



**(MASTER LIST – MAY 21, 2026)
CITY OF IRVINE STANDARD CONDITIONS**

Standard Conditions are adopted by Planning Commission Resolution No. 26-4072. These conditions assist staff in applying standardized wording for frequently used conditions of approval to discretionary applications. Standard conditions are applied on a case-by-case basis depending upon the specifics of the application. Certain companion conditions are cross-referenced and are required to be used together.

PROTOCOL FOR MODIFICATION OF STANDARD CONDITIONS

The City of Irvine Standard Conditions were initially adopted by the Irvine Planning Commission on June 15, 1976. The document was subsequently modified by the Planning Commission on the following dates:

- February 5, 1987 – Planning Commission Resolution No. 87-1092
- October 19, 1989 – Planning Commission Resolution No. 89-1392
- November 5, 2009 – Planning Commission Resolution No. 09-2968

The Director of Community Development may make permanent changes to the text of the list of standard conditions individually or as a whole, as necessary. At his/her discretion, the Director may forward the proposed changes to the Planning Commission for its review and approval. See the Protocol for Use / Revision of Text by staff following the list of standard conditions by title.

Each modification (including Director of Community Development modifications) shall include red-lines showing the proposed changes. Each modification shall be listed at the end of the City of Irvine Standard Conditions document. The list shall include the approval body, the approval date, and any approval record number.

PRIOR TO THE RELEASE OF A FINAL MAP BY THE CITY

Standard Condition Number	Standard Condition Title	Primary Responsible Department
1.1	PUBLIC / PRIVATE IMPROVEMENTS	Public Works & Sustainability
1.2	REAPPORTION EXISTING ASSESSMENT DISTRICT	Public Works & Sustainability
1.3	ASSESSMENT DISTRICT	Public Works & Sustainability
1.4	DIGITAL MAP SUBMISSION	Public Works & Sustainability
1.5	SHARED ACCESS AGREEMENT	Public Works & Sustainability
1.6	NON-RESIDENTIAL CONDOMINIUMS	Community Development
1.7	EXISTING SURVEY MONUMENTS	Public Works & Sustainability
1.8	SIDE YARD EASEMENTS	Public Works & Sustainability
1.9	STREET LIGHTING ENERGY FEE	Public Works & Sustainability
1.10	EASEMENT FOR PUBLIC TRAIL	Public Works & Sustainability
1.11	OPEN SPACE IRREVOCABLE OFFER	Public Works & Sustainability; Community Development; Community & Library Services
1.12	PUBLIC PARK DEDICATION	Public Works & Sustainability; Community & Library Services
1.13	CONDOMINIUM CC&R COMMON OWNERSHIP NOTICE	Community Development
1.14	CONDOMINIUM CC&R COMMON OWNERSHIP FUTURE EXPANSION NOTICE	Community Development
1.15	CC&R UPDATE SUBMISSION REQUIREMENT	Community Development
1.16	STREET NAME APPROVAL	Community Development
1.17	EMERGENCY ACCESS EASEMENTS	Public Works & Sustainability

PRIOR TO THE ISSUANCE OF PRELIMINARY OR PRECISE GRADING PERMITS

Standard Condition Number	Standard Condition Title	Primary Responsible Department
2.1	PUBLIC / PRIVATE IMPROVEMENTS	Public Works & Sustainability
2.2	EXISTING SURVEY MONUMENTS	Public Works & Sustainability
2.3	ARCHAEOLOGIST / PALEONTOLOGIST	Community Development
2.4	SITE-SPECIFIC GEOTECHNICAL STUDY	Community Development
2.5	GROUNDWATER SURVEY	Community Development
2.6	FLOODWAY (FP-1) / FLOOD CONTROL IMPROVEMENTS	Public Works & Sustainability
2.7	FLOODWAY (FP-1) / NON-FLOOD CONTROL IMPROVEMENTS	Public Works & Sustainability
2.8	FLOODWAY (FP-1) / LETTER OF MAP	Public Works & Sustainability

CITY OF IRVINE – STANDARD CONDITIONS OF APPROVAL

	REVISION	
2.9	SPECIAL FLOOD HAZARD AREA	Public Works & Sustainability
2.10	WATER QUALITY - NOTICE OF INTENT	Community Development
2.11	WATER QUALITY MANAGEMENT PLAN	Community Development
2.12	PUBLIC TRAIL OFFER OF DEDICATION	Public Works & Sustainability
2.13	PRIVATE TRAIL RESERVATION	Community Development; Community & Library Services
2.14	PUBLIC TRAIL DEDICATION	Public Works & Sustainability; Community & Library Services
2.15	PUBLIC PARK DEDICATION	Public Works & Sustainability; Community & Library Services
2.16	PARK CONSTRUCTION PHASING	Community Development or Community & Library Services
2.17	OPEN SPACE FUEL MODIFICATION	Community Development
2.18	WILDLIFE HABITAT CLEARANCE	Community Development
2.19	PARK PLAYGROUND	Community Development or Community & Library Services
2.20	PUBLIC PARK / TRAIL FACILITY REVIEW	Community Development; Community & Library Services
2.21	WIRELESS COMMUNICATION FACILITY - PUBLIC	Community Development; Community & Library Services
2.22	SOLID WASTE RECYCLING	Public Works & Sustainability
2.23	DIGITAL FILES - AUTOCAD	Public Works & Sustainability
2.24	OFF-ROAD CONSTRUCTION EQUIPMENT	Community Development
2.25	CONSTRUCTION EQUIPMENT MAINTENANCE	Community Development
2.26	DUST CONTROL PLAN	Community Development
2.27	VOLATILE ORGANIC COMPOUND	Community Development
2.28	HEALTH RISK ASSESSMENT	Community Development
2.29	ODOR ASSESSMENT	Community Development
2.30	CONSTRUCTION NOISE SEPARATION	Community Development
2.31	LEAD EXPOSURE	Community Development
2.32	LEAD-BASED PAINT	Community Development
2.33	ASBESTOS CONTAINING MATERIAL REMOVAL	Community Development
2.34	SCAQMD RULE 1403	Community Development
2.35	ASBESTOS CONTAINING MATERIAL EXPOSURE	Community Development
2.36	GENERAL PLAN EIR MITIGATION MEASURES	Community Development
2.37	LOADING ZONE MAINTENANCE	Public Works & Sustainability
2.38	CONSTRUCTION VEHICLE ACCESS AND CIRCULATION EXHIBIT	Community Development; Public Works & Sustainability

PRIOR TO THE ISSUANCE OF BUILDING PERMITS

Standard Condition Number	Standard Condition Title	Primary Responsible Department
3.1	ASSESSMENT DISTRICT DISCLOSURE	Public Works & Sustainability
3.2	SCHOOL SITE DISCLOSURE	Community Development
3.3	DISCLOSURE STATEMENTS	Community Development
3.4	SPECIAL FLOOD HAZARD AREA	Public Works & Sustainability
3.5	FINAL ACOUSTICAL REPORT	Community Development
3.6	SITE LIGHTING	Public Safety
3.7	SOLID WASTE RECYCLING	Public Works & Sustainability
3.8	USED MOTOR OIL COLLECTION	Community Development
3.9	USED MOTOR OIL SIGNAGE	Community Development
3.10	CHILD CARE CENTER PLAYGROUND	Community Development
3.11	PARK DESIGN CONSISTENCY	Community Development
3.12	PRIVATE PARK RESERVATION	Community Development; Community & Library Services
3.13	OPEN SPACE EDUCATION	Public Works & Sustainability
3.14	CC&R - FUEL MODIFICATION	Public Works & Sustainability; Orange County Fire Authority
3.15	CONVENIENCE STORE SECURITY	Public Safety
3.16	DRIVE-THRU SECURITY	Public Safety
3.17	EMERGENCY ACCESS PLAN	Public Safety
3.18	WAYFINDING PLAN	Public Safety
3.19	CONSTRUCTION SITE SECURITY PLAN	Public Safety
3.20	CONSTRUCTION PHASING PLAN	Community Development; Public Works & Sustainability
3.21	WIRELESS COMMUNICATION FACILITY - INTERFERENCE	Public Safety
3.22	WIRELESS COMMUNICATION FACILITY - ORANGE COUNTY SHERIFF'S DEPARTMENT	Public Safety; Community Development
3.23	WIRELESS COMMUNICATION FACILITY - COMPLIANCE	Community Development
3.24	WIRELESS COMMUNICATION FACILITY - CAMOUFLAGE	Community Development
3.25	WIRELESS COMMUNICATION FACILITY - BOND REMOVAL	Public Works & Sustainability
3.26	PRE-APPLICATION PACKAGE AND DEPOSIT	City Manager's Office; Community Development
3.27	AFFORDABLE HOUSING CREDITS AGREEMENT	City Manager's Office; Community Development
3.28	TRANSFER OF DEVELOPMENT RIGHTS AGREEMENT	Community Development
3.29	TRANSFER OF DEVELOPMENT RIGHTS	Community Development

