined not to be complete, the

Manager’s determination shall specify in writing those parts of the application which are incomplete and shall indicate the manner in which they can be made complete.

**4.3.2.4 Withdrawal**

At the request of the applicant at any time, the applicant’s development review application shall be withdrawn. Thereafter, such application shall be null and void.

**4.3.3 Processing Procedures**

All development reviews shall be processed in compliance with the following procedures.

**4.3.3.1 Combined Application**

At the discretion of the Manager, different types of development reviews may be combined in one application and processed with one application number and one fee so long as all the applicable processing requirements, including all required findings, are satisfied.

- a. When a development review requiring a public hearing is combined with one not requiring a public hearing, the combined application shall require a public hearing.
- b. Action by the El Toro Review Board on an application shall supersede action by the Manager and the Chief Real Estate Officer.

**4.3.3.2 Courtesy Review and Comment Period**

Prior to the action of any Level I, II or III Review, the County shall distribute a notice to the applicant, property owner, ground lessee and all persons, groups and organizations on the interested party list at least 15 calendar days prior to final action by the approving authority. Any written comments received within this review and comment period shall be forwarded to approving authority.

**4.3.3.3 Administrative Action**

Level I and II Reviews processed per this Subsection shall be acted upon administratively. Where the approving authority is not otherwise specified, the Manager (or his/her designee) shall be the approving authority for a Level I Review. The Chief Real Estate Officer (or his/her designee) shall be the approving authority for a Level II Review. A public hearing shall not be required for this action.

#### **4.3.3.4 Hearings**

Level III Reviews shall require a hearing before the El Toro Review Board with public notification as required.

- a. *Scheduled Hearings.* A hearing shall be scheduled at the earliest available date, in compliance with State law, County procedures and the provisions of this Section. At the scheduled hearing, the El Toro Review Board may take action on the application, may continue the application to a specified date, or may take the application under submission.

#### **4.3.3.5 El Toro Review Board**

- a. *Review Board Members.* The El Toro Review Board shall consist of five (5) members.
- b. *Terms of Membership.* The term of office of each member shall be three (3) years and shall begin on the date of that member's first meeting. Each member may be reappointed to the El Toro Review Board so long as the total term of an individual El Toro Review Board member does not exceed three (3) consecutive terms.
- c. *Appointment and Termination.* Members shall be appointed by the Chief Real Estate Officer. The Chief Real Estate Officer may terminate the membership of any person at any time. Failure to attend four (4) consecutive El Toro Review Board meetings shall result in immediate termination of membership.
- d. *Vacancies.* Vacancies in membership occurring prior to the expiration of a term of office shall be filled in the same manner as defined in Subsection c, above. A person appointed to fill a vacancy may be reappointed as long as total services does not exceed three (3) full terms.
- e. *Officers.* The officers of the El Toro Review Board shall be a Chairperson, Vice Chairperson and Recording Secretary. Officers will be elected by the membership of the El Toro Review Board at the first organizational meeting and shall serve until their successors are selected.
- f. *Meetings.* The El Toro Review Board shall hold meetings at a location, date and time to be established by the El Toro Review Board.

- g. *Procedures.* Three (3) members shall constitute a quorum of the El Toro Review Board. No business shall be transacted in the absence of a quorum. Action may be taken by a majority vote of a quorum of the members. Roberts Rules of Order shall govern El Toro Review Board meetings.

#### **4.3.3.6 Findings**

For all development reviews, the following findings shall be made by the approving authority prior to the approval of any development review:

- a. *Development Plan Consistency.* The use, activity and/or improvement(s) proposed substantially conforms with the provisions of this Development Plan.
- b. *California Environmental Quality Act (CEQA).* The approval of the application is in compliance with the requirements of the CEQA.
- c. *Compatibility.* The location, size, design and operating characteristics of the proposed use(s) will not create conditions or situations that may be incompatible with other permitted uses within the Development Plan area.
- d. *General Welfare.* The approval of the application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.

*For Level III Review Applications.* In addition to the findings required by the Subsection above, the following findings shall be made by the approving authority prior to the approval of any Level III Review application:

- a. *Appropriateness.* The requested deviation is appropriate for the proposed location and/or use.
- b. *Enhanced Project.* Approval of the deviation will result in a more desirable development than would be achieved through strict adherence to the Design Guidelines and/or Development Standards.

#### **4.3.3.7 Action by the Approving Authority**

The approving authority shall take one of the following actions for each application:

- a. *Approve.* There are no conditions or requirements other than those specified on the application (if applicable). After the date of final determination and after compliance with *Section 4.3.3.8, Revised Plans*, if applicable, the proposed development may be established in compliance with all applicable Development Standards and with the provisions of the approved application.
- b. *Disapprove.*
- c. *Conditionally Approve.* Any application may be approved subject to the performance of, or compliance with, conditions. Conditions may require improvement of property outside of the subject Planning Area, installation of improvements, the posting of financial security to guarantee performance of conditions, and other conditions necessary to achieve the objectives of this Development Plan. No conditions shall be included that would require dedication or improvements or for other purposes not reasonably related to the use of the property which is the subject of the application. After the date of final determination and after compliance with *Section 4.3.3.8, Revised Plans*, the proposed development may be established in compliance with all applicable Development Standards, with the provisions of the application as approved, and with the provisions and requirements of the conditions of approval.

*Action in Writing.* The determination on each application, including any required findings and any other reasons that serve to explain the determination, and all conditions of approval, shall be in writing. A copy of the written determination shall be forwarded via email or U.S. Mail to the applicant and to any person, group or organization on the interested party list, following the date of final determination and shall be made available, at cost, to any person desiring a copy of such determination.

*Final Determination.* The determination of the approving authority shall be effective immediately unless an appeal in accordance with *Section 4.3.4, Appeals* is filed. If an appeal in accordance with *Section 4.3.4, Appeals* is filed, the determination of the approving authority shall be effective immediately upon the Board of Appeals decision.

**4.3.3.8 Revised Plans**

When the approving authority approves an application for any development review in a manner that is different from that which was presented to them, they may require revised plans to be submitted as a condition of approval. No building or grading permits or certificates of use and occupancy authorized by a development review shall be issued until such revised plans are submitted to the Manager and found by the Manager or his/her designee to substantially conform with the action of the approving authority. If such revision is not submitted within thirty (30) days, or as otherwise specified by the approving authority, after the date of final determination, the development review shall thereafter be null and void. However, prior to the expiration of this period, the Manager may grant one extension of time of any additional period if it is requested and justified by the applicant.

**4.3.3.9 Changed Plans**

Plans that are changed from that approved by the approving authority (Changed Plan) may be submitted to the Manager. If the Manager determines that the proposed changed plan is a minor amendment of no significant effect, and complies with the spirit and intent of the original approving authority action, the Manager may approve the Changed Plan without further compliance with *Section 4.3, Development Reviews*.

**4.3.4 Appeals**

Any decision of the Manager or Chief Real Estate Officer regarding the action taken on a development review may be appealed to a Board of Appeals in compliance with the provisions of this Section.

**4.3.4.1 Board of Appeals**

- a. The Chief Real Estate Officer (or his/her designee), shall constitute the Board of Appeals for decisions by the Manager. The decisions made by the Chief Real Estate Officer on such appeals shall be final.
- b. The El Toro Review Board shall constitute the Board of Appeals for decisions by the Chief Real Estate Officer. Only matters originally acted upon by the Chief Real Estate Officer shall be appealable to the El Toro Review Board. Matters decided by the Chief Real Estate Officer on appeal are not appealable to the El Toro Review Board. The decisions made by the El Toro Review Board in such appeals shall be final.

#### **4.3.4.2 Who May Appeal**

The applicant, property owner or ground lessee that submitted a written comment during the courtesy review period, as described in *Section 4.3.3.2, Courtesy Review and Comment Period*, may file an appeal as specified in *Section 4.3.4.1, Board of Appeals*, regarding the action made on a development review, upon submittal of the required documents, information and payment of the required appeal fee.

#### **4.3.4.3 Procedure**

- a. *Timeliness.* An appeal shall be filed within 15 calendar days of the date on which the decision described in *Section 4.3.3.7, Action by the Approving Authority* being appealed was rendered. If the 15<sup>th</sup> day is a non-working day for the County, the appeal period shall be extended to include the next County working day. No appeal shall be accepted after the appeal period has expired.
- b. *Required Documents.* Each appeal shall be accompanied by such other documents and information the Manager deems to be necessary to adequately explain and to provide proper notification for the appeal. Each appeal shall set forth specifically and in detail the grounds for the appeal. The Board of Appeals may refuse to consider issues not raised in the written appeal.
- c. *Time for Action.* Unless the appellant, County and applicant mutually agree otherwise, not later than 60 days from the end of the appeal period, the Board of Appeals shall consider the appeal.
- d. *Forwarding of Records.* When an appeal has been accepted, the Manager shall forward to the Board of Appeals all documents and information on file pertinent to the appeal, together with the minutes or official action of the approving authority, and a report on the basis of the decision and the appropriateness of the appeal.

#### **4.3.4.4 Nature of Decisions**

The Board of Appeals shall consider the appeal, including all information and evidence submitted with the original application, and any additional information and evidence the appellant or others may submit which the Board of Appeals finds to be pertinent.

The action of the Board of Appeals shall do one or more of the following in compliance with the same

procedures and requirements as were applicable to the approving authority:

1. Approve or disapprove the application;
2. Add, modify or delete conditions;
3. Approve a modified application; or
4. Refer the application back to the approving authority with directions for action by the approving authority or for recommendations or reports to the Board of Appeals.

#### **4.3.5 Development Review Reimbursement**

Reimbursements from the applicant, property owner, appellant and/or lessor will be required to defray the County's cost of processing and notifications for each development review and/or appeal. These reimbursements shall be paid as part of the development review process.

##### **4.3.5.1 Waiver of Fees**

The Manager, CEO Real Estate may establish procedures for consideration of requests for waiver of the reimbursement fees.

##### **4.3.5.2 Refund of Fee**

The Manager may refund a filing fee in whole upon a determination that the application was erroneously required or filed. He/she may refund a fee pro rata, based on the cost of processing the application, if the application is withdrawn prior to a decision thereon.

#### **4.3.6 Period of validity, establishment, and expiration.**

##### **4.3.6.1 Period of Validity**

The period of validity shall begin on the date of final determination as set forth in *4.3.3.7, Action by the Approving Authority*, and shall expire if not established as set forth below.

- a. For all development review approvals: Three years or as stated in the conditions of approval.
- b. If a ministerial permit which was needed to implement the development has been issued during the period of validity described above, then the period of validity shall be extended to coincide

with the longer of the period of validity of the development review or that ministerial permit, but only to the extent necessary to implement that ministerial permit.

- c. Notwithstanding Subsections “a” and “b,” the period of validity of a development review is extended for a period equal to the time during which a lawsuit seeking to set aside approval of the permit (or other permits and subdivision maps that are directly related to the same development as the subject permit) is pending in a court of competent jurisdiction. The applicant shall provide documentation to the satisfaction of the Manager of the beginning and ending of the litigation.
- d. Prior to the expiration of the period provided by the Subsections “a,” “b,” and “c,” above, up to three (3) one-year extensions may be granted by the Manager provided that the extension of time has been requested and adequately justified by the applicant.

#### **4.3.6.2 Establishment**

A development review shall be deemed established if, during the period of validity:

- a. In the case of a development review where ministerial permits are required, such ministerial permits are finalized, but only to the extent authorized by such ministerial permits. For purposes of this Development Plan, the term “finalized” means substantial completion of the construction work and approval from the applicable County agency that no further work is needed on the applicable ministerial permit.
- b. In the case of a development review where no ministerial permits are required, the use authorized by the action is actually commenced.
- c. In circumstances where a certificate of use and occupancy is required, such certificate must be issued.

#### **4.3.6.3 Expiration**

A development review shall expire and be of no further force or effect if:

- a. The permit is not established during the period of validity; or
- b. After establishment, any approved use requiring a Level I or II Review indicated in *Table 3.3, Land Use Table* is discontinued or abandoned for a period of one (1) year.

#### **4.3.7 Amendments**

Any development review may be amended any number of times by the approval of a subsequent application. Amendments may include extensions of time, revised conditions of approval, revisions and refinements of an approved action, and new or additional uses.

All amendments shall be for the same Planning Area of property for which a development review was previously approved. Amendments shall be filed prior to the expiration of the previously approved permit, and they shall be filed in compliance with the filing procedures and payment of the filing fee required for an original application and shall be processed in the same manner as an original application.

#### **4.3.8 Revocation**

##### **4.3.8.1 Grounds for Revocation**

Any development review may be revoked by the El Toro Review Board pursuant to the provisions of this Section on any of the following grounds:

- a. Such approval was based on materially inaccurate or misleading information.
- b. The permittee has failed to abide by and faithfully comply with one or more of the conditions upon which the permit was granted or extended.

##### **4.3.8.2 Procedure**

Prior to any revocation, the El Toro Review Board shall hold a public hearing. The hearing shall be preceded by notice given in the same manner as was required to be given for consideration of issuance of the permit except that the permittee shall be given not less than 15 days notice. The notice shall state the causes for which revocation is to be considered.

#### 4.3.8.3 Action of Approving Authority

Following the hearing, the El Toro Review Board may revoke the permit, impose additional conditions on the permit, or revoke the permit subject to reinstatement upon compliance with specified conditions.

#### 4.3.9 Additional Fees, Dedications, Etc.

The proposed Project will include development responsibilities for the County and/or master developer, as well as, third party future developers. The County and/or master developer may require certain dedications, concessions, fees, etc. as part of the purchase and/or lease agreement.

### 4.4 Development Plan Modifications and Amendments

#### 4.4.1 Minor Modifications

The following changes of a minor and technical or informational nature may be made to the requirements of the Development Plan and such changes or new information shall not be considered amendments and shall be made by the Manager. The Manager shall have the discretion to refer any such request for modification to the Chief Real Estate Officer or the El Toro Review Board.

- a. The addition of new information to the Development Plan, in the form of maps and/or text, for the purpose of clarification that does not change the effect or intent of any requirement and/or Development Standard.
- b. Any details, regulations, standards, procedures, etc. not covered by this Development Plan, the Chief Real Estate Officer may incorporate codified details, regulations, standards, procedures, etc. into this Development Plan to the extent needed to implement the goals, policies, Development Standards and procedures of this Development Plan. The new language incorporated into this Development Plan shall not conflict with any existing Design Guideline and/or Development Standard. If there is a conflict, the proposed details, standard, procedures, etc. shall not apply absent approval of an amendment of the Development Plan pursuant to *Section 4.4.2, Development Plan Amendments*. Language incorporated by the Chief

Real Estate Officer may be appealed to the El Toro Review Board.

- c. Change in utility and/or public service provider.
- d. Changes to the Project infrastructure location and/or service providers (such as drainage systems, roads, water and sewer systems, etc.), provided the applicable jurisdiction regulating such infrastructure has approved the changes.
- e. Changes in roadway locations resulting from final road alignments and/or geotechnical or engineering refinements to the plan.
- f. Adjustment of a Planning Area boundary, acreage designated for a Planning Area or combination of more than one Planning Area(s).
- g. Minor changes to landscape materials, wall materials, wall alignment, entry design, and streetscape design which are consistent with the conceptual design set forth in the design guidelines contained within the Development Plan.
- h. Minor changes to the Design Guidelines, which are intended to be flexible in implementation.
- i. Updates to the *Development Plan Security Code*, which is included as *Appendix B* of this Development Plan, provided that the City of Irvine adopted similar changes to the City of Irvine Uniform Security Code.
- j. Updates to *Appendix C, Development Requirements* and *Appendix D, Mitigation Monitoring and Reporting Program*, which are included for reference purposes only.
- k. Other modifications of a similar nature to those listed above, which are deemed minor by the Manager, which are in keeping with the purpose and intent of the approved Development Plan.
- l. Typographical and grammatical errors.

#### 4.4.2 Development Plan Amendments

Amendments to the Development Plan that do not qualify as minor may be requested by the applicant or the County. Those Development Plan amendments

shall be processed in the same manner as a Level III Review as described in *Section 4.3.1.3, Level III Review*, except that the approving authority for the amendment shall be the Board of Supervisors. Prior to a hearing for a Development Plan amendment, an advisory hearing shall be held before the El Toro Review Board, where the Review Board shall issue their recommendation to the Board of Supervisors.

## **4.5 Certificates of Use and Occupancy**

### **4.5.1 Certificate Required**

No building hereafter erected, structurally altered or moved in any such zone shall be occupied or used until a certificate of use and occupancy shall have been issued by the Building Official.