CITY OF IRVINE – STANDARD CONDITIONS OF APPROVAL

	FEE	
3.30	ENVIRONMENTAL FILING FEE	Community Development
3.31	FEE REQUIREMENTS	Community Development
3.32	LANDSCAPE DESIGN AND IRRIGATION	Public Works & Sustainability
3.33	SIGHT DISTANCE FOR STANDARD PLAN 403	Community Development
3.34	SOLID WASTE COLLECTION STANDARDS	Public Works & Sustainability
3.35	CHILD CARE CENTER SECURITY	Public Safety
3.36	PRIVATE PARK IDENTIFICATION	Public Safety
3.37	PARKING FACILITY CAMERA PLAN	Public Safety
3.38	MAILROOM CAMERA PLAN	Public Safety
3.39	BICYCLE STORAGE ROOM CAMERA PLAN	Public Safety
3.40	ROOFTOP RECREATION AREA CAMERA PLAN	Public Safety
3.41	DEVELOPMENT WITHIN 100 FEET OF SAN DIEGO CREEK OR SAN JOAQUIN MARSH	Community Development
3.42	DEVELOPMENT WITHIN AIRPORT LAND USE COMMISSION JURISDICTION	Community Development
3.43	RRMU OVERLAY DISCLOSURE	Community Development
3.44	MERV FILTERS	Community Development
3.45	HEALTH RISK ASSESSMENT	Community Development
3.46	DEPARTMENT OF REAL ESTATE CONDOMINIUM PLAN SUBMITTAL	Community Development
3.47	ADDRESS PLAN APPROVAL	Community Development
3.48	GENERAL PLAN EIR MITIGATION MEASURES	Community Development

PRIOR TO FINAL APPROVAL OF COMPLETED WORK AUTHORIZED BY GRADING, LANDSCAPING, OR IMPROVEMENT PERMIT

Standard Condition Number	Standard Condition Title	Primary Responsible Department
3.xx	RECORD DRAWINGS - PDF & AUTOCAD	Public Works & Sustainability

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

Standard Condition Number	Standard Condition Title	Primary Responsible Department
4.1	STREET MAINTENANCE SIGNAGE	Public Works & Sustainability
4.2	PLAYGROUND INSPECTION	Community Development
4.3	OPEN SPACE EDUCATION	Public Works & Sustainability
4.4	SPECIAL FLOOD HAZARD AREA	Public Works & Sustainability
4.5	WIRELESS COMMUNICATION FACILITY - TEST	Public Safety

CITY OF IRVINE – STANDARD CONDITIONS OF APPROVAL

4.6	WIRELESS COMMUNICATION FACILITY - TEMPORARY POWER	Community Development
4.7	WIRELESS COMMUNICATION FACILITY - AESTHETICS	Community Development
4.8	WIRELESS COMMUNICATION FACILITY - REMOVAL OF DISCONTINUED, UNUSED, OR INOPERABLE FACILITY	Community Development
4.9	EMERGENCY ACCESS INSPECTION	Public Safety; Orange County Fire Authority
4.10	CONVENIENCE STORE SECURITY	Public Safety
4.11	PHASED OCCUPANCY OF MULTI-BUILDING RESIDENTIAL DEVELOPMENT	Community Development; Orange County Fire Authority
4.12	FORM OF LEASE	City Manager's Office; Community Development
4.13	AFFORDABLE HOUSING AGREEMENTS	City Manager's Office; Community Development
4.14	AFFORDABLE HOME OWNERSHIP FINANCING AND IMPLEMENTING DOCUMENTATION	City Manager's Office; Community Development
4.15	IMPACT FEE DEFERRAL	Community Development
4.16	POSTING CONDITIONS OF APPROVAL	Community Development
4.17	RECORDED CC&RS	Community Development
4.18	PARKING FACILITY CAMERA PLAN	Public Safety
4.19	MAILROOM CAMERA PLAN	Public Safety
4.20	BICYCLE STORAGE ROOM CAMERA PLAN	Public Safety
4.21	ROOFTOP RECREATION AREA CAMERA PLAN	Public Safety
4.22	MASSAGE ESTABLISHMENT REQUIREMENTS	Community Development

PRIOR TO THE EXONERATION OF SECURITY

Standard Condition Number	Standard Condition Title	Primary Responsible Department
5.1	EXISTING SURVEY MONUMENTS	Public Works & Sustainability
5.2	DIGITAL RECORDS - PDF	Public Works & Sustainability
5.3	DIGITAL RECORDS - AUTOCAD	Public Works & Sustainability
5.4	PRIVATE PARK RESERVATION	Community Development

MISCELLANEOUS

Standard Condition Number	Standard Condition Title	Primary Responsible Department
----------------------------------	---------------------------------	---------------------------------------

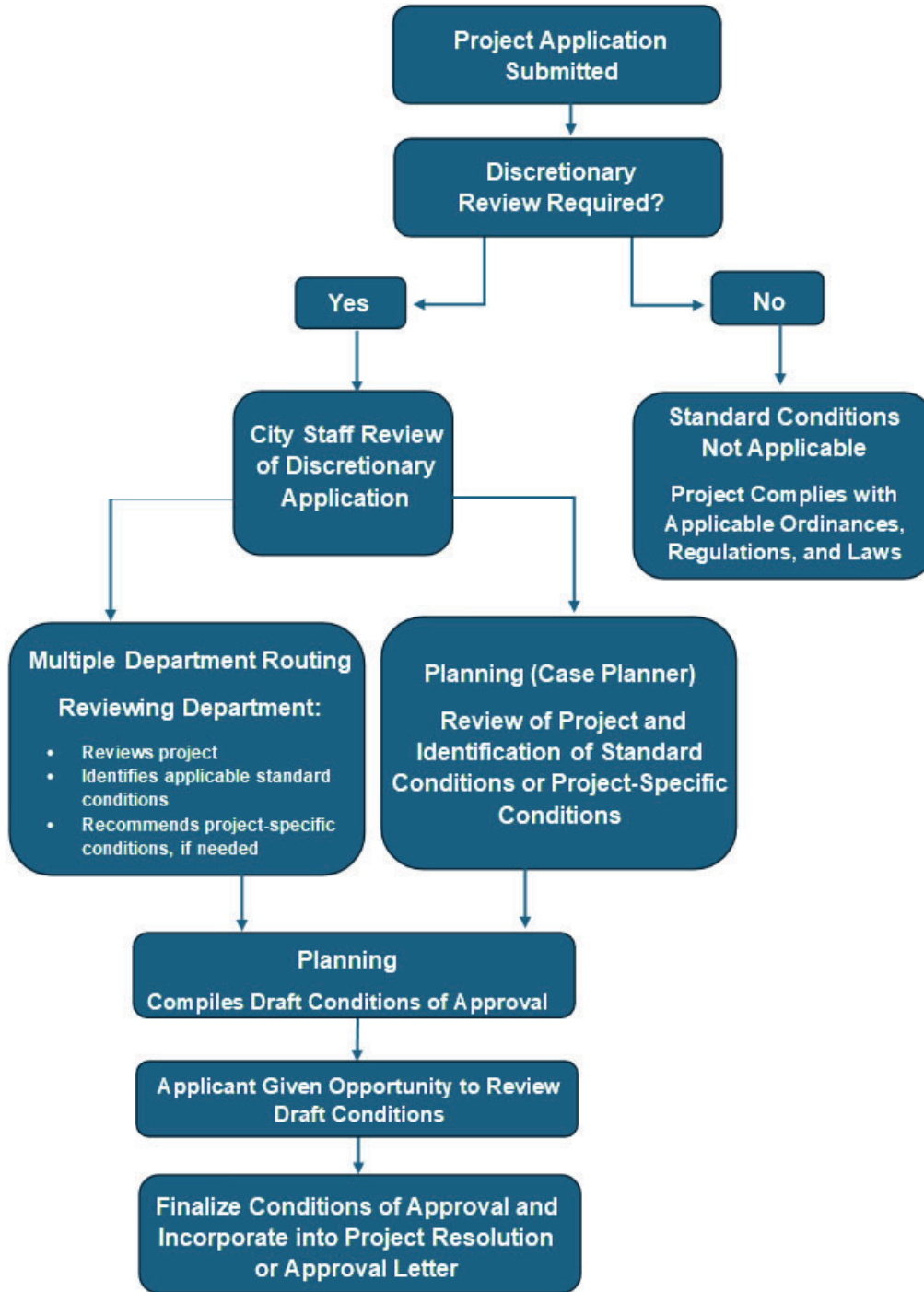
CITY OF IRVINE – STANDARD CONDITIONS OF APPROVAL

6.1	DISCRETIONARY CASE CHARGES	Community Development
6.2	LEGAL ACTION - HOLD HARMLESS	City of Irvine
6.2A	LEGAL ACTION - HOLD HARMLESS (ARDA)	City of Irvine
6.3	RIGHT-OF-WAY EASEMENTS	Public Works & Sustainability
6.4	PRIVACY GATES - VEHICLE STACKING	Community Development
6.5	WIRELESS COMMUNICATION FACILITY - FCC REGULATIONS	Community Development
6.6	WIRELESS COMMUNICATION FACILITY - SPECTRUM CAPACITY	Public Safety
6.7	WIRELESS FACILITY - OBSOLESCENCE	Community Development
6.8	HOMEOWNERS ASSOCIATIONS - STREET SWEEPING	Public Works & Sustainability
6.9	OPEN SPACE EDUCATION	Public Works & Sustainability
6.10	OPEN SPACE LANDSCAPING	Public Works & Sustainability
6.11	PARK CREDIT TRANSFER - GATED HOMES	Community Development
6.12	PARK CREDIT TRANSFER - PLANNING AREA	Community Development
6.13	PARK BEHIND PRIVACY GATES	Community Development
6.14	SITE PARKING ISSUES	Community Development
6.15	PLACE OF WORSHIP - ACTIVITY	Community Development
6.16	PLACE OF WORSHIP - PARKING	Community Development
6.17	CHANGE OF OCCUPANCY - USE DETERMINATION	Community Development
6.18	CONVERSION OF AFFORDABLE UNITS TO CONDOMINIUMS	City Manager's Office; Community Development
6.19	EXECUTION OF FORMS FOR CONDOMINIUM CONVERSION	City Manager's Office; Community Development
6.20	ANNUAL COMPLIANCE REPORT FOR AFFORDABLE HOUSING PLAN - RENTAL PROPERTIES	City Manager's Office; Community Development
6.21	ANNUAL COMPLIANCE REPORT FOR AFFORDABLE HOUSING PLAN - FOR- SALE UNITS	City Manager's Office; Community Development
6.22	COMMUNITY PREFERENCE POLICY	City Manager's Office; Community Development
6.23	CONSTRUCTION HOURS	Community Development
6.24	TIME LIMITS	Community Development
6.25	EXTENSIONS	Community Development
6.26	NONTRANSFERABILITY AND EXPIRATION OF ADMINISTRATIVE USE PERMIT	Community Development
6.27	REVOCATION	Community Development
6.28	SECURITY CAMERA RECORDING	Public Safety
6.29	ATM SECURITY PLAN	Public Safety

CITY OF IRVINE – STANDARD CONDITIONS OF APPROVAL

6.30	LOADING ZONE ENFORCEMENT	Community Development
6.31	PEAK HOUR LIMITATIONS	Community Development
6.32	DROP-OFF TIME LIMITATION	Community Development
6.33	PICK-UP TIME LIMITATION	Community Development
6.34	NUMBER OF CHILDREN AT CHILD CARE CENTER	Community Development
6.35	PICK-UP / DROP-OFF LIMITATION	Community Development
6.36	MASSAGE ESTABLISHMENT - HOURS OF OPERATION	Community Development
6.37	MASSAGE ESTABLISHMENT - ROOM COUNT	Community Development
6.38	NESTING BIRD SEASON	Community Development
6.39	SUBSTANTIAL CONFORMANCE	Community Development

STANDARD CONDITIONS PROCESS



PROTOCOL FOR USE / REVISION OF STANDARD CONDITIONS

The purpose for a list of standard conditions is to provide uniform wording for frequently used conditions. The term “standard” refers to the text adopted for each condition, not the application of the conditions as a standard procedure on every project. Standard conditions are applied on a case-by-case basis depending upon the specifics of the project. Staff may alter the wording of a standard condition for one-time use per the protocol below.

Only the Director of Community Development or the Planning Commission may make permanent changes to the wording of a standard condition.

Alteration of Standard Condition(s)

To alter the wording of a standard condition for single use on a specific project:

1. Copy the condition.
2. Add a note at the end of the condition “(*modified*)”.
3. Be sure to check with your supervisor and other affected / applicable / appropriate departments regarding use of the modified text for that project.

Adding New Condition(s)

To write a completely new condition, make sure the condition includes:

1. When the condition is triggered (Prior to Issuance of a Grading Permit, etc.).
2. What action is required (submit a report, survey the habitat, etc.).
3. Who is required to implement the condition (the applicant shall submit a report, survey the habitat, etc.).
4. Who will deem the action complete or satisfactory (approval by the Director of Community Development, etc.).
5. Title it with a new condition number in the proper trigger category (Prior to Issuance of a Grading Permit, etc.) that is higher than the number of the last standard condition in the adopted list. You can refer to the above list of standard conditions by title for the numbering sequence.
6. The new condition is not considered a new standard condition, does not have the word “Standard” in the title, does not replace the adopted standard condition and does not have the same number (i.e., 1.2 or 2.1, etc.) as a standard condition.

Orange County Fire Authority (OCFA) Standard Condition

To include Orange County Fire Authority (OCFA) comments:

Make sure the condition provided by OCFA includes the components required for new conditions (when the condition is triggered, what action is required, etc.).

Conditions provided by OCFA are not new standard conditions, should not include the word ‘Standard’ in the title, or use the same number as a standard condition.

REFERENCED REGULATIONS

References to Applicable Regulations and External Agencies

The Standard Conditions of Approval include references and, where applicable, hyperlinks to relevant City of Irvine policies, ordinances, guidelines, and other regulatory documents to assist applicants in understanding and implementing the requirements contained herein.

City of Irvine Regulations

- [General Plan](#)
- [Municipal Code](#)
- [Zoning Ordinance](#)
- [Addressing and Street Naming Policies and Procedures](#)
- [Public Works & Sustainability Design Manual](#)
- [Parks and Park Facilities Standards Manual](#)
- [Fee Schedule](#)
- [Information Sheet](#)
- [Form Catalog](#)

External Regulations

These Standard Conditions are also informed by, and may reference, regulations, guidelines, and requirements established by external agencies and governing bodies. Such external agencies and regulatory frameworks include, but are not limited to, the Orange County Sheriff's Department, Orange County Fire Authority, County of Orange, Federal Emergency Management Agency (FEMA), State Water Resources Control Board, California Air Resources Board, South Coast Air Quality Management District, United States Environmental Protection Agency (U.S. EPA), California Office of Environmental Health Hazard Assessment, California Department of Social Services, California Invasive Plant Council, and the U.S. Fish and Wildlife Service.

In addition, applicable State and Federal laws and regulations—including but not limited to the California Building Code, California Business and Professions Code, California Code of Regulations, Occupational Safety and Health Administration (OSHA) standards, Federal Aviation Regulations, Federal Communications Commission (FCC) regulations, State Density Bonus Law, State Assembly Bills, State Senate Bills, and adopted resource management plans such as the Natural Communities Conservation Plan (NCCP) and Habitat Conservation Plan—may apply to specific projects and are incorporated herein by reference as applicable.

Please note that hyperlinks to external agency regulations and non-City regulatory documents are not provided within this document, as such materials are maintained and updated by their respective agencies and are not part of the City's municipal regulatory

framework. Applicants are responsible for ensuring compliance with all applicable external requirements

INTERPRETATION OF STANDARD CONDITIONS

The phrase “to the satisfaction of the Director of Community Development” is used where the Director of Community Development, or designee, is the authority to administer and enforce the specific condition of approval. Satisfaction of a condition of approval in these cases is based on, but not limited to, consistency with the General Plan, compliance with Zoning Ordinance, applicable City standards, project-specific environmental mitigation measures, and adopted City policies and guidelines. Examples of acceptable compliance may vary depending on project context and will be evaluated on a case-by-case basis.

PRIOR TO THE RELEASE OF A FINAL MAP BY THE CITY

Standard Condition 1.1

PUBLIC / PRIVATE IMPROVEMENTS

Prior to the release of a final map by the City, the applicant shall construct or enter into an agreement and post security, in a form and amount acceptable to the City Engineer, guaranteeing the construction of the following public and/or private improvements, marked with "X" and listed below, in conformance with applicable City standards and the City's Capital Improvement Policy. Items not required in conjunction with this project are marked "N/A". In the event the applicant elects to enter into an agreement and post security, the applicant shall be required to submit a preliminary improvement plan together with a completed cost estimate form, which shall be subject to review and approval by the City Engineer.

- a. Street improvements including, but not limited to, pavement, curb and gutter, medians, sidewalks, drive approaches, street lighting, signing, and striping as follows:
1) _____, etc.
- b. Traffic signal systems, interconnect and other traffic control and management devices as follows:
1) _____, etc.
- c. Storm drain facilities as follows:
1) _____, etc.
- d. Landscaping and computerized irrigation control system (for all public streets, parks and public areas).
- e. Sewer, reclaimed and/or domestic water systems, as required by the appropriate sewer and water districts as well as the Orange County Fire Authority when appropriate.
- f. Monumentation (separate Monument Agreement required).
- g. Riding, hiking and bicycle trails adjacent to or through the project site.
- h. Undergrounding of existing overhead and proposed utility distribution lines.
- i. Transit-related improvements depicted on the approved tentative map or as follows:
1) _____, etc.