### **4.5.2 Application for Building**

Application for a certificate of use and occupancy for a new building or for an existing building which has been altered or moved shall be made in compliance with the provisions of the California Building Code, as adopted by the Board of Supervisors.

### **4.5.3 Application for Use**

Written application for a certificate of use and occupancy for the use of land or for a change in the character of the use of land, as herein provided shall be made before any such land shall be so occupied or used, except for agricultural or parking purposes.

### **4.5.4 Administration**

No certificate of use and occupancy shall be issued until a finding has been made that the building or proposed use of building or land complies with all applicable Development Standards and with the conditions and requirements of any applicable development review. A record of all certificates of use and occupancy shall be kept on file permanently in the office of the Manager, and copies shall be furnished on request to any person having a proprietary or tenancy interest in the building or land affected.

### **4.5.5 Filing Fees**

Filing fee(s) to defray the cost of processing applications for certificate of use and occupancy shall be paid in accordance with the fee schedule currently in effect as adopted by resolution of the Board of Supervisors.

## **4.6 Sign Permits Required**

A separate ministerial permit shall be required for each sign or set of signs to be installed or altered, unless it is identified in *Section 3.12., Exempted Signs*. All signs not exempted and identified in *Table 3-8, Permitted Sign Matrix*, shall be required to obtain a Sign Permit.

Sign Permits shall be reviewed by Manager for compliance with this Development Plan and shall be processed under Section 7-9-144 of the County of Orange Zoning Code, as amended, and/or established procedures through OC Community Development.

## **4.7 Subdivision Maps**

Approval of subdivision maps may occur after the approval of the Development Plan. All tentative and final subdivision maps shall be reviewed and approved pursuant to applicable provisions of the Subdivision Map Act and consistent with the applicable provisions of *Section 2, Design Guidelines* and *Section 3, Development Standards* adopted as part of this Development Plan.

## **4.8 Ministerial Permits**

Ministerial permits not described within this Development Plan including, but not limited to, wall permits, landscape plans, grading permits, building permits and the like, shall be obtained through established procedures with the County where required.

## **4.9 Phasing**

It is anticipated that development of the Development Plan area will be completed in phases, which could occur simultaneously.

Roads, parks and infill service mains shall be constructed in phases as development proceeds and as required by the applicable agency to support individual phases of development. Some of these improvements may require installation of off-site infrastructure improvements beyond a phase boundary.

#### **4.10 Maintenance of Improvements**

Unless otherwise provided in the conditions of approval (for example, to accommodate construction phasing), all improvements, including landscape, shall be completed or otherwise satisfied prior to the issuance of the final Certificate of Use and Occupancy or comparable final approval for the subject property. Thereafter, all improvements shall be maintained in compliance with the approved plans, including the replacement of dead or diseased landscape materials, except when specific improvements are superseded by subsequently approved plans.

# A

## APPENDIX

### Definitions

#### Alley

A narrow drive that provides vehicular access to the rear of one or more residential units, parking structure or non-residential building. Alleys are generally less than 150 feet in length and do not typically include sidewalks.

#### Antenna Co-location

A commercial wireless facility located onto a monopole, building or utility where another commercial wireless facility exists. Antenna co-locations may be separately owned and used by more than one person or entity.

#### Building

A permanently located structure having a roof (all forms of vehicles excluded).

#### Building-Mounted Facility

A commercial wireless facility where antennas are mounted onto a building. Equipment associated with the building-mounted facility may be located on the ground, roof or within the building.

#### Chief Real Estate Officer

The Chief Real Estate Officer of the CEO Real Estate Division or, in the event of a reorganization, the County of Orange agency that provides real estate analysis and counsel, land development services, leasing representation and lease management services to County departments and agencies. This Officer reports directly to the County Chief Operating Officer.

#### Commercial Wireless Facility

Any structure built for the purpose of supporting any FCC-licensed or authorized antennas including their associated facilities and all transmission equipment, including distributed antenna systems, associated with said structure.

#### Corner Side Elevation

A side elevation of a building that faces a street or a drive.

#### Design Guideline

A design rule, requirement or element included in *Section 2, Design Guidelines*. Guidelines that include terms such as “encouraged,” “preferred,” “recommended,” “should,” or “may” are considered voluntary and are not regulatory.

#### Development Standard

A rule, regulation, requirement or element included in *Section 3, Development Standards*. Unless specifically expressed, compliance with Development Standards is mandatory.

#### Drive

A private or semi-private way or thoroughfare; typically narrower than a street. Drives are not shown on *Exhibit 2.3, Circulation Plan*.

#### Floor Area Ratio (FAR)

The total square feet of a building divided by the total square feet of the net lot area the building is located on. Above-ground and underground parking structures shall be excluded from this calculation.

### **Front Property Line**

The property line fronting the street; except if there is more than one street frontage, then the front shall be the narrowest frontage.

### **Guest/Visitor Parking**

A parking space or area that is intended for guests or visitors of a residential area. These spaces may be on- or off-street parking spaces.

### **Height**

The vertical distance measured from the average ground level grade adjacent to the building or structure to:

1. The highest point of the parapet of a flat roof; or
2. The deck line of a mansard roof; or
3. The mean average point between the eaves and ridge of the highest gable, hip, gambrel or other such roof element, provided that the ridge line of the roof shall not exceed four feet above the maximum permitted building height of the District; or
4. The highest point of a structure which is not defined as a building.

Elevators, appropriately screened mechanical units and chimneys which do not exceed ten (10) percent of the roof area, may exceed the height limitation by up to eight (8) feet.

### **Interested Party List**

A list consisting of the City of Irvine, and other individuals or groups with a concern or curiosity about the Project. The list is maintained by the Manager, CEO Real Estate/Land Development and any individual or group may be added to the list by requesting to be added to the list in writing to the Manager, CEO Real Estate/Land Development.

### **Live/Work Unit**

A housing type that includes a ground floor work space, where home business operations are permitted by right. The work space is located at the front of the house with direct street access to allow customers and other visitors to enter the workspace directly. Unlike shopkeeper units, living space and work space are connected and the building has a residential appearance.

### **Lot Area, Net**

The total area within a lot excluding all street rights-of-way. Parks and open space areas, including on abutting lettered Planning Areas, are included within the total net lot area. In instances when two (2) or more Planning Areas abut a lettered planning area, the area for the lettered Planning Area shall be evenly distributed between the developable Planning Areas.

### **Manager**

The Manager shall mean the Manager, CEO Real Estate/Land Development or, in the event of a reorganization, the County of Orange agency that manages the entitlement and development processes for the County's major developable land holdings. This Manager reports directly to the Chief Real Estate Officer.

### **Monopole Installation**

A commercial wireless facility where antennas are mounted onto a singular pole or tower built into the ground. Equipment associated with the monopole installation may be located on the ground, underground or within an adjacent building.

### **Mural Graphic**

Mural graphic may include applied, vinyl, painted or printed graphics, electronic LED board or tile-work. Mural graphics may consist of art, advertising or a combination thereof.

### **Net Density**

The number of residential units per net lot area.

### **Open Air Festival**

An organized event or series of events and performances held outdoors, such as a farmer's market or a carnival.

### **Pageantry**

A type of signage that is intended to be elaborate and ceremonious. Examples include flags, banners, kiosks and similar signage used for advertising, decorative purposes or to announce festivals and other special events.

### **Private Realm**

Spaces that are not intended to be accessible by the general public. Such spaces include but are not limited to interior spaces, fenced yards, loading and storage areas, utility spaces and some setback areas.

### **Public Realm**

Spaces that are accessible to the general public and common areas developed for the public. Such spaces include but are not limited to streets, parks, common recreation areas, alleys and trails.

### **Rear Property Line**

A property line which is opposite and most distant from the front property line. For a triangular or multi-sided lot, a line ten (10) feet in length within the lot and farthest removed from, and parallel to the front property line and at right angles to the line comprising the depth of such lot shall be used as the rear property line.

### **Side Property Line**

All other property lines not considered as a "front" or "rear" property line.

### **Sign Area**

The entire area within which a single continuous perimeter of not more than eight (8) straight lines enclose the extreme limits of writing, representation, emblem or any figure of similar character, together with any material or color forming any integral part of the display or used to differentiate such sign from the background against which it is placed, provided that in the case of a sign design with more than one (1) exterior surface, e.g. double face sign, the area shall be computed as including only one display surface. The supports, uprights or structures on which any such sign is supported shall not be included in determining the sign area unless such supports, uprights or structure are or is designed in such a manner as to form an integral background of the display.

### **Sign Height**

The greatest vertical distance measured from the ground level directly beneath the sign to the top of the sign structure. When signs are constructed on hillsides or embankments where the sign supports are at varying lengths, height shall be measured from the horizontal midpoint of the sign.

### **Site Coverage**

The percentage of a site covered by a fully enclosed, habitable building. Above-ground and underground parking structures shall be excluded from this calculation.

### **Shopkeeper Unit**

A housing type that combines both work space and living space under the same ownership but with separate entries. Shopkeepers typically include a primary commercial unit with a commercial street frontage at the ground floor and a separate living unit behind or above the commercial space. The work space may or may not be connected by a lockable door.

### **Story**

The portion of a building included between the surface of any floor and the surface of the floor above it, or if no floor exists above it, the space between such floor and the ceiling above it.

**Street**

A right-of-way or thoroughfare including Marine Way, Ridge Valley and any street shown on *Exhibit 2.3, Circulation Plan*.

**Structure**

Anything constructed or erected, which requires location on the ground, or attached to, something having a location on the ground.

**Truck Terminal**

Truck terminals are warehouses or facilities where goods are stored or transferred between semi-trailer trucks and the like, or semi-trailer trucks and the like and railroads.

**Utility-Mounted Facility**

A commercial wireless facility where antennas are mounted onto a utility structure, such as a street light standard. Equipment associated with the utility-mounted facility may be located on the ground or underground.

# B

## APPENDIX

### Development Plan Security Code

#### Sec. B-101. Purpose.

The purpose of this code is to provide minimum standards to safeguard property and public welfare in a similar manner to other developments within the City of Irvine by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of buildings and structures subject to the provisions of this code within the El Toro, 100-Acre Parcel Development Plan (Development Plan), as specified in Section 14051 of the California Penal Code relating to building safety.

#### Sec. B-102. Scope.

- A. The provisions of this code shall apply only to new constructions and to buildings or structures to which additions, alterations, or repairs are made, except as specifically provided by this code. When additions, alterations, or repairs made within any 12-month period exceed 50 percent of the value of the existing building or structure, such building or structure shall be made to conform to the requirements for new buildings and structures. When additions, alterations, and repairs do not exceed 75 percent or less of the value of an existing building, then only the new construction would have to meet the standards set forth by this code.
- B. Any existing structure which converts from its original occupancy group as designated in the Uniform Building Code, shall comply with the provisions of this code.
- C. Any building, as defined in the Uniform Building Code and Title 24, California

Code of Regulations, requiring special type releasing, latching, or locking devices, other than described herein, shall be exempt from the provisions hereof relating to locking devices of interior and exterior doors.

#### Sec. B-103. Glossary.

For the purpose of this code, certain terms are defined as follows:

*Alley* is any roadway not exceeding 25 feet in width which is primarily used for access to the rear or side entrances of abutting property.

*Approved* means certified as meeting the requirements of this code by the enforcing authority or its authorized agents, or by other officials designated by law to give approval on a particular matter dealt with by the provisions of this code with regard to a given material, mode of construction, piece of equipment or device.

*Astragal* is a device, either fixed or movable, which eliminates the vertical opening between a pair of doors when in the closed position.

*Bolt* is a metal bar which, when actuated, is projected (or thrown) either horizontally or vertically into a retaining member, such as a strike plate, to prevent a door or window from moving or opening.

*Bolt projection* or *bolt thrown* is the distance from the edge of the door, at the bolt center line, to the farthest point on the bolt in the projected position.

*Burglary resistant glazing* means those materials as defined in Underwriters' Laboratories Bulletin 972.

*Common area* is an area of space, a building or portion of a building, which is legally accessible to the users of a multi-tenant property.

*Cylinder* means the subassembly of a lock containing the cylinder core, tumbler mechanism and the keyway. A double cylinder lock is one, which has a key-actuated cylinder on both the exterior and interior of the door.

*Cylinder guard* means a tapered or flush metal ring or plate surrounding the otherwise exposed portion of a cylinder lock to resist cutting, drilling, prying, pulling or wrenching with common tools.

*Deadbolt* is a lock bolt which does not have a spring action. The bolt must be actuated by a key and a knob or thumb-turn, and when projected becomes locked against return by end pressure.

*Dead latch* or *deadlocking latch bolt* means a spring-actuated latch bolt having a beveled end and incorporating a plunger which, when depressed, automatically locks the projected latch bolt against return by end pressure.

*Double cylinder deadbolt* means a deadbolt lock which can be activated only by a key on both the interior and exterior.

*Dwelling* means a building or portion thereof designed exclusively for residential occupancy, including single-family and multiple-family dwellings.

*Enforcing authority* is the agency or person having the responsibility for enforcing the provisions of this code.

*Flushbolt* is a manual, key or turn-operated metal bolt normally used on inactive door(s), and is attached to the top and bottom of the door and engages in the head and threshold of the frame.

*Fully tempered glass* means those materials meeting or exceeding UCB Standard 24-2 for Safety Glazing.

*Glazing* is all glass, plastics, and fiberglass utilized as an exterior window, vision panel, light, or pane within any type of door.

*Hours of operation* shall mean the time period when any activity requires the presence of employees or workers within or about the affected business.

*Hours of darkness* shall mean any time from one-half hour before sunset and one-half hour after sunrise and any other time when the illumination level is less than the required lighting for uses as designated in this chapter.

*Jamb* means the vertical members of a door frame to which the door is secured.

*Jamb/wall* is that component of a door assembly to which a door is attached and secured; the wall and jamb used together are considered a unit.

*Latch* or *latch bolt* is a beveled, spring-actuated bolt, which may or may not have a deadlocking device.

*Lock* (or *lockset*) is a keyed device (complete with cylinder, latch or deadbolt mechanism, and trim such as knobs, levers, thumb turns, escutcheons, etc) for securing a door in a closed position against forced entry. For the purposes of this code, a lock does not include the strike plate.

*Locking device* is a part of a window assembly, which is intended to prevent movement of the moveable sash, which may be the sash lock or sash operator.

*Luminaire* is a complete lighting device consisting of a light source together with its direct appurtenances, such as globe, reflector refractor, housing and such support as is integral with the housing. The pole, post or bracket is not considered a part of the luminaire.

*Minimum maintained foot-candles* of light is the amount of light falling on that point of a surface with the least illumination, calculated through application of a maintenance factor, which is a multiplier applied to account for aging of the lamp and for dirt build-up on the luminaire during the period for which a lamp is in place.

*Multiple-family dwelling* means a building or portion thereof designed for occupancy by two or more families living independently of each other, including hotels, motels, apartments, duplexes and townhouses.

*Nonresidential* means any building, parking lot and associated areas used for any purpose other than a dwelling.

*Panic hardware* means a latching device on a door assembly for use when emergency egress is required due to fire or other threat to life safety. Devices designed so that they will facilitate the safe egress of people in case of an emergency when a pressure not to exceed 15 pounds is applied to the releasing device in the direction of exit travel. Such releasing devices are bars or panels extending not less than one-half of the width of the door and placed at heights suitable for the service require, not less than 30 nor more than 44 inches above the floor.

*Primary locking device* means the single locking system on a door or window unit whose primary function is to prevent unauthorized intrusion.

*Private or single-family dwelling* means a building designed exclusively for occupancy by one family.

*Rail* means the horizontal member of a window or door. A meeting rail is one which mates with a rail of another sash or a framing member of the door or window frame when the sash is in the closed position. Recreational space means any public or private park, community common open space or paseo, bike trail, community swimming pools and associated sidewalks and parking lots.

*Sash* is an assembly of stiles, rails, and sometimes, mullions assembled into a single frame, which supports the glazing material. A fixed sash is one which is not intended to be opened. A moveable sash is intended to be opened.

*Sill* is the lowest horizontal member of a window frame.

*Single cylinder deadbolt* means a deadbolt lock, which is activated from the outside by a key and from the inside by a knob, thumb-turn, lever, or similar mechanism.

*Solid core door* means a door composed of solid wood or composed of compressed wood equal in strength to solid wood construction.

*Stile* is a vertical framing member of a window or door.

*Strike* is a metal plate attached to or mortised into a door or door jamb to receive and to hold a projected latch bolt and deadbolt in order to secure the door to the jamb.

*Swinging door* means a door hinged at the stile or at the head and threshold.