Standard Condition 1.2

REAPPORTION EXISTING ASSESSMENT DISTRICT

Prior to release of a final map by the City that includes property within an existing assessment district, the applicant shall make application and pay the fee established by the City Council to the City Engineer, to reapportion the existing assessment(s) to the proposed lots or parcels.

Standard Condition 1.3

ASSESSMENT DISTRICT

Prior to the release of a final map by the City that includes a condominium and/or apartment project within an existing assessment district, the applicant shall file a “Consent of Owners of Property to an increase in the Amount of Assessment Levied” letter with the City Engineer.

Standard Condition 1.4

DIGITAL MAP SUBMISSION

Prior to the release of a final map by the City, the applicant shall submit one set of computerized data of the final map that is compatible with the City’s ArcGIS and/or AutoCAD format in a manner acceptable to the City Engineer. Maps and digital files should be tied to County of Orange control points (latest revision). Refer to Specifications for Digital Submission as maintained by the Surveyor’s Office of the County of Orange for specific requirements of individual submittal.

Standard Condition 1.5

SHARED ACCESS AGREEMENT

Prior to the release of a final map by the City, the applicant shall submit to the Public Works & Sustainability Department for review by the City Attorney the required shared access agreement. The City Engineer and the Director of Community Development shall have approved, appropriate documents (e.g., shared access agreement, Covenants, Conditions, and Restrictions [CC&Rs], etc.) which ensure that utilities, access, parking, landscape areas, and drainage (including private catch basins) will be commonly shared and maintained.

Standard Condition 1.6

NON-RESIDENTIAL CONDOMINIUMS

Prior to the release of a final map by the City, the Covenants, Conditions, and Restrictions CC&Rs (CC&Rs) shall also include a statement that prior to initial occupancy and any subsequent change in use or occupancy of any non-residential condominium space, the buyer or the occupant shall submit a request for a use determination letter and receive confirmation of conformance with the Irvine Zoning Ordinance from the Community Development Department.

Standard Condition 1.7

EXISTING SURVEY MONUMENTS

Prior to release of a final map by the City, all existing survey control monuments, as defined in the California Professional Land Surveyors Act (PLSA) Section 8771(b), which as determined by the City Engineer may be destroyed, shall be adequately referenced on the map for perpetuation. If said monuments are disturbed, they shall be replaced after construction pursuant to PLSA Section 8771(b).

Standard Condition 1.8

SIDE YARD EASEMENTS

Prior to the release of a final map by the City, the following additional information is required

to be shown as a note on the final map:

This subdivision has been created with side yard easements for the purpose of creating exclusive use areas. Each lot, unless otherwise noted on this map, will be encumbered with said easement and will itself encumber its adjacent lots. These easements retain for the property owner the right of access for structure maintenance and require the easement holder to ensure proper drainage. Said easements shall be kept free of all encumbrances to drainage.

Standard Condition 1.9

STREET LIGHTING ENERGY FEE

Prior to the release of a final map by the City for a subdivision that requires the construction of new street lighting facilities, the applicant shall post an advanced energy fee for street lighting with the City Engineer.

Standard Condition 1.10

EASEMENT FOR PUBLIC TRAIL
PPP-PS&R-10
(use with Standard Condition 2.14)

Prior to the release of a final map by the City, an irrevocable offer of dedication for nonexclusive easements for public use of any public trail(s) shall be shown on the final map. Improvements, recordation, and dedication of public trails shall be subject to the approval of the Director of Public Works & Sustainability. At the discretion of the City Engineer and with consultation with the Director of Public Works & Sustainability, the easements may be recorded after the final map.

Standard Condition 1.11

OPEN SPACE IRREVOCABLE OFFER
PPP-PS&R-11

Prior to the release of a final map by the City for land that encompasses or lies within an Open Space Implementation District as shown in the Irvine General Plan and the Irvine Zoning Ordinance or will be dedicated as public open space, the applicant shall submit an irrevocable offer of dedication for the preservation of the open space lot and/or easement, as required by the City's Phased Dedication and Compensating Development Opportunities Program. The irrevocable offer of dedication and/or easement shall be in the form approved by the City Attorney and prepared to the satisfaction of the Director of Community Development, the City Engineer, and the Director of Community & Library Services. The offer shall be recorded concurrently with recordation of the final map.

Standard Condition 1.12

PUBLIC PARK DEDICATION
PPP-PS&R-12

Prior to the release of a final map that includes public park land, the applicant shall submit all documents ready for recording of such dedication to the City Engineer and the Director of Community & Library Services for review and approval. At the discretion of the City Engineer, the dedication of public park land may be recorded with the final map.

Standard Condition 1.13

CONDOMINIUM CC&R
COMMON OWNERSHIP NOTICE

Prior to the release of a final residential condominium map by the City, the applicant shall submit the draft Covenants, Conditions, and Restrictions (CC&Rs) to the Community Development Department for review to ensure the following language is included in the document:

This statement shall serve as notice to the property owner that the detached residential unit is located on a common ownership parcel per the final tract map recorded with the City of Irvine. The detached residential unit located on a common ownership parcel has been afforded special development standards as part of the mapping process. An expansion of the building footprint with livable square footage, attached or separate from the primary dwelling, may require homeowners association (HOA) approval as part of the HOA review process to the extent allowed by federal, state, and local laws.

Standard Condition 1.14

CONDOMINIUM CC&R
COMMON OWNERSHIP FUTURE EXPANSION NOTICE

Prior to the release of a final residential condominium map by the City, the applicant shall submit the draft Covenants, Conditions, and Restrictions (CC&Rs) to the Irvine Community Development Department for review to ensure the following language is included in the document:

This statement shall serve as notice to the property owner that the attached and/or detached residential unit is located on a common ownership parcel per the final tract map recorded with the City of Irvine. The construction, enlargement, alteration, repair, relocation, or demolition of any building or structure not located completely within the airspace of a unit, as defined on the Condominium Plan approved by the California Department of Real Estate, may require homeowners association (HOA) approval as part of the HOA review process to the extent allowed by federal, state and local laws.

Standard Condition 1.15

CC&R UPDATE SUBMISSION REQUIREMENT

Prior to the release of a final residential condominium map by the City, the applicant shall submit one electronic copy of the draft Covenants, Conditions, and Restrictions (CC&Rs) to the Irvine Community Development Department.

Standard Condition 1.16

STREET NAME APPROVAL

Prior to the release of a final map by the City, the applicant shall submit a final street name plan for review and approval by the Community Development Department.

Standard Condition 1.17

EMERGENCY ACCESS EASEMENTS

Prior to the release of a final map by the City, the applicant shall show on the final map easements for emergency access purposes to the benefit of the City to the satisfaction of the City Engineer. At the discretion of the City Engineer, the easements may be dedicated by separate instrument and recorded concurrently with filing of the final map.

PRIOR TO THE ISSUANCE OF PRELIMINARY OR PRECISE GRADING PERMITS

Standard Condition 2.1

PUBLIC / PRIVATE IMPROVEMENTS

Prior to the issuance of preliminary or precise grading permits, the applicant shall construct or enter into an agreement and post security, in a form and amount acceptable to the City Engineer, guaranteeing the construction of the following public and/or private improvements, marked with "X" and listed below, in conformance with applicable City standards and the City's Capital Improvement Policy. Items not required in conjunction with this project are marked "N/A." In the event the applicant elects to enter into an agreement and post security, the applicant shall be required to submit a preliminary improvement plan together with a completed cost estimate form, which shall be subject to review and approval by the City Engineer.

- a. Street improvements including, but not limited to, pavement, curb and gutter, medians, sidewalks, drive approaches, street lighting, signing, and striping as follows:
1) _____, etc.
- b. Traffic signal systems, interconnect, and other traffic control and management devices as follows:
1) _____, etc.
- c. Storm drain facilities as follows:
1) _____, etc.
- d. Landscaping and computerized irrigation control system (for all public streets, parks, and public areas).
- e. Sewer, reclaimed and/or domestic water systems, as required by the appropriate sewer and water districts as well as the Orange County Fire Authority when appropriate.
- f. Riding, hiking, and bicycle trails adjacent to or through the project site.
- g. Undergrounding of existing overhead and proposed utility distribution lines.
- h. Transit-related improvements depicted on the approved plan or as follows:
1) _____, etc.

Standard Condition 2.2

EXISTING SURVEY MONUMENTS

Prior to issuance of the preliminary grading permit, the applicant shall file a Corner Record or Record of Survey with the County Surveyor to establish existing survey control points as defined in Section 8711(b) of the California Professional Land Surveyors Act, if the City Engineer determines an existing survey monument(s) may be disturbed by construction activities. The City Engineer shall review and approve the Corner Record or Record of Survey prior to filing the record with the County Surveyor.

Standard Condition 2.3
(formerly Standard Condition 2.5)

ARCHAEOLOGIST / PALEONTOLOGIST
PPP-CUL-5; PPP-GEO-10

Prior to the issuance of the first preliminary or precise grading permit for a project that is located on land that includes potentially significant archaeological and/or paleontological sites, and for any subsequent permit involving excavation to increased depth, the applicant shall provide letters from an archaeologist and a paleontologist. The letters shall state that the applicant has retained these individuals, and that the consultant(s) will be on call during all grading and other significant ground disturbing activities. Determination of the need for these consultants shall be based on the environmental analysis prepared for the project. These consultants shall include a professionally qualified archaeologist meeting Secretary of the Interior Standards and certified by the County of Orange, and professionally qualified paleontologist with a graduate degree with verifiable local experience. The archaeologist and paleontologist shall meet with Community Development Department staff and shall submit written recommendations specifying procedures for cultural/scientific resource surveillance. These recommendations shall be reviewed and approved by the Director of Community Development prior to issuance of the grading permit and prior to any surface disturbance on the project site. Should any cultural/scientific resources be discovered during grading, no further grading shall occur in the area of the discovery until the Director of Community Development is satisfied that adequate provisions are in place to protect these resources. This condition and the approved recommendations shall be incorporated on the cover sheet of the grading plan under the general heading: "Conditions of Approval."

Standard Condition 2.4
(formerly Standard Condition 2.6)

SITE-SPECIFIC GEOTECHNICAL STUDY
PPP-GEO-8

Prior to the issuance of grading permits, the applicant shall provide to the Chief Building Official a site-specific geotechnical study for each proposed structure. The geotechnical report shall be prepared by a registered civil engineer or certified engineering geologist, having competence in the field of seismic hazard evaluation and mitigation. The geotechnical report shall contain site-specific evaluations of the seismic hazard affecting the project and shall identify portions of the project site containing seismic hazards. The report shall also identify any known off-site seismic hazards that could adversely affect the site in the event of an earthquake. The contents of the geotechnical report shall include, but shall not be limited to, the following:

- a. Project description.

- b. A description of the geologic and geotechnical conditions at the site, including an appropriate site location map.
- c. Evaluation of site-specific seismic hazards based on geological and geotechnical conditions, in accordance with current industry standards of practice.
- d. Recommendations for earthwork and construction.
- e. Name of report preparer(s), and signature(s) of a certified engineering geologist and/or registered civil engineer, having competence in the field of seismic hazard evaluation and mitigation.
- f. Include the official professional registration or certification number and license expiration date of each report preparer in the signature block of the report.

Standard Condition 2.5
(formerly Standard Condition 2.7)

GROUNDWATER SURVEY
PPP-HYD-13

Prior to the issuance of precise grading permits, the applicant shall submit to the Chief Building Official a groundwater survey of the entire site. The analysis shall be prepared by a licensed geotechnical engineer versed in groundwater analysis and shall include the following information and analysis:

- a. Potential for perched groundwater intrusion into the shallow groundwater zone upon build-out.
- b. Analysis for relief of groundwater buildup and properties of soil materials on-site.
- c. Impact of groundwater potential on building and structural foundations.
- d. Proposed mitigation to avoid potential for groundwater intrusion within five feet of the bottom of the footings.

Standard Condition 2.6 FLOODWAY (FP-1) / FLOOD CONTROL IMPROVEMENTS

Prior to the issuance of the first preliminary or precise grading permit for flood control improvements affecting the floodway, the applicant shall submit to the City Engineer a written clearance, including a Conditional Letter of Map Revision, from any federal, state, and local agencies having jurisdiction over any changes to the floodway.

Standard Condition 2.7 FLOODWAY (FP-1) / NON FLOOD CONTROL IMPROVEMENTS

Prior to the issuance of the first preliminary or precise grading permit for non-flood control improvements permitted by Section 5-2-22 of the Irvine Zoning Ordinance and Federal Emergency Management Agency regulations, the applicant shall submit to the City Engineer a written clearance, from appropriate federal, state, and local agencies having jurisdiction over any changes to the floodway.

Standard Condition 2.8 FLOODWAY (FP-1) / LETTER OF MAP REVISION

Prior to the issuance of a grading permit for non-flood control improvements that are not permitted by Section 5-2-22 of the Irvine Zoning Ordinance and Federal Emergency Management Agency regulations, the applicant shall submit the final approved Letter of

Map Revision to the Flood Plain Administrator designated by the City Engineer.

Standard Condition 2.9
(formerly Standard Condition 2.11)

SPECIAL FLOOD HAZARD AREA
PPP-HYD-14; PPP-Wildfire-5

Prior to the issuance of a precise grading permit for any lot or parcel wholly or partially located within the Special Flood Hazard Area (SFHA, FP-2 District), the applicant shall submit one of the following:

- a. The final approved Letter of Map Revision or Letter of Map Amendment to the Flood Plain Administrator, as designated by the City Engineer; or
- b. An Elevation Certificate to the Floodplain Administrator for any new construction, substantial improvement, or repair for a substantially damaged building that is conducted in the SFHA pursuant to Section 5-2-24 of the Irvine Zoning Ordinance.

Standard Condition 2.10
(formerly Standard Condition 2.12)

WATER QUALITY - NOTICE OF INTENT
PPP-HYD-15

Prior to the issuance of preliminary or precise grading permits for a project that will result in soil disturbance of one or more acres of land, or less than one acre but the project is part of a larger common plan of development or sale that totals one or more acres, the applicant shall provide the Chief Building Official with evidence that a Notice of Intent has been filed with the State Water Resources Control Board. Such evidence shall consist of an issued Waste Discharge Identification number from the State Water Resources Control Board.

Standard Condition 2.11
(formerly Standard Condition 2.13)

WATER QUALITY MANAGEMENT PLAN
PPP-HYD-16

Prior to the issuance of preliminary or precise grading permits, the applicant shall submit to the Chief Building Official for review and approval, a Water Quality Management Plan (WQMP). The WQMP shall identify the Best Management Practices (BMPs) and the full capture systems that will be used on the site to control predictable pollutant runoff, and to meet statewide Trash Provisions requirements.

Standard Condition 2.12

PUBLIC TRAIL OFFER OF DEDICATION

Prior to the issuance of the first precise grading permit, an irrevocable offer of dedication for the nonexclusive easements for public use of any public trail(s) shall be recorded in a form approved by the City Attorney and the City Engineer. Improvements and dedication of public trails shall be subject to the approval of the Director of Public Works & Sustainability.

Standard Condition 2.13
(formerly Standard Condition 2.15)

PRIVATE TRAIL RESERVATION
PPP-PS&R-13

Prior to the issuance of the first grading permit on land required as a private trail, the applicant shall submit and the Directors of Community Development and Community & Library Services shall have approved an instrument reserving such required park land in perpetuity.

Standard Condition 2.14
(formerly Standard Condition 2.16)

PUBLIC TRAIL DEDICATION
PPP-PS&R-14

Prior to the issuance of the first precise grading permit that includes public trails, the applicant shall submit all documents necessary to record nonexclusive easements for public use of such trails in a form or forms approved by the City Attorney and prepared to the satisfaction of the City Engineer and Director of Community & Library Services. The City Engineer may permit the public trail dedication to be recorded separately from the final map.

Standard Condition 2.15
(formerly Standard Condition 2.17)

PUBLIC PARK DEDICATION
PPP-PS&R-15

Prior to the issuance of the first precise grading permit for a lot that is to be dedicated as a public park, the applicant shall submit all documents necessary to record the public parkland dedication in a form or forms approved by the City Attorney and prepared to the satisfaction of the City Engineer and Director of Community & Library Services.

Standard Condition 2.16
(formerly Standard Condition 2.18)

PARK CONSTRUCTION PHASING
PPP-PS&R-16

Prior to the issuance of the first residential precise grading permit (except for model homes), the applicant shall submit and obtain approval for a park construction and phasing schedule to [the Director of Community Development for private parks – or – the Director of Community & Library Services for public parks]. The park construction and phasing schedule shall include the following information:

- a. Number and types of residential units to be built and estimated population count.
- b. Lot numbers and size of each public and private park.
- c. Improvements to be made within each park.
- d. A phasing plan specifying when each park will commence and complete construction.

Standard Condition 2.17
(formerly Standard Condition 2.19)

OPEN SPACE FUEL MODIFICATION
PPP-HAZ-7; PPP-PS&R-1; PPP-Wildfire-1

Prior to issuance of precise grading permits for any lots adjacent to open space, the applicant shall submit a fuel modification plan in accordance with the Orange County Fire Authority (OCFA) requirements, prepared to the satisfaction of the Director of Community

Development in consultation with the Director of Public Works & Sustainability. The fuel modification plan shall be approved by OCFA. The requirements set forth in this condition shall not apply to developed, irrigated park land required or provided as part of the project design.