*Underwriters' Laboratories listed* means tested and listed by Underwriters' Laboratory, Inc.

*Vandal resistant light fixture* has a lens constructed of materials meeting or exceeding U.L. Bulletin 972 (Burglary Resistant Glazing) and a housing meeting or exceeding U.L. Bulletin 1572 (Wet Locations.)

*Window assembly* is a unit, which includes a window and the anchorage between the window and the wall. Window frame is the part of a window, which surrounds and supports the sashes and is attached to the surrounding wall. The members include side jambs (vertical), head jamb (upper, horizontal), sill and mullions.

#### **Sec. B-104. Enforcement Provisions.**

Enforcement of this code shall be the responsibility of the County of Orange Building & Safety Division, County of Orange CEO Real Estate/Land Development and/or the Irvine Police Department. All building officials and administrative authority determinations required by this code shall be made jointly by the responsible representatives of each function charged with administration of this code or individually as charged.

#### **Sec. B-105. Right of Entry.**

A. Whenever necessary to make an inspection to enforce any of the provisions of this code, or whenever the Building Official or his authorized representative has reasonable cause to believe that there exists in any building or upon any premises any condition or code violation which makes such building or premises unsafe, dangerous or hazardous, the Building Official or his authorized representative may enter such building or premises at all reasonable times to inspect the same or to perform any duty imposed upon the Building Official by this code, provided that if such building or premises be occupied, he shall first present proper credentials and request entry; and if such building or premises be unoccupied, he shall

first make a reasonable effort to locate the land lessee or other person(s) having charge or control of the building or premises and request entry. If such entry is refused, the Building Official or his authorized representative shall have recourse to every remedy provided by law to secure entry.

- B. When the Building Official or his authorized representative shall have first obtained a proper inspection warrant or other remedy provided by law to secure entry, no land lessee or occupant or any other persons having charge, care of control of any building or premises shall fail or neglect, after proper request is made as herein provided, to promptly permit entry therein by the Building Official or his authorized representative for the purpose of inspection and examination pursuant to this code.

**Sec. B-107. Violations and Penalties.**

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, move, improve, convert, or demolish, equip, use, occupy or maintain any building or structure on the Project site or cause same to be done, contrary to or in violation of any of the provisions of this code.

**Sec. B-108. Administrative Relief.**

- A. In order to prevent or lessen the unnecessary hardship or practical difficulties in exceptional cases where it is difficult or impossible to comply with the strict letter of this code, the land lessee or his designated agent shall have the option to apply for an exemption from any provision of this code to the designated representative of the County of Orange CEO Real Estate/Land Development and the County of Orange Building Official, through a Level I Review application. The reviewing authority shall exercise its powers on these matters in such a way that the public welfare is secured, and substantial justice done most nearly in accord with the intent and purpose of this code.

**Sec. B-109. Life Safety Factors.**

No portion of this code shall supersede any local, state, or federal law, regulation, or codes dealing with life safety factors.

**Sec. B-110. Alternate Materials and Methods of Construction.**

- A. The provisions of this code are not intended to prevent the use of any material or method of construction not specifically prescribed by this code, provided any such alternate has been approved by the enforcing authority, nor is it the intention of this code to exclude any sound method of structural design or analysis not specifically provided for in this code. Materials, methods of construction, or structural design limitations provided for in this code are to be adhered to unless an exception is granted by the enforcing authority.
- B. The enforcing authority may approve any such alternate provided they find the proposed design to be satisfactory and the material and method of work is for the purpose intended, at least equivalent to that prescribed in this code in quality, strength, effectiveness, burglary resistance, durability and safety.

**Sec. B-111. Keying Requirements.**

Upon occupancy by the land lessee or proprietor, each single unit in a tract or commercial development, constructed under the same Level I, II or III Review, shall have locks using combinations which are interchange free from locks used in all other separate dwellings, proprietorships or similar distinct occupancies.

**Sec. B-113. Frames; Jambs; Strikes; Hinges.**

Installation and construction of frames, jambs, strikes and hinges for exterior swinging doors and door leading from garage into dwelling unit shall be as follows:

- A. Door jambs shall be installed with solid backing in such a manner that no voids exist between the strike side of the jamb and the frame opening for a vertical distance of six inches each side of the strike.
- B. In wood framing, horizontal blocking shall be placed between studs at door lock height for three stud spaces each side of the door openings. Trimmers shall be full length from the header to the floor with solid backing against sole plates.
- C. Door stops on wooden jambs for in-swinging doors shall be of one-piece construction with the jamb. Jambs for all doors shall be constructed or protected so as to prevent violation of the strike.

- D. The strike plate for deadbolts on all wood framed doors shall be constructed of minimum 16 U.S. gauge steel, bronze, or brass, and secured to the jamb by a minimum of two screws, which must penetrate at least two inches into solid backing beyond the surface to which the strike is attached.
  - E. Hinges for out-swinging doors shall be equipped with nonremovable hinge pins or a mechanical interlock to preclude removal of the door from the exterior by removing the hinge pins.
  - F. When pairs of doors are utilized in residential structures, a one-piece assembly attached to the full-length edge of the inactive door leaf, incorporating an astragal and flush-bolts for the header and threshold, will be accepted as a strike plate, provided the assembly is constructed of aluminum or steel a minimum of one-eighth inch in thickness.
  - G. All exterior doors equipped with lever-handled locking devices which operate the deadbolt shall have thresholds designed and installed so as to prevent the passing of rigid materials between the door and threshold to the interior.
- B. Aluminum doors shall be a minimum thickness of 0.0215 inches and riveted together a minimum of 18 inches on center along the outside seams. There shall be a full width horizontal beam attached to the main door structure which shall meet the pilot, or pedestrian access, door framing within three inches of the strike area of the pilot or pedestrian access door.
  - C. Fiberglass doors shall have panels a minimum density of six ounces per square foot from the bottom of the door to a height of seven feet. Panels above seven feet and panels in residential structures shall have a density not less than five ounces per square foot.
  - D. Doors utilizing a cylinder lock shall have a minimum five-pin tumbler operation with the locking bar or bolt extending into the receiving guide a minimum of one inch.
  - E. Doors that exceed 16 feet in width shall have two lock receiving points; or, if the door does not exceed 19 feet, a single bolt may be used if placed in the center of the door with the locking point located either at the floor or door frame header; or, torsion spring counterbalance-type hardware may be used.

**Sec. B-114. Windows; Sliding Glass Doors.**

The following requirements must be met for windows and sliding glass doors:

- A. Except as otherwise specified in this code, all openable exterior windows and sliding glass doors shall comply with the tests as set forth in *Section B-128, Tests*.
- B. Louvered windows shall not be utilized if any portion of it is within eight feet vertically or six feet horizontally from any exterior accessible surface or any adjoining roof, balcony, landing, stair tread, platform or similar structure.

**Sec. B-115. Garage-Type Doors; Rolling Overhead, Solid Overhead, Swing, Sliding or Accordion.**

The above described doors shall conform to the following standards:

- A. Wood doors shall have panels a minimum of 5/16 inch in thickness with the locking hardware being attached to the support framing.

- F. Except in a residential building, doors secured by electrical operation shall have a keyed-switch to open the door when in a closed position, or by a signal locking device.
- G. Doors with slide bolt assemblies shall have frames a minimum of 0.120 inches in thickness, with a minimum bolt diameter of 1/2 inch and protrude at least one and one-half inches into the receiving guide. A bolt diameter of 3/8 inch may be used in a residential building. The slide bolt shall be attached to the door with non-removable bolts from the outside. Rivets shall not be used to attach slide bolt assemblies.

**Sec. B-116. Special Residential Building Provisions.**

The provisions of this section shall apply only to multiple-family dwelling units.

- A. Except for vehicular access doors, all exterior swinging doors of any residential building and

garages, including the door leading from the garage area into the dwelling unit shall be equipped as follows:

1. All wood doors shall be of solid core construction with a minimum thickness of 1¾ inches, or with panels not less than 9/16 inch thick.
  2. A single or double door shall be equipped with a single cylinder deadbolt lock. The bolt shall have a minimum projection of one inch and be constructed so as to repel cutting tool attack. The deadbolt shall have an embedment of at least¾ inch into the strike receiving the projected bolt. The cylinder shall have a cylinder guard, a minimum of five-pin tumblers, and shall be connected to the inner portion of the lock by connecting screws of at least one-fourth inch in diameter.
  3. The inactive leaf of double door(s) shall be equipped with metal flush bolts having a minimum embedment of 5/8 inch into the head and threshold of the door frame.
  4. Glazing in exterior doors, or within 40 inches of any locking mechanism, shall be of fully tempered glass or rated burglary resistant glazing.
  5. Except where clear vision panels are installed, all front exterior doors shall be equipped with a wide-angle (180 degrees) door viewer.
- B. Multiple family buildings shall display a street address number conforming to the following specifications. Dual signage may be required to meet accessibility requirements of the California Building Code including but not limited to mounting height, size, font, Braille, and tactile standards:
1. Each individual unit within the complex shall display a prominent identification number at the main dwelling entry door, but not on the entry door, of a contrasting color to the background to which it is affixed and clearly visible to approaching vehicles and/or pedestrians. Size and design shall conform to the following:
    - a. Minimum four inches in height; or
    - b. Minimum two inches in height if the entry door is located within a fully enclosed corridor; or
    - c. Minimum two inches in height if, from the interior of the building common space area, the sight line to the entry door from any approach does not exceed 50 feet; and,
    - d. Numerals shall be in a Sans Serif font with a stroke weight of regular to medium, or an approved equivalent font which is clearly legible.
  2. Numerals shall be located within one foot of the door frame and illuminated during the hours of darkness. The numerals and light source shall be contained with a single, weather-resistant fixture. The light source shall be provided with an uninterruptible A.C. power source or controlled only by a photoelectric device. Nothing in this section shall preclude the requirement for circuit protection devices where applicable. An illuminated fixture is not required when the address number can be lighted by area lighting as required in *Section B-116.E* regarding walkways and doors.
  3. For buildings containing ten or more units, each side which affords vehicle and/or pedestrian access, the primary address number or range of primary address numbers within the building and range of unit numbers within the building where a multi-building complex has one primary address number shall be displayed. If the building has vehicle or pedestrian access from an adjacent street not associated with the building addressing, then in addition to the address numbers, the addressed street name must also be displayed. Numerals and any lettering shall be a minimum of eight inches in height. The font used shall be Sans Serif with a stroke weight of medium to bold, or an approved equivalent font which is clearly legible. Such numerals and any lettering shall be of contrasting color to the background to which they are attached, and mounted not less than 10 feet nor more

than 20 feet from ground level. Addressing shall be clearly illuminated during the hours of darkness with an uninterruptible A.C. power source or controlled only by a photoelectric device, which may be the common area site lighting. Building landscaping at full maturity shall not obstruct visibility to the numerals.

4. Complexes where all unit address numbers are not visible from the addressed public or private street and with more than one building shall provide vehicle directional signage from point of entry onto the property to each building parking area and/or building entrance and at all decision making locations along walkways. Signs shall display building addresses or unit number range, and be located at the complex entry and at all turning points along the route to a building entrance or parking area. Range of addresses shall note if all numbers are even or odd based upon existing or potential addressing on the opposite side of the addressed street, with the word “even” or “odd” in minimum 1.5 inch high letters. Signs shall contain directional arrows and street name, in minimum 1.5 inch high letters, if the complex has more than one addressed street. Numerals shall be no less than two feet from ground level and not obstructed by building landscaping at full maturity or by parked cars. Numerals shall be at least 3 inches in height using a Sans Serif font with a stroke weight of medium to bold, or an approved equivalent font which is clearly legible.
5. There shall be positioned, at each vehicle entrance of a multiple family dwelling complex with more than two buildings, an illuminated diagrammatic representation of the complex, which depicts the location of the viewer and the unit designations within the complex. The diagram shall be of a size clearly readable from a distance of at least 10 feet. It shall be lighted during the hours of darkness utilizing a light source, constructed of weather and vandal resistant materials, and provided with an uninterruptible A.C. power source or controlled by a photoelectric device. Nothing in this section shall preclude the requirement for circuit protection devices where applicable.
6. There shall be positioned, at each common area pedestrian entrance of a multiple-family dwelling complex having buildings that are at least four stories in height, an illuminated diagrammatic representation of the complex, which depicts the location of the viewer and the unit designations within the complex. The diagram shall be of a size clearly readable from a distance of 5 feet. It shall be lighted during the hours of darkness utilizing a light source, constructed of weather- and vandal-resistant materials, and provided with an uninterruptible A.C. power source or controlled by a photoelectric device. Nothing in this section shall preclude the requirement for circuit protection devices where applicable.
7. Pedestrian directional signage shall be provided to guide persons to dwelling units and amenities within and around buildings, being posted at all decision-making locations, including: entrances, elevators, stair landings, and walkway intersections. Signage shall include the street name if more than one street name applies to the complex and be so positioned such that text and numerals are mounted between 4 and 6 feet in height, clearly illuminated by dedicated or common area lighting, and not obstructed by landscaping at full maturity. Numerals and lettering shall be at least 2 inches in height using a Sans Serif font with a stroke weight of medium to bold, or an approved equivalent font which is clearly legible.
8. A Wayfinding Plan shall be developed indicating the following:
  - a. Location and wording of directional signage for vehicles and pedestrians;
  - b. Location of building address numbers;
  - c. Landscaping details for areas near any signage or address numbers.The plan shall include design drawings or exhibits that clearly illustrate the intent of the Wayfinding Plan.

9. In multiple-family complexes, garages or carports not directly attached to the dwelling unit or placed next to the dwelling unit and discernible as being associated with one addressed dwelling unit shall not use corresponding dwelling unit addresses to identify the garage or carport. Where garages are attached and the dwelling unit number is not adjacent to the garage door, an address number shall be displayed, in a clearly visible location, using an address number a minimum of four inches in height.
  10. Exterior address identification numbers and/or letters shall not be affixed to a surface using two-sided tape or any material not resistant to weather conditions.
  11. An 8.5 inch by 11 inch site plan(s) of the complex shall be provided to the Police and Fire Authority. It shall contain all streets, sidewalks, buildings, including identification numbers and/or descriptions, emergency services access key vaults or key override switches, radio controlled entry system access points, and fire hydrants.
- E. Multiple-family buildings, carports, parking areas, driveways, and walking surfaces shall conform to the following lighting standards:
1. All vehicular drive surfaces, open parking areas and carports shall be illuminated with a minimum maintained one foot-candle of light at ground level during the hours of darkness.
  2. All exterior common area pedestrian walkways and recreation areas shall be illuminated with a minimum maintained 0.25 foot-candle of light at ground level during the hours of darkness.
  3. Open stairways and enclosed common area corridors shall be illuminated with a minimum maintained 0.5 foot-candle of light on all landings and stair treads during the hours of darkness. Enclosed stairways shall be illuminated at all times with a minimum maintained one foot-candle of light on all landings and stair treads.
  4. Cluster mailboxes, trash enclosures/areas, vending machines, and public phones located on the exterior shall be illuminated with a minimum maintained one foot-candle of light, measured within a five-foot radius at ground level, during the hours of darkness.
  5. Recessed areas of building or fences, which have a minimum depth of two feet, a minimum height of five feet, and do not exceed six feet in width and are capable of human concealment, shall be illuminated with a minimum maintained 0.25 foot-candles of light at ground level during the hours of darkness. This requirement applies to defined recessed areas which are within six feet of the edge of designated walking surface with an unobstructed pathway to it, not hindered by walls or hedge row landscaping a minimum of two feet in height.
  6. Accessible luminaires utilized to meet the requirements of this section shall have vandal resistant light fixtures and be not less than three feet in height from the walking surface when used to illuminate walkways and a minimum of 78 inches in height above the driving surface when illuminating surfaces associated with vehicles. Light fixtures shall be deemed accessible if mounted within 15 feet vertically or six feet horizontally from any accessible surface or any adjoining roof, balcony, landing, stair tread, platform or similar structure.
  7. The light source utilized to comply with this section to meet parking and drive surface lighting shall have a rated average bulb life of not less than 10,000 hours.
  8. A site plan shall be provided showing buildings, parking area, walkways, detailed landscaping and a point-by-point photometric calculation of the required light levels. Landscaping shall not be planted so as to obscure required light levels. Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of four to one (4:1 maximum/minimum).

9. The light source shall be controlled by a photocell device or a timeclock with an astronomic feature.
- F. Common-area laundry rooms in multiple-family complexes shall be designed and protected as follows:
1. Entry doors shall have:
    - a. A minimum 600 square-inch clear vision panel, in the upper half of the door.
    - b. Automatic, hydraulic door closures.
    - c. Self-locking door locks equipped with a dead-locking latch, allowing exiting by a single motion and openable from the inside without the use of a key or any special knowledge or effort.
    - d. Nonremovable hinge pins for out-swinging doors to preclude removal of the door from the exterior by removing the hinge pins.
    - e. A latch protector consisting of minimum 0.125-inch-thick steel attached to the door's exterior with non-removable bolts from the exterior. It shall be two inches wide and extend a minimum of five inches above and below the strike opening and extend a minimum of one inch beyond the edge of the door. It shall have a metal anti-spread pin a minimum of ½ inch in length.
  2. The laundry room shall be illuminated at all times with a minimum maintained five foot-candles of light at floor level, using a non-interruptible power source. There shall be no light switches inside the room that control light fixtures used to meet the lighting requirement.
  3. Any portion of an openable window which is within eight feet vertically or six feet horizontally from any accessible surface or any adjoining roof, balcony, landing, stair tread, platform, or similar surface, or any climbable pole or tree, or any surface providing a foothold, shall be secured as follows:
    - a. Windows shall not provide an opening greater than 96 square inches: or
    - b. Transom windows opening at the top and hinged at the bottom may be utilized provided the bottom portion is not less than six feet from an exterior accessible surface.
  4. The entire laundry room shall be visible from the exterior along common area walking or driving surfaces. Perimeter windows and interior mirrors may be utilized to meet this requirement.
  5. Laundry rooms are to be located in high activity areas with natural surveillance opportunities, and not in remote or isolated locations.
- F. Mail boxes in multi-family complexes are to be located in highly visible areas adjacent to common area activity amenities.

**Sec. B-117. Special Nonresidential Building Provisions.**

The provisions of this section shall apply to nonresidential units and structures.

- A. Swinging exterior glass doors, wood or metal doors with glass panels, solid wood or metal doors shall be constructed or protected as follows:
1. Wood doors shall be of solid core construction with a minimum thickness of 1¾ inches. Wood panel doors with panels less than one inch thick shall be covered on the inside with a minimum 16 U.S. gauge sheet steel or its equivalent, which is to be attached with screws on minimum six-inch centers. Hollow steel doors shall be of a minimum 16 U.S. gauge and have sufficient reinforcement to maintain the designated thickness of the door when any locking device is installed; such reinforcement being able to restrict collapsing of the door around any locking device.
  2. Except when double cylinder deadbolts are utilized, any glazing utilized within 40 inches of any door locking mechanism shall be constructed or protected as follows:

- a. Fully tempered glass or rated burglary resistant glazing; or
  - b. Iron or steel grills of at least 1/8-inch material with a minimum two-inch mesh secured on the inside of the glazing may be utilized; or
  - c. The glazing shall be covered with iron bars of at least 1/2 inch round or one-inch by 1/4-inch flat steel material, spaced not more than five inches apart, secured on the inside of the glazing.
  - d. Items b. and c., above, shall not interfere with the operation of opening windows if such windows are required to be openable by the Uniform Building Code.
- B. All swinging exterior wood and steel doors shall be equipped as follows:
- 1. A single or double door shall be equipped with a double or single cylinder deadbolt. The bolt shall have a minimum projection of one inch and be constructed so as to repel a cutting tool attack. The deadbolt shall have an embedment of at least 3/4 inch into the strike receiving the projected bolt. The cylinder shall have a cylinder guard, a minimum of five-pin tumblers, and shall be connected to the inner portion of the lock by connecting screws of at least 1/4 inch in diameter. The provisions of the preceding paragraph do not apply where (1) panic hardware is required, or (2) an equivalent device is approved by the enforcing authority.
  - 2. Double doors shall be equipped as follows:
    - a. The inactive leaf of double door(s) shall be equipped with metal flush bolts having a minimum embedment of 5/8 inch into the head and threshold of the doorframe.
    - b. Double doors shall have an astragal constructed of steel a minimum of 0.125 inch thick, which will cover the opening between the doors. The astragal shall be a minimum of two inches wide, and extend a minimum of one inch beyond the edge of the door to which it is attached. The astragal shall be attached to the outside of the active door by means of welding or with nonremovable bolts spaced apart on not more than ten inches centers. (The door to which such an astragal is attached must be determined by the fire safety codes adopted by the enforcing authority.)
- C. Aluminum frame swinging doors shall be equipped as follows:
- 1. The jamb on all aluminum frame swinging doors shall be so constructed or protected to withstand 1,600 pounds of pressure in both a vertical distance of three inches and a horizontal distance of one inch each side of the strike, so as to prevent violation of the strike.
  - 2. A single or double door shall be equipped with a double cylinder deadbolt with a bolt projection exceeding one inch or a hook-shaped or expanding deadbolt that engages the strike sufficiently to prevent spreading. The deadbolt lock shall have a minimum of five-pin tumblers and a cylinder guard.
- D. Panic hardware, whenever required by the Uniform Building Code or Title 24, California Code of Regulations, shall be installed as follows:
- 1. Panic hardware shall contain a minimum of two locking points on each door; or
  - 2. On single doors, panic hardware may have one locking point, which is not to be located at either the top or bottom rails of the doorframe. The door shall have an astragal constructed of steel 0.125 inch thick, which shall be attached with nonremovable bolts to the outside of the door. The astragal shall extend a minimum of six inches vertically above and below the latch of the panic hardware. The astragal shall be a minimum of two inches wide and extend a minimum of one inch beyond the edge of the door to which it is attached.
  - 3. Double doors containing panic hardware shall have an astragal attached to the doors at their meeting point, which will close the opening

between them, but not interfere with the operation of either door.

- E. Horizontal sliding doors shall be equipped with a metal guide track at top and bottom, and a cylinder lock and/or padlock with a hardened steel shackle which locks at both heel and toe, and a minimum five-pin tumbler operation with nonremovable key when in an unlocked position. The bottom track shall be so designed that the door cannot be lifted from the track when the door is in a locked position.
- F. In office buildings (multiple occupancy), all entrance doors to individual office suites shall meet the construction and locking requirements for exterior doors.
- G. Glazing shall be deemed accessible, if any portion of it is within 40 inches of any door locking mechanism, and shall be constructed of either two part laminated glazing with a 0.60 inch inner layer or burglary resistant glazing.
- H. Roof openings shall be protected as follows if the roof is accessible via an exterior ladder or the roof is less than 20 feet from ground level or if any portion of it is within 12 feet vertically or six feet horizontally from any exterior accessible surface or any adjoining roof, balcony, landing, stair tread or similar structure:
  - 1. All skylights on the roof of any building used for business purposes shall be provided with:
    - a. Rated burglary-resistant glazing; or
    - b. Iron bars of at least one-half inch round or one by ¼ inch flat steel material under the skylight and securely fastened; or
    - c. A steel grill of at least 1/8 inch material with a maximum two-inch mesh under the skylight and securely fastened.
  - 2. All hatchway openings on the roof of any building or premises used for business purposes shall be secured as follows:
    - a. If the hatchway is of wooden material, it shall be covered on the inside with at least 16 U.S. gauge sheet metal, or its equivalent, attached with screws.
    - b. The hatchway shall be secured from the inside with a slide bar or slide bolts.
    - c. Outside hinges on all hatchway openings shall be provided with nonremovable pins when using pin-type hinges.
- I. Exterior mounted ladders are prohibited except:
  - 1. Ladders with a minimum 1/8 inch thick steel plate, securely attached to the ladder edge on each side and extending to within two inches of the wall for a height of ten feet above ground level. A door or cover shall be securely attached to the front of the ladder and be constructed of a minimum 1/8-inch steel, extending from ground level to at least ten feet high. The ladder door shall have nonremovable hinge pins and be locked tight against the side wall by a locking mechanism with a minimum five pin tumbler operation, and attached with nonremovable bolts from the exterior; or
  - 2. Ladders beginning a height of ten feet above ground.
- J. There shall be no exterior phone panels.
- K. Buildings, open parking lots, walkways, and accesses thereto shall conform to the following light standards:
  - 1. All types of exterior doors shall be illuminated during the hours of darkness, with a minimum maintained one foot-candle of light, measured within a five-foot radius on each side of the door at ground level. The light source shall be controlled by a photocell device or a timeclock with an astronomic clock feature and capable of operating during a power outage.
  - 2. Recessed areas of buildings or fences, which have a minimum depth of two feet, a minimum height of five feet, and do not exceed six feet in width and are capable of human concealment, shall be illuminated with a minimum maintained 0.25 foot-candles

of light at ground level during the hours of darkness. This requirement applies to defined recessed areas which are within six feet of the edge of a designated walking surface with an unobstructed pathway to it, not hindered by walls or hedge row landscaping a minimum of two feet in height.

3. Stairways shall be illuminated with a minimum maintained one foot-candle of light on all landings and stair treads, during the hours of operation, including one hour thereafter.
4. All interior or exterior corridors, passageways and walkways in any hotel, motel or inn shall be illuminated at all times with a minimum maintained one foot-candle of light on the walking surface.
5. All exterior pedestrian walkways, interior common corridors, and open parking lots shall be illuminated with a minimum maintained one foot-candle of light on the walking or driving surface during the hours of operation and one hour thereafter.
6. The light source utilized to comply with this section to meet parking and drive surface lighting shall have a rated average bulb life of not less than 10,000 hours.
7. Accessible luminaires utilized to meet the requirements of this section have vandal resistant light fixtures and be not less than three feet in height from ground level when used to illuminate walkways and a minimum of eight feet in height from ground level when illuminating surfaces associated with vehicles. Light fixtures shall be deemed accessible if mounted within fifteen feet vertically or six feet horizontally from any accessible surface or any adjoining roof, balcony, landing, stair tread, platform or similar structure.
8. A site plan shall be provided showing buildings, parking area, walkways, detailed landscaping and a point-by-point photometric calculation of the required light levels. Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of 4:1 average/

minimum. Landscaping shall not be planted so as to obscure required light levels.

- L. Addressing for nonresidential buildings shall conform to the following specifications:
  1. Numerals shall be mounted on the wall, be no higher than 30 feet, and face the street on which the building is addressed. Numerals are to be clearly visible from this same street and not obscured by building landscaping at full maturity. Addressing shall be of a color contrasting to the background to which they are affixed. Method of attachment shall not include the use of two-sided tape or any material not resistant to weather conditions.
  2. Where distance or intervening obstructions impair visibility from the street, addressing shall be mounted on all buildings so as to be visible from drive aisles and walkways internal to the site, and each such address, or an encompassing range of addresses, shall be displayed on monument signs visible from each site entrance from all approaching directions. In such cases, directional wayfinding signs shall be provided per No. 5 below.
  3. Numerals shall be no less than six inches in height, if located less than 100 feet from the center line of the addressed street or 12 inches in height if placed further than 100 feet from the center line of the addressed street. The numerals shall be in a Sans Serif font with a stroke weight of medium to bold, or an approved equivalent font which is clearly legible, and illuminated during the hours of darkness using a light source provided with an uninterruptible A.C. power source or controlled only by a photoelectric device, which may be the common area site lighting.
  4. The rear doors of all buildings shall have address numbers not less than six inches in height, using a Sans Serif font with a stroke weight of medium to bold, or an approved equivalent font which is clearly legible, and be of a color contrasting to the background to which they are affixed. Method of attachment shall not include the use of two-sided tape

or any material not resistant to weather conditions.

5. For sites having multiple buildings for which addressing mounted on the building is not clearly visible from the street, or for which drive aisles diverge from a site entrance in a manner such that the direct route to each building is not obvious, vehicle directional signs shall be provided. Vehicle direction signage from the point of site entry to each building entrance shall display building addresses or unit number range, and be located at all turning points along the route to a building entrance. Signs shall be no less than 2 feet from ground level and not obstructed by landscaping at full maturity or parked cars. Numerals shall be at least 3 inches in height using a Sans Serif font with a stroke weight of medium to bold, or an approved equivalent font which is clearly legible.
6. Buildings with a total square footage of at least 10,000 square feet shall have rooftop numbers placed parallel to the addressed street, screened from public view and only visible from the air. The numerals are to be white, block lettered, constructed of weather resistant material, and placed against a black background. Address numbers are to be a minimum of 4 feet in height and 18 inches wide. When more than one street address is assigned to a building, the beginning and ending address numbers are to be placed on the rooftop at opposite ends of the building, reflecting the approximate location of these addresses.

Exceptions:

1. For buildings having white roofing, black lettering shall be used in lieu of white lettering.
2. Buildings providing addressing for a helipad as specified in the California Building Code.

M. Elevators shall be designed as follows:

1. Elevator cabs, the interiors of which are not completely visible when the door is open from a point centered on and 36 inches away from the door, shall have shatter resistant mirrors or other equally reflective material so placed as to make visible the entire elevator cab from this point. The elevator cab shall be illuminated at all times with a minimum maintained two foot-candles of light at floor level.
2. Elevator emergency stop buttons shall be so installed and connected as to activate the elevator alarm when utilized.

#### **Sec. B-118. Special Parking Facilities Provisions.**

A structure, garage or covered parking surface intended primarily for the storage of motor vehicles for any period of time, except for residential carports, shall comply with this section.

- A. Remote or detached parking facilities or any other parking surfaces which are constructed as a separate entity shall be assigned a street address number. Addressing for parking structures shall conform to the following specifications:
  1. Numerals shall be mounted on the wall, no higher than 30 feet, and face the street on which the building is addressed. Numerals are to be clearly visible from this same street and not obscured by landscaping at full maturity. The numerals shall be placed in such a location that it is evident the parking structure has this address or, when not visible from the street, numerals are to be located on a corner of the structure and not over the vehicle entrance. If references to the parking structure servicing a particular building are over the entrance, such references are to include wording clearly identifying parking for a particular building so as not to confuse the structure address with the building address. Numbers and any lettering shall be of a color contrasting to the background to which they are affixed. Method of attachment shall not include the use of two-sided tape or any material not resistant to weather conditions.
  2. Numerals shall be no less than 6 inches in height, using a Sans Serif font with a stroke weight of medium to bold, or approved

equivalent font which is clearly legible, and shall be illuminated during the hours of darkness using a light source provided with an uninterruptible A.C. power source or controlled only by a photoelectric device, which may be the common area site lighting.

3. Residential parking structures only shall be provided with rooftop addressing to meet the requirements as specified in *Section B-117.L.5*. Non-residential parking structures shall not have rooftop addressing.
- B. Restrooms shall not be open to the general public and shall be continuously locked, with access provided only to authorized individuals. They shall be located in an area which is highly visible from the parking attendant kiosk or other area where natural surveillance is afforded.
- C. Directional signage, including floor designation and section, shall be provided on each level to expedite movement within the facility. Signage shall be a minimum of 12 inches in height and of a contrasting color to the background. It shall be displayed not less than 60 inches from the parking surface and be highly visible from within any portion of the facility.
- D. Structures or fencing designed to screen trash enclosures from public view shall be designed with no more than three solid walls and an access gate(s). They shall be designed in such a manner as to allow a maximum of six inches clearance between trash bins, walls and gates.
- E. Bicycle storage units or racks shall be located in high visibility areas.
- F. If removal of a metal drainage grating being used at grade along the exterior of the facility would provide access into the interior, the grating shall be securely fastened, rendering it non-removable from the exterior.
- G. Solid perimeter walls shall be either full height floor to ceiling or not exceed 42 inches in height from the parking surface.
- H. The number of pedestrian and vehicular access points shall be minimized. Except at vehicle and primary pedestrian openings, the structure shall be designed, to the satisfaction of the County, to preclude human entry from any exterior accessible surface to a height of eight feet. Chain link fencing shall not be utilized if visible from a private street. When required, fire authority openings in the form of swing-out gates shall be provided and secured by a padlock with a minimum 3/8-inch diameter shackle and five-pin tumbler operation.
- I. Exterior pedestrian doors which provide access into the parking facility, shall be constructed and equipped as follows:
  1. A minimum 18 gauge steel and equipped with automatic hydraulic closure device.
  2. A minimum 100-square-inch vision panel, with the width not less than five inches, to provide visibility into the area being entered. Vision panels shall meet requirements of the Uniform Building Code.
  3. Vision panels shall preclude manipulation of the interior locking device from the exterior.
  4. No openings within twenty-four inches of the locking device which would allow a piece of metal, 1/16-inch diameter or greater to be inserted and access gained to the interior side of the door.
  5. When panic hardware is required, it shall have a self-locking mechanism and be constructed/equipped as follows:
    - a. Panic hardware on pairs of doors shall contain a minimum of two locking points on each door; or
    - b. On single doors, panic hardware may have one locking point, which is not located at either the top or bottom of the doorframe. When mortise hardware is utilized, a protective astragal consisting of a minimum 0.125 inch thick steel shall be attached to the exterior of the door and rendered nonremovable from the exterior. It shall be two inches wide and extend a minimum of five inches above and below

the strike opening and extend a minimum of one inch beyond the edge of the door.