Standard Condition 2.18
(formerly Standard Condition 2.20)

WILDLIFE HABITAT CLEARANCE
PPP-BIO-10

Prior to the issuance of permits for any grading activity including, but not limited to, clearing, grubbing, mowing, discing, trenching, grading, fuel modification, agriculture planting activity, and/or other related construction activity for a project that will involve removal of native plant communities and wildlife habitat, the applicant shall obtain written authorization from the appropriate federal, state and local agencies having jurisdiction over the habitat area. The authorization shall state that said activity complies with the regulations enforced by those agencies. Additionally, any mitigation requirements set forth by such agencies shall be incorporated into the project's final design plans. This written authorization, along with plans and mitigation measures, shall be submitted to the Director of Community Development for review and shall have been approved by the Director prior to issuance of a permit for any grading activity.

Standard Condition 2.19

PARK PLAYGROUND

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

Standard Condition 2.20

PUBLIC PARK / TRAIL FACILITY REVIEW

Prior to the issuance of a precise grading permit for a public park or trail, the applicant shall submit a Public Facility Design Review (PFDR) application to the Community Development Department and obtain approval of the application by the Director of Community & Library Services.

Standard Condition 2.21

WIRELESS COMMUNICATION FACILITY - PUBLIC

Prior to the issuance of a precise grading permit for a wireless communication facility located on public park land, within a public trail easement, or City-owned open space, the applicant shall submit Public Facility Design Review (PFDR) application and associated applications as required by the Community & Library Services procedures to the Community Development Department and obtain approval of the PFDR application by the Director of Community & Library Services.

Standard Condition 2.22
(formerly Standard Condition 2.24)

SOLID WASTE RECYCLING
PPP-UTIL-9

Prior to the issuance of a grading permit for a project that involves the demolition of an asphalt or concrete parking lot on site, the applicant shall submit a waste management plan demonstrating compliance with the requirements of Title 6, Division 7 (Solid Waste) of the Irvine Municipal Code relating to recycling and diversion of demolition waste as applicable to said project. Over the course of demolition or construction, the applicant shall ensure compliance with all code requirements related to the use of City-authorized waste haulers.

Standard Condition 2.23

DIGITAL FILES - AUTOCAD

Prior to the issuance of a grading permit, the design engineer shall submit the drawings in DXF or AutoCAD .dwg file to the Public Works & Sustainability Department.

Standard Condition 2.24

OFF-ROAD CONSTRUCTION EQUIPMENT
(RESIDENTIAL AND RESIDENTIAL MIXED-USE
OVERLAY COMPATIBILITY STANDARD)

Prior to site demolition activities or issuance of grading permits and during construction activities for residential and residential mixed-use development in the Residential and Residential Mixed-Use Overlay, applicants shall only utilize off-road construction equipment that conforms to Tier 3 of the U.S. Environmental Protection Agency, or higher emissions standards for construction equipment over 50 horsepower (that are commercially available). The construction contractor shall be made aware of this requirement prior to the start of construction activities. The requirement to use such equipment shall be stated on all grading plans and the construction contractor shall maintain a list of all operating equipment in use on the project site. The construction equipment list shall state the make, model, and number of construction equipment used on-site.

Standard Condition 2.25

CONSTRUCTION EQUIPMENT MAINTENANCE
(RESIDENTIAL AND RESIDENTIAL MIXED-USE
OVERLAY COMPATIBILITY STANDARD)

Prior to site demolition activities or issuance of grading permits and during construction activities for residential and residential mixed-use development in the Residential and Residential Mixed-Use Overlay, applicants shall require that construction contractors properly service and maintain construction equipment in accordance with the manufacturers' recommendations. Non-essential idling of construction equipment shall be restricted to five minutes or less in compliance with California Air Resources Board Rule 2449.

Standard Condition 2.26

DUST CONTROL PLAN
(RESIDENTIAL AND RESIDENTIAL MIXED-USE
OVERLAY COMPATIBILITY STANDARD)

Prior to site demolition activities or issuance of grading permits and during construction activities for residential and residential mixed-use development in the Residential and Residential Mixed-Use Overlay, applicants shall submit a Dust Control Plan and implement the following measures during ground-disturbing activities in addition to the existing requirements for fugitive dust control under South Coast Air Quality Management District Rule 403 to further reduce PM₁₀ and PM_{2.5} emissions. To ensure compliance, the Community Development Department shall verify compliance that these measures have been implemented during normal construction site inspections:

- a. During all grading activities, the construction contractor shall reestablish ground cover on the construction site through seeding and watering.
- b. During all construction activities, the construction contractor shall:
 - i. Sweep streets with Rule 1186 compliant PM₁₀-efficient vacuum units daily if silt is carried over to adjacent public thoroughfares or occurs as a result of hauling.
 - ii. Maintain a minimum 24-inch freeboard on trucks hauling dirt, sand, soil, or other loose materials and tarp materials with a fabric cover or other suitable means.
 - iii. Water exposed ground surfaces and disturbed areas a minimum of every three hours on the construction site and a minimum of three times per day.
 - iv. Limit on-site vehicle speeds on unpaved roads to no more than 15 miles per hour.
 - v. Apply chemical soil stabilizers to reduce wind erosion.

Standard Condition 2.27

VOLATILE ORGANIC COMPOUND
(RESIDENTIAL AND RESIDENTIAL MIXED-USE
OVERLAY COMPATIBILITY STANDARD)

Prior to issuance of grading permits and during construction activities for residential and residential mixed-use development in the Residential and Residential Mixed-Use Overlay, the applicant shall require the use of coatings and solvents with a volatile organic compound (VOC) content lower than required under South Coast Air Quality Management District Rule 1113 – Architectural Coatings (i.e., Super Compliant Paints). All architectural coatings shall be applied either by (1) using a high-volume, low-pressure spray method operated at an air pressure between 0.1 and 10 pounds per square inch gauge to achieve a 65 percent application efficiency; or (2) manual application using a paintbrush, hand-roller, trowel, spatula, dauber, rag, or sponge, to achieve a 100 percent applicant efficiency. The construction contractor shall also use precoated/natural colored building, where feasible. Use of low-VOC paints and spray method shall be included as a note on architectural plans submitted for building permit issuance.

Standard Condition 2.28

HEALTH RISK ASSESSMENT
(RESIDENTIAL AND RESIDENTIAL MIXED-USE
OVERLAY COMPATIBILITY STANDARD)

Prior to issuance of grading permits and prior to the start of construction activities for residential and residential mixed-use development in the Residential and Residential Mixed-Use Overlay (whichever occurs first), for all projects located within 1,000 feet of an industrial facility which emits toxic air contaminants, the applicant shall submit a health risk assessment (HRA) prepared in accordance with policies and procedures of the State of California Office of Environmental Health Hazard Assessment and the South Coast Air Quality Management District to the Community Development Department. If the HRA shows that the incremental cancer risk exceeds 10 in one million (1.0E-06), or the appropriate noncancer hazard index exceeds 1.0, the applicant will be required to identify and demonstrate that Best Available Control Technologies for Toxics (T-BACTs) can reduce potential cancer and noncancer risks to an acceptable level, including appropriate enforcement mechanisms. T-BACTs may include, but are not limited to, scrubbers at the industrial facility, or installation of Minimum Efficiency Reporting Value (MERV) filters rated at 14 or better for all residential units.

Standard Condition 2.29

ODOR ASSESSMENT
(RESIDENTIAL AND RESIDENTIAL MIXED-USE
OVERLAY COMPATIBILITY STANDARD)

Prior to issuance of grading permits and prior to the start of construction activities for residential and residential mixed-use development in the Residential and Residential Mixed-Use Overlay (whichever occurs first), for projects located within 1,000 feet of an industrial facility that emits substantial odors, which include, but are not limited to:

- a. Wastewater treatment plants
- b. Composting, greenwaste, or recycling facilities
- c. Fiberglass manufacturing facilities
- d. Painting/coating operations
- e. Coffee roasters
- f. Food processing facilities

The applicant shall submit an odor assessment to the Community Development Department. This assessment shall verify that the South Coast Air Quality Management District has not received three or more verified odor complaints.

If the odor assessment identifies that the facility has received three such complaints, the applicant will be required to identify and demonstrate that Best Available Control Technologies for Toxics (T-BACTs) can reduce potential odors to an acceptable level, including appropriate enforcement mechanisms. T-BACTs may include, but are not limited to, scrubbers at the industrial facility, or installation of Minimum Efficiency Reporting Value (MERV) filters rated at 14 or better for all residential units.

Standard Condition 2.30

CONSTRUCTION NOISE SEPARATION
(RESIDENTIAL AND RESIDENTIAL MIXED-USE
OVERLAY COMPATIBILITY STANDARD)

Prior to site demolition activities or issuance of grading permits and prior to the start of construction activities for residential and residential mixed-use development in the Residential and Residential Mixed-Use Overlay, the applicant shall incorporate the following measures as a note on the grading plan cover sheet to ensure that the greatest distance between noise sources and sensitive receptors during construction activities has been achieved.