- c. Double doors containing panic hardware shall have an astragal attached to the doors at their meeting point, which will close the opening between them, but not interfere with the operation of either door. Fire rated astragals, meeting specifications of the Uniform Building Code, shall be utilized when required. Astragals are not required when panic hardware is utilized with push pads offset a minimum of three inches from the door edges.

- 6. Emergency exits not intended, as a primary entrance shall have no exterior handles, knobs, or levers.
- 7. Hinges shall be equipped with nonremovable hinge pins or a mechanical interlock to preclude removal of the door from the exterior by removing the hinge pins.

J. Stairways shall be designed as follows:

- 1. Interior doors shall have glazing panels a minimum of five inches wide and 20 inches in height and meet requirements of the Uniform Building Code.
- 2. Areas beneath stairways at or below ground level shall be fully enclosed or access to them restricted.
- 3. Stairways shall be designed to be completely visible from either the interior or exterior or both, unless mandated by the Uniform Building Code to be enclosed.
- 4. Fully enclosed interior or exterior stairways with solid walls, when required, shall have shatter resistant mirrors or other equally reflective material at each level and landing and be designed or placed in such a manner as to provide visibility around corners.

K. Elevator cabs and lobbies shall be designed as follows:

- 1. Elevators which serve more than two floors, above ground level, with at least one shaft wall exposed to the exterior or interior shall have clear glazing installed in one wall to provide visibility into the elevator cab.
- 2. Elevator cabs, the interiors of which are not completely visible when the door is open from a point centered on and 36 inches away from the door, shall have shatter resistant mirrors or other equally reflective material so placed as to make visible the entire elevator cab from this point. The elevator cab shall be illuminated at all times with a minimum maintained two foot-candles of light at floor level.
- 3. Elevator emergency stop buttons shall be so installed and connected as to activate the elevator alarm when utilized.
- 4. Elevator lobbies, if enclosed, shall be constructed of glazing, the maximum amount allowed by the Uniform Building Code.

L. Lighting of driveways, parking areas, walkways and doors shall conform to the following standards:

- 1. All parking, driving, and walking surfaces, except stairways, shall be illuminated at all times with a minimum maintained 1.25 foot-candles of light.

Exception: Parking facilities which have physically precluded pedestrian and vehicle access during nonbusiness hours may provide a minimum maintained 0.25 of light on the parking, walking and driving surfaces.

- 2. Stairways shall be illuminated at all times with a minimum maintained two foot-candles of light on all landings and stair treads.
- 3. All types of exterior doors shall be illuminated, during the hours of darkness, with a minimum maintained one foot-candle of light, measured within a five-foot radius of each side of the door at ground level.
- 4. Recessed areas of buildings or fences, which have a minimum depth of two feet, a minimum height of five feet, and do not

exceed six feet in width and are capable of human concealment, shall be illuminated with a minimum maintained 0.25 foot-candles of light at ground level during the hours of darkness. This requirement applies to defined recessed areas which are within six feet of the edge of a designated walking surface with an unobstructed pathway to it, not hindered by walls or hedge row landscaping a minimum of two feet in height.

5. All luminaires utilized to meet the requirements of this section shall have vandal resistant light fixtures, if on the exterior, with no portion of the fixture placed less than 72 inches above the walking or driving surface.
6. The light source utilized to comply with this section to meet parking and drive surface lighting shall have rated average bulb life of not less than 10,000 hours.
7. A site plan shall be provided showing buildings' parking area, walkways, detailed landscaping and a point-by-point photometric calculation of the required light levels. Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of 4:1 average/minimum. Landscaping shall not be planted so as to obscure required light levels.
8. The light source shall be controlled by a photocell device or a timeclock with an astronomic feature and capable of operating during a power failure.

M. Landscaping around the perimeter of the structure shall not provide access to any portion of the structure unless the accessible point is protected as described in *subsection H.* hereinabove.

**Sec. B-119. Emergency access.**

- A. Private roads and parking areas or parking facilities when controlled by unmanned automated parking gates shall provide for police emergency access utilizing an approved radio controlled entry system and approved key switch device to be installed and designed as follows:
  1. The key switch control shall be installed at a height of 42 inches from finished driveway

grade and a minimum of 15 feet from the entry/exit gate, and be located on the driver's side of the road or driveway. The key switch is to be accessible in such a manner as to not require a person to exit their vehicle to reach it; nor to require any back-up movements in order to enter/exit the gate. The key switch may be installed within a visitor telephone/intercom call box if meeting the above criteria. The control housing shall consist of heavy gauge metal, and be vandal- and weather-resistant and be mounted on a substantial structure such as a steel post, concrete, or masonry pedestal.

2. Key switches shall be secured to the control housing or telephone/intercom call box utilizing tamper resistant screws.
  3. Except for an open surface parking lot with less than 100 parking spaces, a radio controlled entry system shall be installed per City of Irvine and Orange County Fire Authority (OCFA) specifications.
  4. Vehicle gates shall be designed to open in a power failure.
- B. All lockable pedestrian gates or doors to common area walkways and recreation areas/buildings of residential multi-family complexes or tract of homes shall provide for police emergency access utilizing an approved radio controlled entry system and approved key switch device or approved key vault which shall be installed as follows:
1. Pedestrian gates/doors using an electrically automated type lock shall be provided with an approved radio controlled entry system and a key switch within a telephone/intercom console, or installed adjacent to the door inside a wall/door frame, or in a control housing as described in *section (A)(1)* above or in a method approved by the enforcing authority. Key switches shall be secured utilizing tamper resistant screws. The radio controlled receiver shall be visible in order to determine, when activated, if the signal was received by illuminating a light. More than one gate or door which is in close proximity to another may be operated by the radio

controlled entry system if approved by the police department.

control reader utilizing tamper resistant screws.

2. Pedestrian gates or doors utilizing mechanical locks shall be provided with a key vault adjacent to each gate or door, securely attaching it to a fence or wall, mounted 4 feet above finished grade and within 2 feet of the locking device.
  3. Pedestrian gates in perimeter community walls or fencing shall utilize a key switch if using an electronically automated type lock, or if a mechanical lock is used, a key vault, mounted 4 feet above finished grade and within 2 feet of the locking device.
  4. Pool gates shall only utilize a key vault, mounted 4 feet above finished grade and within 2 feet of the locking device.
  5. Elevators with access control systems shall be provided with a key switch adjacent to the access control reader utilizing tamper resistant screws.
- C. Nonresidential multi-tenant buildings with a common area entrance and interior walkway shall provide police emergency access utilizing an approved radio controlled entry system and approved key switch device or approved key vault which shall be installed as follows:
1. All common area doors using an electrically automated type lock shall be provided with a key switch device within the building's exterior telephone/intercom call box or in a control housing as described in *section A.1* above, or in a method approved by the enforcing authority and located within close proximity and in a visible area near the door mounted 4 feet above finished grade. Key switches shall be secured utilizing tamper resistant screws.
  2. Exterior entry common area doors utilizing mechanical door locks shall be provided with a key vault within close proximity and in a visible area near the door mounted 4 feet above finished grade.
  3. Elevators with access control systems shall install a key switch adjacent to the access control reader utilizing tamper resistant screws.
  4. Emergency vehicle access gates shall be designed so as to provide access to the padlock from either side of the gate. A key vault shall be installed on each side of the gate. Land lessee's padlock shall be used to secure the gate.
  5. All key switches, key vaults, and padlocks shall be sub-mastered to an Orange County Fire Authority key for access by the police department. The radio controlled entry system shall be programmed to frequencies approved by the police department and Orange County Fire Authority.
  6. Key switches, key vaults, padlocks, and radio controlled entry system installations shall be identifiable to approaching police personnel in a manner as approved by the police department.
  7. An Emergency Access Plan shall be required when a radio controlled entry system, key switch, or key vault is required to be installed. The plan is to identify the location of each device on a site plan.

### **Sec. B-120. Special Recreational Spaces Provisions.**

The provisions of this section shall apply to all public and private community buildings, parks, open spaces, trails, community swimming pools, recreation centers, and associated sidewalks and parking lots.

- A. Structures shall comply with all provisions of the Uniform Security Code except *Section B-117, Special Nonresidential Building Provisions, subsection K.* regarding lighting standards.
- B. Exterior lighting shall conform to the following standards:
  1. All types of exterior doors shall be illuminated during the hours of darkness with a minimum maintained one foot-candle of light at ground level, measured within a five-foot radius from the center of the door.
  2. Recessed areas of buildings or fences, which have a minimum depth of two feet, a minimum height of five feet, and do not exceed feet in width and are capable of

human concealment, shall be illuminated with a minimum maintained 0.25 foot candles of light at ground level during the hours of darkness. This requirement applies to defined recessed areas which are within six feet of the edge of a designated walking surface with an unobstructed pathway to it, not hindered by walls or hedge or landscaping a minimum of two feet in height.

3. Stairways shall be illuminated with a minimum one foot-candle of light on all landings and stair treads, during the hours of operation, including one hour thereafter.
  4. Parking lots and walkways accessing buildings and parking areas shall be illuminated with a minimum maintained one foot-candle of light on the driving or walking surface during the hours of operation and one hour thereafter.
  5. Bike trails not incorporated in the roadway shall be illuminated with a minimum maintained 0.25 foot-candles of light at ground level during the hours of darkness, except that any bike trail or recreational facility within the designated Natural Community Conservation Plan/Habitat Conservation Plan, Central Coastal Subregion reserve area shall be exempt from the requirements of this subsection.
  6. Paved walkways in open space areas, not directly serving buildings or parking areas, shall be illuminated with a minimum maintained 0.25 foot-candles of light on the walking surface during the hours of operation and one hour thereafter.
  7. Swimming pool decks and other hard surface recreation activity areas shall be illuminated with a minimum maintained one foot-candle of light on the walking surface during the hours of operation and one hour thereafter.
  8. The light source utilized to comply with this section to meet parking and drive surface lighting shall have a rated average bulb life of not less than 10,000 hours.
  9. Luminaires utilized to meet the requirements of this section shall have vandal resistant light fixtures, if accessible, and be not less than eight feet in height from ground level. A luminaire not less than 42 inches may be utilized to illuminate a walkway if adjacent landscaping is of a variety which does not mature higher than two feet, and it does not interfere with the required light distribution for a distance of 16 feet along the walkway. Light fixtures shall be deemed accessible if mounted within 15 feet vertically or six feet horizontally from any accessible surface or any adjoining roof, balcony, landing, stair treads, platform or similar structure.
  10. Activation of the required exterior lighting shall be either by a photocell device or a time clock with an astronomic clock feature.
  11. A site plan shall be provided showing buildings, parking area, walkways, detailed landscaping and a point-by-point photometric calculation of the required light levels. Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of 4:1 average/minimum. Landscaping shall not be planted so as to obscure required light levels.
- C. Swimming pools shall be secured as follows:
1. Restroom doors and pool gates shall be equipped with automatic closure devices, dead latches, and a latch protector consisting of minimum 0.125-inch-thick steel, two inches wide and six inches long.
  2. The pool equipment room or enclosure to be secured with either a deadbolt lock or padlock with a minimum five-pin tumbler operation, minimum three-eighths-inch thick shackle, and heel and toe locking.
  3. The on and off switch for the spa is to be keyed.
  4. Perimeter fencing, using either tubular steel or aluminum, is to be installed at a minimum height of six feet. Vertical fence pickets are to be spaced not more than four inches on-center and be designed to discourage climbing.

5. Emergency access to locked gates is to be provided through installation of a Knox box key vault which shall contain a mechanical key for the gate. The vault shall be sub-mastered to the Orange County Fire Authority for access by the police department. The mounting location shall be 4 feet above finish grade and within 2 feet of the locking device.
6. Selection of landscaping is to consider height of plants regarding providing needed visibility into the pool area from adjacent uses, buildings, and streets.
7. Lighting shall conform to *Section B-117.K.7* regarding lighting fixtures.
8. All entrances to private park pools/spas shall have signage indicating it is private property and no trespassing allowed.
9. Address numbers, when assigned, shall be visible from inside and outside the pool, and the numerals shall be at least 4 inches in height using Sans Serif font with a stroke weight of regular to medium, or an approved equivalent font which is clearly legible.

D. Landscaping guidelines are as follows:

1. Plant materials utilized shall take into consideration the need for users of the space to easily view their surroundings as well as police patrols to monitor the area from adjacent streets.
2. Trees shall be positioned to avoid interfering with required lighting levels and take into consideration the height of canopies from ground level regarding surveillance opportunities by users of the space and police patrols.
3. Planting of wide hedge rows and narrow vertical plants adjacent to solid fences is encouraged.

E. Park identification signs shall be provided at parks on Planning Areas A through J as follows:

1. Parks and recreation facilities shall have a park identification sign, with address number, street name and park name. The sign copy size shall be a minimum height of 2 inches for the park title and a minimum of 4 inches for the address number and street name. The sign copy shall be of a color contrasting to the background to which they are affixed. Signs shall be highly visible and placed within 100 feet of the centerline of the addressed street. Sign copy shall be at least 30 inches from ground level.
2. Landscaping in front of the park signage shall be of a variety which grows to no more than 2 feet in height at full maturity.

**Sec. B-121. Construction Site and Vacant Property Security.**

A. Scope of construction site and vacant property security. The provisions of this section shall apply to residential and nonresidential developments and vacant property as follows:

1. "Construction site" shall mean any site, excluding a single residential lot and additions and alterations to existing nonresidential structures, upon which construction or demolition work is occurring, or upon which such work has commenced but has not been completed. The provisions of this section shall apply from the time raw building materials are placed on the site until the installation of all building fixtures is completed.
2. "Vacant property" shall mean any property more than 20 acres in area where there are buildings or other facilities of any type that have been abandoned or are otherwise not in use for a period of more than 30 calendar days, except that a residential lot shall not be deemed to be a vacant property merely by virtue of the fact that a home on the property is currently unoccupied.
3. The requirements of this ordinance shall apply to all construction sites or projects where building permits are issued more than 30 days from the effective date of this section.

4. The requirements of this section shall not apply to construction projects currently under construction or where building permits have been issued within 30 days of the effective date of this section.

B. Construction site general security requirements.

1. The land lessee of a construction site shall implement those security measures reasonably necessary to control access to the site, and to deter vandalism, theft, and other crime.
2. Access points: The number of access points onto the site shall be minimized and, where feasible, situated in locations that are highly visible from an adjacent street.
3. Perimeter construction site fencing shall be installed adjacent to streets and designed as follows:
  - a. Chain link or other metal fencing and gates, at least six feet in height, covered with green 94 percent minimum blockout heavy duty plastic screening material; and
    - i. Vehicle and pedestrian access gates shall not be covered. Fencing shall not be covered for the first 20 feet in lineal length, or greater where necessary for sight distance control, on each side of a gate.
  - b. All vehicle and pedestrian openings shall have gates secured after hours of operation by a padlock(s) designed to prohibit cutting of the shackle; and
    - i. Coil chain, minimum 30 grade, at least 3/8-inch thick, if used to secure a gate, or
    - ii. Cable at least 5/16-inch thick, if used to secure a gate.
  - c. Perimeter fencing may be removed when there is no longer outside storage of building materials or building fixtures and when there are no remaining

exterior construction activities requiring separation of non-construction related personnel and public from exterior construction activity.

- d. Alternative fencing and protection may be approved by the Manager of CEO Real Estate/Land Development or County of Orange Building Official.
4. Office trailers and temporary buildings shall be secured as follows:
    - a. At a minimum, doors shall have a deadbolt lock per *Section B-117.B.1* and an auxiliary locking device using a hasp or slide bolt with a protective device to prohibit cutting of a padlock, attached with non-removable bolts from the exterior, and locked with a padlock having a minimum ½-inch thick shackle with heel and toe locking; or secured in a manner as approved by the City of Irvine Chief of Police.
    - b. All windows shall be secured from entry using either:
      - i. Steel bars of at least ½-inch round or one-inch by ¼-inch flat steel material, spaced not more than five inches apart, securely attached on the inside of the trailer using bolts that are nonremovable from the exterior; or
      - ii. Steel grate mesh of at least 1/8-thick material, securely attached on the interior or exterior of the trailer using means that are resistant to removal from the exterior.
  5. Storage containers with at least 64 square feet of storage area shall be secured as follows:
    - a. Doors shall be secured using a hasp or slide bolt with a protective device to prohibit cutting of the padlock, attached with nonremovable bolts from the exterior, and locked with a padlock having a minimum ½-inch thick shackle with heel and toe locking; or secured in a manner

- as approved by the City of Irvine Chief of Police.
- b. Exterior hinge pins shall be rendered nonremovable by design or welding.
6. Site lighting shall be installed and designed as follows:
- a. Where lighting required by the provisions of 6.b through 6.e below would impinge on occupied residential properties:
    - i. Motion sensors may be used to control light fixtures.
    - ii. Elements of the lighting provisions 6.b through 6.e below may be modified or not required when approved by the County of Orange Building Official.
  - b. All vehicle gate locations shall be illuminated, during the hours of darkness, with an approximate minimum maintained one foot-candle of light on the ground, within and on all sides of the gated opening for a distance of 15 feet beyond the opening. Outdoor lighting shall be maintained and installed so that direct rays are confined to the site and adjacent properties and streets open to the public are protected from glare.
  - c. All open centralized storage areas for building materials or building fixtures shall be illuminated, during the hours of darkness, with an approximate minimum maintained one foot-candle of light on the ground, within and on all sides of the stored items for a distance of 15 feet beyond the materials or fixtures.
  - d. All trailers, temporary buildings, or containers used as an office or for storage of building materials, or fixtures for buildings, or construction equipment shall be illuminated on all sides with openings, during the hours of darkness, with an approximate minimum maintained one foot-candle of light on the ground for a distance of 15 feet beyond the exterior walls.
- e. Luminaries utilized to meet this section shall be installed at least 18 feet from the ground, have tempered or polycarbonate lenses, and meet or exceed U.L. Bulletin 1572 for wet locations.
7. Forklifts shall be rendered inoperable, when hours of operation are ceased, by removing the key and adding a device to either disable the engine or other measure to prohibit moving it.
  8. A record shall be developed and maintained of on-site motorized construction vehicle equipment, which have wheels a minimum of 15 inches in diameter, listing the manufacturer, model, license plate number, vehicle identification number (VIN), and product identification number (PIN).
  9. An address sign shall be installed at all perimeter vehicle access points and include the street name and number, using minimum six-inch high letters and numbers, and shall be posted at the top of the perimeter fence or at least five feet from the ground.
  10. A "No Trespassing" sign, conforming to the requirements of California Penal Code, Section 602, shall be installed at all perimeter access points, posted at the top of the perimeter fence or at least five feet from the ground.
  11. A 24-hour emergency phone number, for management of the site, shall be posted at the main gated entrance and on the exterior of an on-site office trailer or building near the main vehicle entrance.
- C. Construction site security plan.
1. A security plan shall be required if the residential construction site has 25 or more dwelling units, or a nonresidential construction site has 50,000 square feet or more of building area.

2. A security plan shall be submitted as part of the normal and customary building permit application and review process for review and approval by the County of Orange Building Official or the Manager of CEO Real Estate/Land Development prior to issuance of building permits.
3. A security plan shall include the requirements in *Section B-121.B* and the following:
  - a. Description of the construction site including: Location, size, boundaries, type of project, overall site plan, access points, office/storage locations, and contact person responsible for implementing the security plan.
  - b. A copy of the approved security plan shall be maintained at the site to show the original location of site security elements and any changes made thereto to adjust to changing field conditions.
  - c. Institute at least one of the following additional security measures:
    - i. Provide color cameras that view all vehicle access points and record vehicle license plates when the hours of operation cease, saving recorded activity for at least 60 days; or
    - ii. Utilize a California State Licensed Security Guard for every 20 acres or portion thereof, to monitor the site when hours of operation cease, recording persons and vehicles entering and leaving it, saving recorded activity for at least 60 days; or
    - iii. Compliance with a construction site security program approved by the Chief of Police that addresses: Identification and marking of equipment and construction materials; inventory of construction equipment; key control; alarm system for trailers/storage containers; materials inventory control procedure; securing tools/equipment; securing vehicles and large pieces of equipment; perimeter security of construction site; lighting; liaison with law enforcement; or
  - d. Develop a written procedure and implement a property identification program approved by the City of Irvine Chief of Police that is designed to readily identify ownership of heavy equipment, building materials where feasible, and building equipment.
4. As part of the security plan review and approval process, the Manager of CEO Real Estate/Land Development or the Building Official may require modifications to the security plan when:
  - a. The plan fails to comply with any of the requirements set forth in the provisions of this chapter in any respect;
  - b. The security measures described in the plan are insufficient to meet the security needs of the particular site; or
  - c. The security personnel are unqualified to meet the security needs of the particular site.
- iv. Other alternate measure(s) approved by the City of Irvine Chief of Police that are found to provide at least the equivalent security of providing one of measures (1), (2), or (3) above.

**Sec. B-128. Tests.**

- A. It shall be the responsibility of the land lessee, or designated agent, of a building or structure falling within the provisions of this code to provide the enforcing authority with a written specification performance test report indicating that the materials utilized meet the minimum requirements.
- B. Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that any material or any construction does not conform to the requirements of this code, or in order to substantiate claims for

alternate materials or methods of construction, the enforcing authority may require tests as proof of compliance to be made at the expense of the land lessee or his agent by any agency which is approved by the enforcing authority.

- C. Specimens shall be representative, and the construction shall be verified by assembly drawings and bill of materials. Two complete sets of manufacturer or fabricator installation instructions and full-size or accurate scale templates for all items and hardware shall be included.
- D. Tests for sliding glass doors shall be conducted as follows:
  - 1. The construction and size of the test door assemblies, jambs and headers, and all hardware components shall be representative of that for which acceptance is desired. The door assembly and mounting in the support fixture shall stimulate the rigidity normally provided to a door assembly in a building by the ceiling, floor and walls.
  - 2. Sample doors submitted for testing shall be glazed. Panels shall be closed and locked with the primary locking device only. Doors shall be equipped with interlocking devices to prevent spreading or separation of the meeting stiles.
  - 3. Tests shall be performed on the samples in the following order:

*TEST A.*

With the panels in the test position, a concentrated load of 800 pounds shall be applied to the vertical pull stile incorporating a locking device, at a point on the stile within six inches of the locking device, in the direction parallel to the plane of the glass that would tend to open the door. With the load removed, determine if the primary locking device can be unlocked by manipulation, as described in Test H.

*TEST B.*

- i. With panels in the test position, a concentrated load of 50 pounds shall be applied to the vertical pull stile

incorporating a locking device, at a point on this stile within six inches of the locking device, in the direction parallel to the plane of the glass that would tend to open the door while, simultaneously, an additional concentrated load of 200 pounds is applied to the same area of the same stile in a direction perpendicular to the plane of glass toward the interior side of the building. With the load applied, determine if the primary locking device can be unlocked by manipulation as described in Test H.

- ii. Repeat Test B(1) above, substituting 800 pounds for the indicated 50 pounds. Perform the manipulation tests with the load removed.

*TEST C.*

- i. With the panels in the test position, a concentrated load of 50 pounds shall be applied to the vertical pull stile incorporating a locking device, at a point on the stile within six inches of the loading device, in the direction parallel to the plane of the glass that would tend to open the door while simultaneously, an additional concentrated load of 200 pounds is applied to the same stile in the direction perpendicular to the plane of the glass toward the exterior side of the door. With the load applied, determine if the primary locking device can be unlocked by manipulation as described in Text H.
- ii. Repeat Test C (1) above, substituting 800 pounds for the indicated 50 pounds. Perform the manipulation tests with the load removed.

*TEST D.*

With the movable panel lifted upward to its full limit within the confines of the door frame, a concentrated load of 800 pounds shall be applied separately to each vertical pull stile incorporating a locking device, at a point on the stile within six inches of the

loading device in the direction parallel to the plane of the glass that would tend to open the door. With the load removed, determine if the primary locking device can be unlocked by manipulation, as described in Test H.

*TEST E.*

- i. With the movable panel lifted upward to its full limit within the confines of the door frame, a concentrated load of fifty pounds shall be applied to the vertical pull stile incorporating a locking device, at a point on the stile within six inches of the locking device, in the direction parallel to the plane of the glass that would tend to open the door while simultaneously, an additional concentrated load of two hundred pounds is applied to the same area of the same stile in the direction perpendicular to the plane of the glass toward the interior side of the door. With load applied, determine if the primary locking device can be unlocked by manipulation as described in Test H.
- ii. Repeat Test E(1) above, substituting eight hundred pounds for the indicated fifty pounds. Perform the manipulation tests with the load removed.

*TEST F.*

- i. With the movable panel lifted upward to its full limit within the confines of the door panel, a concentrated load of 50 pounds shall be applied to the vertical stile incorporating a locking device, at a point on the stile within six inches of the locking device, in the direction parallel to the plane of glass that would tend to open the door while, simultaneously, an additional concentrated load of 200 pounds is applied to the same area of the same stile in the direction perpendicular to the plane of the glass toward the exterior side of the door. With the load applied, determine if the primary

locking device can be unlocked by manipulation, as described in Test H.

- ii. Repeat Test F (1) above, substituting 800 pounds for the indicated 50 pounds. Perform the manipulation tests with the load removed.

*TEST G.*

For inside sliding doors, repeat Test D, while simultaneously applying a concentrated load of 50 pounds at the end of the movable bottom rail near the meeting stiles inward. For outside sliding doors, repeat Test D while applying a concentrated load of 50 pounds at the end of the movable bottom rail near the meeting stiles and outward.

*TEST H.*

Lift, push, pull, or otherwise manipulate by hand the door relative to the clearances within the frame while attempting to open the door. This test shall be conducted continuously for five minutes.

Examine the assembly and determine a method and position for inserting a tool through the assembly from the outside so as to contact the primary locking device or the latch. Two different tools shall be used: A knife or spatula with a thin blade approximately 1/32 inch thick, not more than one inch wide, and no longer than six inches; and a piece of stiff steel wire with a diameter of approximately 1/16 inch. Determine whether it is possible to insert the wire or manipulate with either of these tools so as to unlock the door within a five-minute time period.

*TEST I.*

With the following tools:

- i. A knife or spatula with a thin blade approximately 1/32 inch thick, not more than one inch side, and no longer than six inches; and
- ii. A straight or Phillips screwdriver with a maximum six-inch shaft; remove from

the door assembly all screws, glazing beans, or other mechanical fasteners which can be removed readily from the exterior within a time limit of five minutes. Determine if the primary locking device can be unlocked or entry gained by manipulation, as described in Test H.

4. Fixed panels. Fixed panels shall be fastened in accordance with the manufacturer's instructions. Test shall be performed in the following order:

*TEST A.*

With the panels in the normal position, a concentrated load of 300 pounds shall be applied at midspan of the fixed jamb stile in the direction parallel to the plane of the glass that would tend to remove the fixed panel from the frame jamb pocket. With the load applied, determine if entry can be gained by manipulation, as described in *subsection (d), paragraph (3), Test H*, above.

*TEST B.*

With the panels in the normal position, a concentrated load of 300 pounds shall be applied at midspan of the fixed jamb stile in the direction parallel to the plane of the glass that would tend to remove the fixed panel from the frame jamb pocket while simultaneously, an additional concentrated load of 150 pounds is applied at midspan of the fixed panel interlock stile in the direction perpendicular to the plane of the glass which would tend to disengage the meeting stiles. With this load applied, determine if entry can be gained by manipulation, as described in *subsection (d), paragraph (3), Test H*, above.

*TEST C.*

Repeat Test A with the fixed panel lifted upward to its full limit within the confines of the door frame. The lifting force need not exceed 150 pounds at the bottom of the exterior face of the meeting stile. With this load applied, determine if entry can

be gained by manipulation, as described in *subsection (d), paragraph (3), Test H*, above.

5. A sliding door assembly shall fail these tests if at any time during or after the test, the sliding door assembly does not remain engaged, intact, and in the closed and locked position, or by manipulating an exposed component; or if one can enter through displaced or damaged portions.
6. The report shall include the following: Identification of the samples tested; type, size, location, and number of locking devices; type, location and number of anchors; type and thickness of glazing material, and an indication of whether or not the subject passed the test. The report shall also indicate at what point the assembly fails. The report shall be certified to be a true copy by the testing laboratory and shall be forwarded direct from the laboratory to the enforcing authority.
7. After September 1, 1979, all sliding door assemblies utilized under this code, shall have affixed to each a performance label identifying the following:
  - a. Manufacturer of product by name.
  - b. Testing laboratory.
  - c. Certification that the product complies with Section XVI, California Model Building Security Ordinance.
- E. For the purpose of this code, windows are classified as follows:

Type A: Window assemblies incorporate one or more sashes that open by sliding in the plane of the wall in which the window is installed.

Type B: Window assemblies incorporate one or more framed sashes which are hinged at or near two corners of the individual sash and open toward the exterior of the wall.

Type C: Window assemblies incorporate one or more sashes which open toward the interior and are hinged at or near two corners of the sash.

Type D: Window assemblies incorporate one or more sashes which are hinged or pivot near the center so that part of the sash opens into the interior wall and part opens toward the exterior.

1. Window assemblies shall be mounted following the manufacturer's installation instructions. Install the window assembly in a test fixture, which simulates the wall construction required by Chapter 25 of the Uniform Building Code. The unit shall be fully glazed. The sash shall be closed and locked with the primary locking device only.
  - a. Tests for Type A window assemblies shall be performed in the following order:

*TEST A.*

With the sliding sash in the normal position, a concentrated load of 200 pounds shall be applied separately to each member incorporating a locking device, at a point on the sash member within six inches of the locking device, in the direction parallel to the plane of the glass that would tend to open the window. With the load removed, apply the manipulation test described in *subsection (d), paragraph (3), Test H, above.*

*TEST B.*

With the sliding sash in the normal position, a concentrated load of 25 pounds shall be applied separately to each sash member incorporating a locking device, at a point on the sash member within six inches of the locking device in the direction parallel to the plane of the glass that would tend to open the window, while simultaneously, an additional concentrated load of 75 pounds is applied in the same area of the same sash member in the direction perpendicular to the plane of the glass toward the interior side of the window. With the load removed, apply the manipulation test described in *subsection (d), paragraph (3), Test H, above.*

*TEST C.*

With the sliding sash in the normal position, a concentrated load of 200 pounds shall be applied separately to each sash member incorporating a locking device, at a point on the sash member within six inches of the locking device, in the direction parallel to the plane of the glass that would tend to open the window, while simultaneously, an additional concentrated load of 75 pounds is applied to the same area of the same sash member in the direction perpendicular to the plane of the glass toward the exterior side of the window. With the load removed, apply the manipulation test described in *subsection (d), paragraph (3), Test H, above.*

*TEST D.*

With the sliding sash lifted upward to the full limit within the confines of the window frame, a concentrated load of 200 pounds shall be applied separately to each sash member incorporating a locking device, at a point on the sash within six inches of the locking device, in the direction parallel to the plane of glass that would tend to open the window. With the load removed, apply the manipulation test described in *subsection (d), paragraph (3), Test H, above.*

*TEST E.*

With the sliding sash lifted upward to the full limit within the confines of the window frame, a concentrated load of 200 pounds shall be applied separately to each sash member incorporating a locking device, at a point on the sash within six inches of the locking device, in the direction parallel to the plane of the glass that would tend to open the window, while simultaneously, an additional concentrated load of 75 pounds is applied to the same areas of the same sash member in the direction perpendicular to the plane of the glass towards the interior side of the window. With the loads removed, apply the manipulation test described in *subsection (d), paragraph (3), Test H, above.*

*TEST F.*

With the sliding sash lifted upward to the full limit within the confines of the window frame, a concentrated load of 200 pounds shall be applied separately to each sash member incorporating a locking device, at a point on the sash member within six inches of the locking device, in the direction parallel to the plane of the glass that would tend to open the window, while simultaneously, an additional concentrated load of 75 pounds is applied to the same area of the same sash member in the direction perpendicular to the plane of the glass toward the exterior side of the window. With the load removed, apply the manipulation test described in *subsection (d), paragraph (3), Test H*, above.

*TEST G.*

For inside sliding windows, repeat Test F while simultaneously applying a concentrated load of 25 pounds inward at the end of the movable bottom rail near the meeting stile opposite the lock stile. For outside windows, repeat Test F while simultaneously applying a concentrated load of 25 pounds in the same direction as the perpendicular load inward at the end of the movable bottom rail near the meeting stile opposite the lock outward.

*TEST H.*

Perform the disassembly and manipulation test as described in *subsection (d), paragraph (3), Test I*, above.

- b. The tests for Types B and C window assemblies shall be performed in the following order:

*TEST A.*

With the swinging sash in the normal position, apply a concentrated load of 100 pounds within three inches of each end of the rail or stile which is opposite the hinged side, in the direction perpendicular to the plane of the glass that would tend to open the window.