- a. Construction equipment, fixed or mobile, shall be equipped with properly operating and maintained noise mufflers consistent with manufacturers' standards.
- b. Construction staging areas shall be located away from off-site sensitive uses during the later phases of project development.
- c. The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site, whenever possible.
- d. For projects that include sound walls, temporary sound blankets (typically PVC-coated fencing with sound-absorbing insulation) shall be installed along the site boundary prior to building foundation construction and maintained throughout construction activities, provided that a noise study identifies a specific need for such mitigation or in instances where no noise study was conducted.

Standard Condition 2.31

LEAD EXPOSURE

During demolition, grading, and excavation, the applicant and/or any contractors or subcontractors shall comply with the requirements of Title 8 of the California Code of Regulations Section 1532.1, which provides for exposure limits, exposure monitoring, respiratory protection, and good working practice by workers exposed to lead. Lead contaminated debris and other waste shall be managed and disposed of in accordance with the applicable provision of the California Health and Safety Code. Compliance shall be based on the most current versions of all applicable laws, regulations, and standards in effect at the time of construction.

Standard Condition 2.32

LEAD-BASED PAINT

Prior to site demolition activities of a structure constructed prior to 1978, building materials shall be assessed for the presence of lead-based paint, and its removal, where necessary, must comply with state and federal regulations, including Occupational Safety and Health Administration (OSHA) 29 CFR Part 1926. The OSHA rule establishes standards for occupational health and environmental controls for lead exposure. The standard also includes requirements addressing exposure assessment, methods of compliance, respiratory protection, protective clothing and equipment, hygiene facilities and practices, medical surveillance, medical removal protection, employee information

and training, signs, recordkeeping, and observation of monitoring. Furthermore, the requirements of California Code of Regulations, Title 17, Division 1, Chapter 8, identify procedures that must be followed for accreditation, certification, and work practices for lead-based paint and lead hazards. Section 36100 thereof specifically sets forth requirements for lead-based paint abatement in public and residential buildings. Compliance shall be based on the most current versions of all applicable laws, regulations, and standards in effect at the time of construction.

Standard Condition 2.33

ASBESTOS CONTAINING MATERIAL REMOVAL

Prior to site demolition activities, building materials must be assessed for the presence of asbestos containing material (ACM), and removal of this material, where necessary, must comply with State and federal regulations, including SCAQMD Rule 1403, which specifies work practices with the goal of minimizing asbestos emissions during building demolition and renovation activities, including the removal and associated disturbance of ACMs. The requirements for demolition and renovation activities include asbestos surveying; notification; ACM removal procedures and time schedules; ACM handling and cleanup procedures; and storage, disposal, and landfill disposal requirements for asbestos containing waste materials. Compliance shall be based on the most current versions of all applicable laws, regulations, and standards in effect at the time of construction.

Standard Condition 2.34

SCAQMD RULE 1403

Prior to issuance of grading permits, the project applicant shall incorporate the following note on the plan:

South Coast Air Quality Management District (SCAQMD) Rule 1403: Asbestos Emissions from Demolition/Renovation Activities - This rule specifies work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos containing materials. All operators are required to maintain records, including waste shipment records, and are required to use appropriate warning labels, signs, and markings. Compliance shall be based on the most current versions of all applicable laws, regulations, and standards in effect at the time of construction.

Standard Condition 2.35

ASBESTOS CONTAINING MATERIAL EXPOSURE

During demolition, grading, and excavation, the applicant and/or any contractors or subcontractors shall comply with the requirements of Title 8 of the California Code of Regulations, Section 1529, which provides for exposure limits, exposure monitoring, respiratory protection, and good working practices by workers exposed to asbestos. Asbestos-contaminated debris and other wastes shall be managed and disposed of in accordance with the applicable provision of the California Health and Safety Code. Compliance shall be based on the most current versions of all applicable laws, regulations, and standards in effect at the time of construction.

Standard Condition 2.36

GENERAL PLAN EIR MITIGATION MEASURES

Prior to site demolition activities or issuance of a grading permit (whichever is applicable and comes first) for development within the Residential and Residential Mixed-Use Overlay utilizing the General Plan EIR the following mitigation measures marked with "X" and listed below from the General Plan EIR (State Clearinghouse No. 2023070463) Mitigation Monitoring and Reporting Program - available on the City website at: www.cityofirvine.gov/community-development/current-general-plan - shall be addressed. Items not required in conjunction with this project are marked "N/A".

- a. AQ-1 Construction Emissions
- b. CUL-2 Archaeological Resources
- c. GEO-1 Paleontological Resources

Standard Condition 2.37

LOADING ZONE MAINTENANCE

Prior to final approval of a grading or street improvement permit that involves a loading zone in the public right-of-way, the applicant shall submit to the City Engineer a maintenance agreement for the proposed loading area located in public right-of-way. The maintenance agreement shall include language that states the loading area that is in public right-of-way shall be maintained by the property owner or other private entity. A loading area includes, but is not limited to, the pavement surface, striping, signage, curbs and curb ramps. The maintenance agreement shall be in a form approved by the City Attorney and prepared to the satisfaction of the City Engineer.

Standard Condition 2.38

CONSTRUCTION VEHICLE ACCESS AND CIRCULATION EXHIBIT

Prior to the issuance of grading permits for projects requesting a temporary vehicular access point, the applicant shall submit an exhibit for construction vehicle access and circulation to the Director of Community Development for review and approval. The exhibit shall identify the following:

- a. Construction ingress and egress point(s) onto adjacent public streets and right-of-way open to public travel, if any;
- b. Construction site parking location(s), if any; and
- c. Proposed temporary traffic control measures located within public right-of-way during construction activities.

The City may impose requirements for additional temporary traffic control measures using the latest adopted Federal Highway Administration Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD) when deemed necessary for public safety. The information identified in the exhibit, and City requirements, shall remain in place for the duration of construction, unless otherwise authorized to be modified or removed by the City. Encroachment(s) into a public right-of-way shall be subject to the review from

the City Engineer consistent with the requirements of Title 5, Division 10, Chapter 2 (Encroachment Regulations) of the Irvine Municipal Code.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS

Standard Condition 3.1

ASSESSMENT DISTRICT DISCLOSURE

Prior to the issuance of the first building permit or first building permit for a residential unit for a project located within an assessment district, the applicant shall submit to the Director of Community Development for review and approval a completed Occupancy Disclosure that informs prospective buyers of the following:

This property is located within an assessment district. The Orange County Tax Assessor may include the amount of the related assessment in the computations to determine assessed value of the property for the purpose of determining property taxes.

Standard Condition 3.2

SCHOOL SITE DISCLOSURE

Prior to the issuance of the first building permit or first building permit for a residential unit, the applicant shall submit to the Director of Community Development for review and approval a disclosure form that informs prospective buyers that a nearby school site(s) may be used for non-school uses if the school district determines the site is not needed to accommodate projected student enrollment. In addition, all maps and displays in the sales office shall indicate that the potential school site may be developed with non-school uses, using labels equal in size to the “school site” label.

Standard Condition 3.3

DISCLOSURE STATEMENTS
PPP-GEO-9; PPP-HYD-17

Prior to the issuance of the first building permit or first building permit for a residential unit, the applicant shall submit to the Director of Community Development for review and approval a completed Occupancy Disclosure form for the project. The approved form, along with its attachments, shall be included as part of the rental/lease agreements and as part of the sales literature for the project. The form shall include information, current as of the date of submittal, with respect to each item marked with an "X" on the list below. The items marked "N/A" need not be included.

- ___ a. Information on noise resulting from aircraft and/or helicopter operations from John Wayne Airport.
- ___ b. Reference to Emergency Preparedness information available on the City of Irvine website at www.cityofirvine.gov/office-emergency-management.
- ___ c. Map of Special Flood Hazard Area for areas subject to inundation.
- ___ d. Notice that initial occupancy and any subsequent change in use or occupancy of any non-residential condominium space, requires the buyer or the new or

existing occupant to apply to the Community Development Department and obtain confirmation by way of a Use Determination Letter or obtain a building permit and obtain inspection approval for any necessary work to establish the use and/or occupancy consistent with that intended.

- ___ e. Notice that the property owner shall be responsible for continuous maintenance of the emergency access equipment, thus ensuring these systems will always be operational, as required by the Chief of Police.
- ___ f. Notice that the property is located near and/or adjacent to private and/or public park(s) that may include recreational, field/court lighting, and other related improvements.
- ___ g. Notice that the property is located near and/or adjacent to public open space land that may include trails, trailheads, parking facilities, and other related improvements and operations.
- ___ h. Notice that the property is located near and/or adjacent to public trails and/or related improvements and operations.
- ___ i. Notice that residential buildings such as single-family homes, condominiums, and apartments are prohibited from being used as short-term rentals (aka vacation rentals). A rental arrangement for a term of less than 31 days is considered “short-term”. For more detailed information contact the Community Development Department or refer to Chapter 3-25 of the Irvine Zoning Ordinance (Short-Term Rentals).