*TEST B.*

Repeat Test A and simultaneously apply a concentrated load of 100 pounds on the outside within one inch of the end of the stile or rail which is opposite the hinged side, in a direction parallel to the plane of the glazing which would tend to disengage the lock.

*TEST C.*

With the swinging sash in the normal position, apply a concentrated load of 200 pounds on the rail or stile containing the locking device within six inches of the lock.

*TEST D.*

Repeat Test B while simultaneously applying Test C. The manipulation test described in *subsection (d), paragraph (3), Test H*, above, shall be applied in Tests A, B, and D to the sash with the load removed.

*TEST E.*

Perform the disassembly and manipulation test as described in *subsection (d), paragraph (3), Test I*, above.

- c. Tests for Type D window assemblies shall be performed in the following order:

*TEST A.*

With the sash in the normal position, simultaneously apply a concentrated load of 100 pounds within three inches of the ends of each rail or stile which is perpendicular to the pivot sides in the direction that would tend to open the sash.

*TEST B.*

With the sash in the normal position, apply a concentrated load of 100 pounds on the rail or stile containing the pivot within one inch of the pivot in a direction parallel to the pivots.

*TEST C.*

Repeat Test B applying the load to the opposite rail or stile.

*TEST D.*

With the sash in the normal position, apply a concentrated load of 200 pounds on the rail or stile containing the locking device within six inches of the lock.

*TEST E.*

Repeat Test D while simultaneously applying the load specified in Test B. Repeat Test D while simultaneously applying the load specified in Test C above. The manipulation test described in *subsection (d), paragraph (3), Test H,* above, shall be applied in Tests A, B, C and D above to the sash with the load removed.

*TEST F.*

Perform the disassembly and manipulation test as described in *subsection (d), paragraph (3), Test I,* above.

- d. A window assembly shall fail these tests if at any time during or after the tests, the assembly does not remain engaged, intact, and in the closed and locked position, or by manipulating an exposed component; or, if one can enter through displaced or damaged portions.
- e. The report shall contain a description of the results of the test performed in accordance with the test methods above. The report shall include the following: Identification of the samples tested; type, location, and number of anchors; type and thickness of glazing material, and an indication of whether or not the subject passed the test. The report shall also indicate at what point the assembly fails. The test report shall be certified to be a true copy by the testing laboratory and shall be forwarded direct from the laboratory to the enforcing authority.
- f. After September 1, 1979, all window assemblies utilized under this code, shall have affixed to each, a performance label identifying the following:
  - i. Manufacturer of product by name.
  - ii. Testing laboratory.
  - iii. Certification that the product complies With Section XVI, California Model Building Security Ordinance.

# C

## APPENDIX

### Development Requirements

This section consists of development requirements that will apply to Level I, II and III Reviews. Not all of these development requirements will apply to a Level I, II or III review. For example, development requirements for grading will not be applicable to a Level I Review for a new restaurant with a “Type 47” ABC license within an existing building.

#### Aesthetics

DR AES-1 Prior to issuance of any building permit, the County or its designee shall demonstrate that exterior lighting has been designed to be diffused, shielded, and low intensity and located so that direct rays are confined to the Project site in a manner meeting the approval of the Manager of Building & Safety, or designee. For the development in and adjacent to the Mixed-Use District, a disclosure to the developers and end users of the potential for spill over lighting shall be incorporated into all lease agreements.

DR AES-2 Prior to the approval of final inspection, the County or its designee shall provide a letter from the electrical engineer, licensed landscape architect, or licensed professional designer that a field test has been performed after dark and the light rays are consistent with the Development Plan. Specifically, the County or its designee shall submit a photometric study that demonstrates that lighting levels will not increase over 1-foot-candle over ambient conditions at the Project property line, excluding the Second Harvest Food Bank warehouse. The letter shall be submitted to the Manager of Inspection for review and approval. (Note: High voltage lighting requires a licensed electrical engineer stamp.)

## Air Quality

- DR AQ-1 During construction of the Project, the County or its designee shall comply with South Coast Air Quality Management District (SCAQMD) Rules 402 and 403, in order to minimize short term emissions of dust and particulates. SCAQMD Rule 402 requires that air pollutant emissions not be a nuisance off site. SCAQMD Rule 403 requires that fugitive dust be controlled with the best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. This requirement shall be included as notes on the contractor specifications. Table 1 of Rule 403 prescribes the Best Available Control Measures that are applicable to all construction projects and is included in Appendix C of the EIR for this Project. The County or its designee shall provide the Manager of Building & Safety, or designee, with an SCAQMD-approved Dust Control Plan or other sufficient proof of compliance with Rule 403, prior to issuance of a grading permit.
- DR AQ-2 Architectural coatings shall be selected so that the volatile organic compound (VOC) content of the coatings is compliant with SCAQMD Rule 1113. This requirement shall be included as notes on the contractor specifications. The specifications for each project within the Development Plan area shall be reviewed by the Manager of Building & Safety, or designee, for compliance with this requirement prior to issuance of a building permit.
- DR AQ-3 Prior to issuance of each grading and building permit, the County or its designee shall provide plans and specifications demonstrating that construction documents require the construction contractors to implement the measure listed below. The contractor shall comply with the identified requirements, and verification that the contractor has complied shall be confirmed by the Manager of Building & Safety, or designee, during construction.
- All off-road diesel-powered construction equipment greater than 50 horsepower (hp) shall meet Tier 3 off-road emissions standards. In addition, all construction equipment shall be outfitted with Best Available Control Technology (BACT) devices certified by the California Air Resources Board (CARB). Any emissions-control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
- DR AQ-4 Prior to issuance of each grading and building permit, the County or its designee shall provide plans and specifications demonstrating that construction documents require the construction contractors to implement the following measures or provide information and data that demonstrate that implementation would not be feasible or practicable:
- A. Electricity shall come from power poles rather than diesel- or gasoline-fueled generators, compressors, or similar equipment;
  - B. Construction parking shall be configured to minimize traffic interference;
  - C. Construction trucks shall be routed away from congested streets and sensitive receptors;
  - D. Construction activities that affect traffic flow on the arterial system shall be scheduled to off-peak hours to the extent practicable;
  - E. Temporary traffic controls, such as a flag person(s), shall be provided where necessary to maintain smooth traffic flow, as necessary;

- F. Dedicated turn lanes for movement of construction equipment on- and off-site and signal synchronization shall be provided as necessary to maintain smooth traffic flow;
- G. All construction equipment shall be tuned and maintained in accordance with the manufacturer's specifications;
- H. Diesel truck idling time shall be five minutes or less, both on- and off-site;
- I. Work crews shall shut off diesel equipment when not in use; and
- J. Contractors and construction workers shall be encouraged to use ride-sharing and commute using Metrolink.

The contractor shall comply with the identified requirements, and verification that the contractor has complied shall be confirmed by the Manager of Building & Safety, or designee, during construction.

DR AQ-5 Commercial, medical office, or similar uses developed in the Development Plan area shall comply with SCAQMD Rule 201 and Regulation II (requiring a Permit to Construct prior to the installation of any equipment that may cause air contaminants) as well as Rule 203 (requiring a Permit to Operate prior to the use of any equipment that may cause air contaminants). These rules and regulation are required unless the equipment or aspects of the Project are exempt under Rule 219, which identifies those equipment, processes, or operations that do not require permits. Prior to issuance of the occupancy permit, the developer of each building or group of buildings shall provide the Manager of Building & Safety, or designee with the SCAQMD-approved Permit to Construct and Permit to Operate or other sufficient proof of compliance with Rules 201 and 203.

DR AQ-6 Fireplaces shall be limited to residential common areas, and none shall be provided in residential units. The specifications for each residential project within the Development Plan area shall be reviewed by the Manager of Building & Safety, or designee, for compliance with this requirement prior to issuance of a building permit.

## Biological Resources

DR BIO-1 Per the *Staff Report on Burrowing Owl Mitigation* (CDFG 2012), the County, or its designee, shall ensure that a pre-construction survey for the burrowing owl is conducted by a qualified Biologist no less than 14 days prior to any ground disturbance for development of the study area. The pre-construction survey will include the Project site plus a 500-foot buffer (if access is available). If no active burrows are found, no further mitigation would be required.

If an active burrow is observed outside the breeding season (September 1 to January 31) and it cannot be avoided, the burrowing owl shall be excluded from the burrow following methods described in CDFG 2012. One-way doors shall be used to exclude owls from the burrows. Once the burrow is unoccupied, as verified by site monitoring and scoping, the burrow shall be closed by a qualified Biologist who shall excavate the burrow by hand. If a burrow will be closed, the County, or its designee, shall contact CDFW to determine whether compensatory mitigation shall be required for the loss of the active burrow.

If an active burrow is observed outside the breeding season (September 1 to January 31) and it can be avoided, a protective buffer shall be placed around the burrow per CDFG 2012 guidelines. The buffer shall range from 160 feet to 1,640 feet depending on the level of impact and the time of year. The County, or its designee, shall contact the CDFW to determine whether a reduced buffer can be accommodated without adversely impacting occupied burrows.

If an active burrow is observed during the breeding season (February 1 to August 31), the active burrow shall be protected until nesting activity has ended. A protective buffer shall be placed around the active burrow per CDFG 2012 guidelines. The buffer shall range from 650 to 1,640 feet depending on the level of impact and the time of year. The County, or its designee, shall contact CDFW to determine whether a reduced buffer can be accommodated without adversely impacting occupied burrows. Construction shall be allowed to proceed when the qualified Biologist has determined that fledglings have left the nest. Additionally, the County, or its designee, shall contact CDFW to determine whether compensatory mitigation shall be required for the long-term loss of the nesting burrow due to construction of the Project.

Upon completion of the pre-construction burrowing owl survey, a Letter Report shall be prepared and submitted to the Manager of Building and Safety, or designee, for review and approval prior to any ground disturbing activities. If an active burrow is observed, the Letter Report shall include a description of the protective buffer that has been designated and a summary of any correspondence with CDFW.

DR BIO-2 In order to avoid impacts on nesting birds and raptors (common or special status), the County, or its designee, shall ensure that vegetation clearing shall be conducted during the non-breeding season (i.e., generally between September 16 and February 14 for migratory birds; July 1 and January 31 for nesting raptors) to the extent feasible. If Project timing requires that vegetation clearing occur between February 1 and September 15 (incorporating the typical breeding season for migratory birds and raptors), then a pre-construction nesting bird/raptor survey shall be conducted by a qualified Biologist within three days prior to vegetation clearing. If vegetation clearing would occur during the raptor nesting season, the survey shall also include areas within 500 feet of the Project impact area to determine the presence or absence of active raptor nests. If no active nests are found, no further mitigation would be required.

If an active nest is located within or adjacent to the construction area and the Biologist determines that work activities may impact nesting, the Biologist shall determine an appropriate buffer to protect the nest. The size of the buffer shall be based on site features, the sensitivity of the species, and the type of construction activity in order to prevent disruption of nesting activity. No construction activities shall be allowed in the buffer zone until the Biologist determines that nesting activity has ended. Construction may proceed within the buffer once the Biologist determines that nesting activity has ceased and fledglings have left the nest.

Upon completion of the pre-construction nesting bird survey, a Letter Report shall be prepared and submitted to the Manager of Building and Safety, or designee, for review and approval prior to any ground disturbing activities. If an active nest is observed, the Letter Report shall include a description of the protective buffer that has been designated.

DR BIO-3 Trimming or removal of mature trees should be conducted outside the bat maternity season (i.e., between March 1 and August 31). One month prior to building demolition, the County, or its designee, shall ensure that a pre-construction survey for roosting bats shall be conducted by a qualified Bat Specialist. The survey shall consist of one diurnal (i.e., daytime) survey followed by an evening emergence survey to determine if any bats are day roosting in the buildings proposed for removal. If day-roosting bats are observed, bat-exclusionary devices shall be installed prior to construction or demolition activities. The bat exclusionary devices shall be designed to allow for bats to exit the roost areas but not re-enter. All designs shall be approved by a qualified Bat Specialist and installation shall be monitored by a qualified Bat Specialist.

Upon completion of the pre-construction roosting bat survey, a Letter Report shall be prepared and submitted to the Manager of Building and Safety, or designee, for review and approval prior to any ground disturbing activities. If any active roosts are observed, the Letter Report shall include a description of exclusionary measures recommended.

DR BIO-4 Prior to any impacts on jurisdictional areas, the County, or its designee, shall obtain permits/agreements/certifications from the U.S. Army Corps of Engineers (USACE), the Regional Water Quality Control Board (RWQCB), and the CDFW for impacts on areas within these agencies' jurisdictions. A pre-application meeting with these agencies shall be scheduled prior to submittal of permit applications to discuss existing conditions; jurisdictional resources; impacts to these resources that would result from the Project; proposed avoidance, minimization, and mitigation measures to offset these impacts; and the regulatory permitting process. Following the pre-application meeting, the County or its designee, shall prepare and process a USACE Section 404 Permit; a RWQCB Section 401 Water Quality Certification; and a CDFW Section 1602 Streambed Alteration Agreement.

The County, or its designee, shall implement/comply with the mitigation measures required by the resource agencies regarding impacts to areas under their respective jurisdictions. Compensatory mitigation may include restoration (i.e., re establishment or rehabilitation); establishment (i.e., creation); enhancement; and/or preservation of jurisdictional resources. Compensatory mitigation may occur through permittee-responsible mitigation; payment to an in-lieu fee program; or purchase of compensatory mitigation credits from an approved mitigation bank. Mitigation ratios for impacts to USACE jurisdictional resources would be based on the USACE's *Standard Operating Procedure for Determination of Mitigation Ratios*. For permittee-responsible mitigation, the County, or its designee, shall consider mitigating jurisdictional impacts resulting from Project implementation through the preparation of a Habitat Mitigation Monitoring Plan (HMMP) prepared by a qualified Biologist. The preparation of an HMMP early in the process can help to accelerate and shorten the regulatory permitting process. If required by the resource agencies, the detailed HMMP shall contain the following items:

1. *Responsibilities and Qualifications of the Personnel to Implement and Supervise the Plan.* The responsibilities of the County, or its designee, specialists, and maintenance personnel, as well as the qualifications of specialists and maintenance personnel, that will supervise and implement the plan will be specified.

2. *Site Selection.* Site selection for restoration, establishment, enhancement, and/or preservation mitigation shall be determined in coordination with the County, or its designee, and resource agencies. The mitigation site(s) shall be located in a dedicated open space area or on land that shall be dedicated and/or purchased off site.
3. *Site Preparation and Planting Implementation.* Site preparation shall include the following, as determined by specific site conditions and permit requirements: protection of existing native species; trash and weed removal; native species salvage and reuse (i.e., duff); soil treatments (i.e., imprinting, decompacting); temporary irrigation installation; erosion-control measures (i.e., rice or willow wattles); seed mix application; and container species.
4. *Schedule.* A schedule, which includes planting to occur in late fall and early winter (between October 1 and March 1) shall be developed.
5. *Maintenance Plan/Guidelines.* The maintenance plan shall include the following, as determined by specific site conditions and permit requirements: weed control; herbivory control; trash removal; irrigation system maintenance; maintenance training; and replacement planting.
6. *Monitoring Plan.* The site shall be monitored and maintained for a minimum of five years to ensure successful establishment of riparian habitat within the restored and created areas. The monitoring plan shall include qualitative monitoring (i.e., photographs and general observations); quantitative monitoring (e.g., randomly placed transects and/or California Rapid Assessment Method [CRAM] analysis); performance criteria, as approved by the resource agencies; and monthly reports for the first year, quarterly reports thereafter, and annual reports for all five years.
7. *Long-Term Preservation.* Long-term preservation of the site shall also be outlined in the restoration and enhancement plan to ensure the mitigation site is not impacted by future development.

Although the monitoring plan is scheduled to last five years, if there is successful coverage prior to five years, the County, or its designee, may request to be released from monitoring requirements by the USACE and the CDFW.

Once the USACE, CDFW, and RWQCB permits have been obtained, they shall be submitted to the Manager of Land Development, or designee, for review and approval prior to any ground disturbing activities.

## **Geology and Soils**

DR GEO-1 Prior to the issuance of a grading permit, the County, or its designee, shall submit a geotechnical report to the Manager of Building & Safety, or designee, for approval. The report shall include the information and be in the form as required by the County Grading Manual. All grading proposed on the Project site must be consistent with the OC Grading and Excavation Code.

## **Greenhouse Gas Emissions**

DR GHG-1 Projects shall be designed in accordance with the applicable Title 24 Energy Efficiency Standards for Residential and Nonresidential Buildings (*California Code of Regulations* [CCR], Title 24, Part 6). These standards are updated, nominally every three years, to incorporate improved energy efficiency technologies and methods. The Manager of Building & Safety, or designee shall ensure compliance prior to the issuance of each building permit.

DR GHG-2 Projects shall be designed in accordance with the applicable California Green Building Standards (CALGreen) Code (24 CCR 11). The Manager of Building & Safety, or designee shall ensure compliance prior to the issuance of each building permit.

## Hazards and Hazardous Materials

DR HAZ-1 **Hazardous Building Materials.** Prior to demolition or renovation for reuse of buildings/structures or facilities, building materials shall be carefully assessed for the presence of lead-based paint (LBP), asbestos-containing materials (ACM), and other common hazardous building materials (e.g., polychlorinated biphenyl [PCB]-containing lighting ballasts and mercury-containing light tubes and switches). Their removal, where necessary, must comply with State and federal regulations, including Occupational Safety and Health Administration (OSHA) regulations in the *Code of Federal Regulations* (specifically Title 29, Part 1926) and South Coast Air Quality Management District (SCAQMD) Rule 1403. The OSHA rule establishes standards for occupational health and environmental controls for lead exposure and 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. Rule 1402 specifies work practices with the goal of minimizing asbestos emissions during building demolition and renovation activities, including the removal and associated disturbance of ACMs. During demolition, grading, and excavation, workers shall comply with the requirements of the *California Code of Regulations* (specifically, Title 8, Section 1532.1 and 1529), which provide for exposure limits, exposure monitoring, respiratory protection, and good working practice by workers exposed to lead and asbestos, respectively. LBP and ACM-contaminated debris and other wastes shall be managed and disposed of in accordance with the applicable provision of the *California Health and Safety Code*. Specific requirements for LBP include (i.e., Title 17, Division 1, Chapter 8) procedures that must be followed for accreditation, certification, and work

practices for lead-based paint and lead hazards. Section 36100 specifically sets forth requirements for lead-based paint abatement in public and residential buildings. The requirements for demolition and renovation activities related to ACM 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.

DR HAZ-2 **Management of Hazardous Waste.** During site demolition, grading, and construction activities, hazardous contaminated soils or other hazardous materials shall be managed in accordance with the requirements of Title 22, Division 4.5 of the *California Code of Regulations*, the U.S. Department of Transportation regulations in the *Code of Federal Regulations* (specifically, Title 49, Hazardous Materials Transportation Act and Title 40, Part 263, Subtitle C of Resource Conservation and Recovery Act), California Department of Transportation (Caltrans) standards, and Occupational Safety and Health Administration (OSHA) standards. 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, storing, labeling, reporting, and generally managing and disposing of hazardous waste, which shall be done in a manner meeting the satisfaction of the Manager, Orange County Health Care Agency (OCHCA)/Hazardous Materials Program 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 procedures to enact in the case of emergency accidental discharges during transportation. The County shall sign necessary hazardous and non-hazardous waste manifests as "Generator".

DR HAZ-3 **Underground Storage Tanks.** If any underground storage tanks (USTs) are encountered during site grading or excavation activities, they shall be removed in accordance with the existing standards and regulations of, and oversight by, the Manager, OCHCA/Hazardous Materials Program, based on compliance authority granted through the *California Code of Regulations* (specifically, Title 23, Division 3, Chapter 16, Underground Tank Regulations). The process for UST removal is detailed in the Orange County Health Care Agency's (OCHCA's) "Underground Storage Tanks: The Basics" manual. Soil samples from areas where storage tanks have been removed or where soil contamination is suspected shall be analyzed for hydrocarbons including gasoline and diesel in accordance with procedures set forth by the 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 (RWQCB) 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 (OCFA). Compliance requirements relative to the removal/closure of storage tanks are set forth in Sections 25280 through 25299 of the *California Health and Safety Code*.

## Hydrology

DR HWQ-1 **Drainage Study.** Prior to the issuance of any grading permits, the following drainage studies shall be submitted to and approved by the Manager of Building & Safety, or designee:

- A. A drainage study of the Project including diversions, off-site areas that drain onto and/or through the Project, and justification of any diversions;
- B. When applicable, a drainage study evidencing that proposed drainage patterns will not overload existing storm drains; and
- C. Detailed drainage studies indicating how the Project grading, in conjunction with the drainage conveyance systems (including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding) will allow building pads to be safe from inundation from rainfall runoff, which may be expected from all storms up to and including the theoretical 100-year flood.

DR HWQ-2 **Drainage Facilities.** Prior to issuance of grading or building permits, drainage studies that demonstrate the following shall be submitted to and approved by Manager of Building & Safety, or designee:

1. All surface runoff and subsurface drainage directed to the nearest acceptable drainage facility, as determined by the Manager of Building & Safety, or designee.

2. Drainage facilities discharging onto adjacent property shall be designed to imitate the manner in which runoff is currently produced from the site and in a manner meeting the satisfaction of the Manager of Building & Safety, or designee. Alternatively, the County or its designee may obtain a drainage acceptance and maintenance agreement, suitable for recordation, from the owner of said adjacent property. All drainage facilities must be consistent with the County of Orange Grading Ordinance and Local Drainage Manual.

**DR HWQ-3 Drainage Improvements.**

- A. Prior to the issuance of any grading permits, the County or its designee shall do the following in a manner meeting the approval of the Manager, of Building & Safety, or designee:
  1. Design provisions for surface drainage, and
  2. Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff.
- B. Prior to the approval of final inspection, said improvements shall be constructed, or provide evidence of financial security (such as bonding), in a manner meeting the approval of the Manager, OC Inspection.

**DR HWQ-4 Easement Subordination.** Prior to the final inspection approval, the County or its designee shall not grant any easements over any property subject to a requirement of dedication or irrevocable offer to the Orange County Flood Control District (OCFCD), unless such easements are expressly made subordinate to the easements to be offered for dedication to the County. Prior to granting any of said easements, the County or its designee shall furnish a copy of the proposed easement to the Manager of Building & Safety, or designee for review and approval. Further, a copy of the approved easement shall be furnished to the Manager of Building & Safety, or designee prior to the final inspection approval.

**DR HWQ-5 Diversion of Storm Water Flow.** Prior to issuance of any grading permits, the County or its designee shall obtain approval from the OCFCD for any diversion of storm water flow between County watersheds.

## Water Quality

DR HWQ-6 **Water Quality Management Plan.** Prior to the issuance of any grading or building permits, the County or its designee shall submit for review and approval by the Manager of Building & Safety, or designee, the Final Water Quality Management Plans (WQMP) specifically identifying Best Management Practices (BMPs) that will be used on site to control predictable pollutant runoff. The County or its designee shall utilize the Orange County Drainage Area Management Plan (DAMP), Model WQMP, and Technical Guidance Manual for reference, and the County's WQMP template for submittal. This WQMP shall include the following:

- Detailed site and project description.
- Potential storm water pollutants.
- Post-development drainage characteristics.
- Low Impact Development (LID) BMP selection and analysis.
- Structural and Non-Structural source-control BMPs.
- Site design and drainage plan (BMP Exhibit).
- GIS coordinates for all LID and Treatment Control BMPs
- Operation and Maintenance (O&M) Plan that (1) describes the long-term operation and maintenance requirements for BMPs identified in the BMP Exhibit; (2) identifies the entity that will be responsible for long-term operation and maintenance of the referenced BMPs; and (3) describes the mechanism for funding the long-term operation and maintenance of the referenced BMPs.

The BMP Exhibit from the approved WQMP shall be included as a sheet in all plan sets submitted for plan check, and all BMPs shall be depicted on these plans. Grading and building plans must be consistent with the approved BMP exhibit.

DR HWQ-7 **Compliance with the National Pollutant Discharge Elimination System (NPDES) Implementation Program.** Prior to the issuance of a certificate of use and occupancy, the County or its designee shall demonstrate compliance with the County's NPDES Implementation Program in a manner meeting the satisfaction of the Manager, OC Inspection, including the following:

- Demonstrate that all structural BMPs described in the BMP Exhibit from the Project's approved WQMP have been implemented, constructed, and installed in conformance with approved plans and specifications;
- Demonstrate that the County or its designee has complied with all non-structural BMPs described in the Project's WQMP;
- Submit for review and approval an Operations and Maintenance (O&M) Plan for all structural BMPs (the O&M Plan shall become an attachment to the WQMP);
- Demonstrate that copies of the Project's approved WQMP (with attached O&M Plan) are available for each of the initial occupants;
- Agree to pay for a Special Investigation from the County of Orange for a date 12 months after the issuance of a Certificate of Use and Occupancy for the Project to verify compliance with the approved WQMP and O&M Plan; and

- Demonstrate that the County or its designee has recorded one of the following:
  1. The Covenants, Conditions, and Restrictions (CC&Rs), which includes the approved WQMP and O&M Plan;
  2. A water quality implementation agreement that has the approved WQMP and O&M Plan attached; or
  3. The final approved WQMP and O&M Plan.

**DR HWQ-8 Storm Water Pollution Prevention Plan.** Prior to the issuance of any grading or building permits, the County or its designee shall demonstrate compliance with California’s General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing in a manner meeting the satisfaction of the Manager of Building & Safety, or designee. Projects subject to this requirement shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the Project site and be available for County review on request.

**DR HWQ-9 Erosion and Sediment Control Plan.** Prior to the issuance of any grading or building permit, the County or its designee shall submit an Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager of Building & Safety, or designee, to demonstrate compliance with the County’s NPDES Implementation Program and State water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, and other construction materials shall be properly covered, stored, and secured to prevent transport into local drainages or coastal waters by wind, rain, tracking, tidal erosion, or dispersion. The ESCP shall also describe how the County or its designee will ensure that all BMPs will be maintained during construction of any future public rights-of-way. The ESCP shall be updated as needed to address the changing circumstances of the Project site. A copy of the current ESCP shall be kept at the Project site and be available for County review on request.

## Noise

DR NOI-1 Construction activities shall be limited to the hours of 7:00 AM to 7:00 PM, Monday through Friday and 9:00 AM and 6:00 PM on Saturday and will not take place on Sundays or federal holidays.

DR NOI-2 Prior to the issuance of any grading permits, the County or designee shall produce evidence acceptable to the Manager of Building & Safety, or designee, that:

- All construction vehicles or equipment, fixed or mobile, operated within 1,000 feet of an occupied dwelling unit, shall be equipped with properly operating and maintained mufflers.
- Stockpiling and/or vehicle staging areas shall be located as far as practicable from dwellings.

Notations in the above format, appropriately numbered and included with other notations on the front sheet of the Project's permitted grading plans, will be considered as adequate evidence of compliance with this condition.

## Fire Protection

DR FIRE-1 **Fire Alarm and Monitoring Systems.** Prior to the issuance of a building permit which requires the installation of any fire alarm system, the County or its designee shall provide the Manager of Building & Safety, or designee, with a clearance from the Orange County Fire Authority (OCFA) indicating compliance with Guideline D-03 (New and Existing Fire Alarm & Signaling Systems). The fire alarm system shall be operational prior to the final inspection approval.

DR FIRE-2 A. **Fire Master Plan.** Prior to the issuance of a grading permit, the County or its designee must provide the Manager of Building & Safety, or designee, with proof from the OCFA indicating that a Fire Master Plan has been prepared that complies with Chapter 5 of the Fire Code and Guideline B-09 (Fire Master Plans for Commercial & Residential Development).

B. **Site Access.** Prior to the issuance of any grading permit (with the exception of initial mass grading of a large-scale project), the County or its designee shall provide the Manager of Building & Safety, or designee, with proof from the OCFA indicating that a Fire Master Plan has been prepared that complies with Guideline B-09 (Fire Master Plans for Commercial & Residential Development), including identification of access to and in the project area. \*Note-refer to the OCFA website to obtain a copy of Guideline B-09 for information regarding the submittal requirements.

C. **Lumber Drop.** Prior to the issuance of a building permit, the County or its designee must provide the Manager of Building & Safety, or designee, with proof from OCFA allowing the introduction of combustible materials into the project area.

- DR FIRE-3 **Automatic Fire Sprinkler Systems.**
- A. Prior to the issuance of a building permit, the County or its designee shall provide the Manager of Building & Safety, or designee, with a copy of the OCFA approved Fire Master Plan or site plan indicating that an approved automatic fire sprinkler system will be provided.
  
  - B. Prior to the final inspection approval, the automatic fire sprinkler system shall be operational in a manner meeting the approval of the Fire Chief.

DR FIRE-4 **Traffic Signal Preemption Devices.** Prior to the acceptance of public street improvements requiring installation of a traffic signal, if determined necessary by the Fire Code Official, the County or its designee shall install traffic signal preemption equipment for the surrounding signalized intersections. The clearance of this condition shall be by the Manager of Building & Safety, or designee, based on evidence that an agreement is in place or that the traffic signal preemption equipment has been installed.

## **Recreation**

DR REC-1 As identified in the *El Toro, 100-Acre Parcel Development Plan* the County or its designee shall provide 2.5 acres of parkland per 1,000 residents through provision of an open space system within the Project site.

## Traffic/Transportation

- DR TRAN-1 Prior to issuance of building permits, the County or its designee shall pay applicable fees for the Major Thoroughfare and Bridge Fee Program (i.e., Foothill/Eastern Transportation Corridor Zone A) in a manner meeting the approval of the Manager of Building & Safety, or designee.
- DR TRAN-2 Prior to issuance of a grading permit the County or its designee shall design and construct, or provide evidence of an acceptable form of financial security, that improvements (i.e., streets, bus stops, on-road bicycle trails, street names, signs, striping and stenciling) shall be done in accordance with plans and specifications meeting the approval of the Manager of Building & Safety, or designee. Further, all underground traffic signal conduits (e.g., signals, phones, power, loop detectors, etc.) and other appurtenances (e.g., pull boxes, etc.) needed for future traffic signal construction, and for future interconnection with adjacent intersections, shall be constructed all in accordance with plans and specifications meeting the approval of the Manager of Building & Safety, or designee.
- DR TRAN-3 Prior to the issuance of any building permits, the County or its designee shall deliver an irrevocable offer to dedicate a traffic signal maintenance easement to the applicable jurisdiction at the applicable Project site access points and Marine Way in a manner meeting the approval of the Manager of Building & Safety, or designee.
- DR TRAN-4 Prior to the issuance of any grading permits, the County or its designee shall provide adequate sight distance per Standard Plan 1117 at all street intersections, in a manner meeting the approval of the Manager of Building & Safety, or designee. The Project Applicant shall make all necessary revisions to the plan to meet the sight distance requirement such as removing slopes or other encroachments from the limited use area in a manner meeting the approval of the Manager of Building & Safety, or designee.
- DR TRAN-5 In conjunction with Level I, II, or III reviews, individual development projects under the Development Plan that connect with external roadways shall be evaluated for consistency with applicable design requirements outlined in the City of Irvine *Transportation Design Procedures* or County of Orange equivalency. Consistency with the design requirements shall be in a manner meeting the approval of the Manager of Building & Safety, or designee.
- DR TRAN-6 The County should prepare a construction traffic management plan, in coordination with the adjacent cities, prior to commencement of construction. The plan should address routing, haul hours, provisions for over-sized equipment, and site access. The County or its designee shall submit the final plan to the City of Irvine and monitor implementation throughout the construction process.

## **Water and Wastewater**

DR UTIL-1 Prior to issuance of a grading permit, the County or its designee shall provide evidence acceptable to the Manager of Building and Safety, or designee, that the SCAQMD-approved Dust Control Plan utilizes recycled water and not potable water for dust abatement.

## **Solid Waste**

DR UTIL-2 The County or its designee shall comply with the minimum solid waste diversion requirements of AB 939, SB 1610, and SB 341 for solid waste generated during demolition, construction, and operation. Construction and demolition solid waste diversion compliance shall be done through the implementation of the OC Waste & Recycling's Construction & Demolition Program or comparable measures to the satisfaction of the Manager of Building and Safety, or designee. Pursuant to the Orange County Code of Ordinances, Title 4, Division 3, Article 2 (Solid Waste Management), Section 4-3-67 Franchise Required for Solid Waste Collection Services, waste diversion and recycling would be the responsibility of the designated franchise waste hauler under contract to the County.

**School**

DR SCH-1 Pursuant to Section 65995 of the California Government Code, applicable development fees shall be paid to the applicable school district prior to the issuance of building permits.

# D

## APPENDIX

### Mitigation Monitoring & Reporting Program

**PLACEHOLDER -**

**To be added for Final Development Plan**

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