Standard Condition 3.4

SPECIAL FLOOD HAZARD AREA
PPP-HYD-18; PPP-Wildfire-6

Prior to the issuance of the first building permit or first building permit for a residential unit for any structure wholly or partially located within the floodplain (FP-2 District) of the Special Flood Hazard Area (SFHA), the applicant shall submit one of the following:

- a. The final approved Letter of Map Revision or Letter of Map Amendment to the Flood Plain Administrator, as designated by the City Engineer; or
- b. An Elevation Certificate to the Floodplain Administrator for any new construction, substantial improvement, or repair for a substantially damaged building that is conducted in the SFHA pursuant to Section 5-2-24 of the Irvine Zoning Ordinance.

Standard Condition 3.5

FINAL ACOUSTICAL REPORT

Prior to the issuance of building permits for each structure or tenant improvement, other than a parking structure, the applicant shall submit a final acoustical report prepared to the satisfaction of the Director of Community Development. The report shall demonstrate that the development will be sound attenuated against present and projected noise levels including stationary, roadway, aircraft, helicopter, and railroad noise to meet City interior and exterior noise standards. The final acoustical report shall include all information

required by the City's Acoustical Report Information Sheet. The report shall be accompanied by a list identifying the sheet(s) of the building plans that include required sound attenuation measures.

Standard Condition 3.6

SITE LIGHTING
PPP-AES-8; PPP-PS&R-5

Prior to the issuance of the first building permit or first building permit for a residential unit, the applicant shall submit an Electrical (Photometric) Plan to the Irvine Police Department to demonstrate compliance with the Irvine Uniform Security Code requirements for lighting (Title 5, Division 9, Chapter 5 of the Irvine Municipal Code). This plan shall show light fixture locations, type of light fixture, height of light fixture, electrical service, lighting ratio, and point-by-point photometric lighting analysis (in foot-candle values) overlaid onto a tree landscape plan with a legend. Trees and landscaping shall not be planted to obscure required light levels. The photometric plan needs only to show those fixtures used to meet Irvine Uniform Security Code requirements.

Standard Condition 3.7

SOLID WASTE RECYCLING
PPP-UTIL-10

Prior to the issuance of the first building permit or first building permit for a residential unit for a project that involves new construction or that involves the demolition or renovation of existing buildings on site, the applicant shall comply with requirements of Title 6, Division 7 (Solid Waste) of the Irvine Municipal Code relating to recycling and diversion of construction and demolition waste as applicable to said project. Over the course of demolition or construction, the applicant shall ensure compliance with all code requirements related to the use of City-authorized waste haulers.

Standard Condition 3.8

USED MOTOR OIL COLLECTION

Prior to the issuance of the first building permit for a project that incorporates vehicle service bays, the applicant shall submit, and the Director of Community Development shall have approved, a plan to implement an on-site used oil (motor oil) collection program in accordance with state/local statutes and regulations.

Standard Condition 3.9

USED MOTOR OIL SIGNAGE

Prior to the issuance of the first building permit for a gas station without service bays, the applicant shall submit, and the Director Community Development shall have approved, a plan for the design and location of an advisory sign regarding the recycling of used motor oil. The sign shall advise the public that used motor oil is a household hazardous waste that should be disposed of properly and shall specify the locations and schedule of the regional collection facilities, including at least one collection facility in the City.

Standard Condition 3.10

CHILD CARE CENTER PLAYGROUND

Prior to the issuance of the first building permit for a project that includes a child care center, the applicant shall obtain approval of a Playground Plan by the Director of Community Development. The Playground Plan shall include all information specified in Section VII-B.3.4 of the Irvine Parks and Park Facilities Standards Manual.

Standard Condition 3.11

PARK DESIGN CONSISTENCY
PPP-PS&R-17

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

Standard Condition 3.12

PRIVATE PARK RESERVATION
PPP-PS&R-18

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

Standard Condition 3.13

OPEN SPACE EDUCATION

Prior to issuance of the first building permit or first building permit for a residential unit for a project adjacent to open space, location, design, and text for wild land interface signage shall be approved by the Director of Public Works & Sustainability in conjunction with the approval of the Master Landscape and Trails Plan, if any, or the Landscape Plan. The signage shall be located at all trailheads adjacent to the development. The signage shall educate users of the responsibilities associated with wild land interface and shall address relevant issues including the role of natural predators in the wild lands and how to minimize impacts of human and domestic pets on native communities and their inhabitants.

Standard Condition 3.14

HOA / FUEL MODIFICATION
PPP-HAZ-8; PPP-PS&R-2; PPP-Wildfire-2

Prior to the issuance of the first building permit for any dwelling units on lots located adjacent to or within fuel modification zones, the applicant shall provide evidence that there is a requirement included in the Covenants, Conditions, and Restrictions (CC&Rs) that any changes to plant materials located within fuel modification zones must be approved by the Director of Community Development and be consistent with applicable Orange County Fire Authority (OCFA) requirements. For fuel modification zones adjacent to lands designated as open space, changes in plant materials shall also be reviewed by OCFA and the Director of Public Works & Sustainability.

Standard Condition 3.15

CONVENIENCE STORE SECURITY
(use with Standard Condition 4.10)

Prior to the issuance of the first building permit for a convenience store, the applicant shall demonstrate compliance with the following requirements, some of which may be found in the Irvine Uniform Security Code (Section 5-9-522, Special Convenience Store Provisions).

- a. A camera surveillance system capable of viewing and recording events inside the premises, as follows:
 1. A minimum of one high-definition color camera, mounted no higher than 7 feet from the floor, at each cash register which views the front of a customer, from the waist to the top of the head, obtaining a straight-on-face picture.
 2. A minimum of one high-definition color camera, mounted no higher than 9 feet from the floor, which views the full-length side of a customer at the cash register area and at all public entrances/exits to the store.
 3. High-definition color cameras to view the exterior public entrance/exit doors and all motor fuel islands.
 4. A color camera digital recorder capable of recording events on all cameras simultaneously. There shall be an accurate date and time stamp on the images.
 5. The recorder must be kept locked in a cabinet within the office and may not be located on the sales floor. The key to the cabinet must be accessible to employees on duty but kept secured inside the office and not left in plain view.
- b. Exterior advertising or window signs, including advertising directed to the exterior from within the store, shall not advertise alcohol products. Additionally, no alcoholic beverage advertisement shall be located on the motor fuel island.
- c. All displays of alcoholic beverages shall be located at least 25 feet from a public entrance/exit door and secured between the hours of 2 a.m. and 6 a.m. to prevent access to these beverages by the general public.
- d. Alcoholic beverages in containers of less than 16 ounces are prohibited from being sold as a single container. Instead, they must be sold in pre-packaged, multi-unit quantities.
- e. Malt liquor, fortified wines, and alcoholic beverage containers of one quart or larger shall not be sold.
- f. No beer or wine display shall be made from an ice tub.
- g. No ice quantities of less than two pounds shall be sold, furnished, or given away.
- h. All persons who appear younger than 30 years of age must provide ID to purchase alcohol and a Point of Sale system is to be utilized to scan the ID to validate age.
- i. No person under the age of 21 shall sell or deliver alcoholic beverages.
- j. No alcoholic beverages shall be consumed on the premises or any adjacent property under the control of the business.
- k. A prominent, permanent sign or signs stating “No open alcoholic beverage containers are allowed on these premises” shall be posted in a place that is clearly visible to patrons of the licensee.
- l. A money drop-safe capable of easily providing the cashier the ability to quickly deposit money into it.

- m. Windows shall be clear of any signs or other materials at all times, between 3 and 6 feet in height from ground level, consistent with the City’s Sign Ordinance.
- n. Clearly distinguishable height markers shall be placed on the interior side of the door jamb, or on the interior edge of a pair of doors, on all doors used by the public to access the store. Horizontal marks, 1-inch wide by 3 inches long, in different colors, and in a contrasting color to the background, shall be placed every 6 inches beginning at 5 feet and ending at 6 feet, 6 inches. An alternative marking system used by the applicant may be substituted, subject to review and approval by the Irvine Police Department.
- o. “No Loitering” signs, conforming to California Penal Code Section 602, shall be placed on each side of the building exterior where there is a parking or walking surface.
- p. There shall be no coin-operated amusement devices or video games on the premises.
- q. The property shall be kept free of litter and graffiti.
- r. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the owner shall be removed or painted over within 24 hours.
- s. Except where clear vision panels are installed, the rear exterior door shall be equipped with a door viewer with a minimum 180-degree viewing angle.

Standard Condition 3.16

DRIVE-THRU SECURITY

Prior to the issuance of the first building permit for occupancies having a drive-thru (i.e., a store, bank, restaurant, etc.), the applicant shall demonstrate compliance with the following:

- a. Provide employee surveillance opportunities of the drive-thru order board area by using windows or a closed-circuit television system;
- b. Install on the rear entrance door, not used by the public, a lockset which is always locked from the outside and unlocked from the inside; and
- c. Install on the rear entrance door, not used by the public, a door viewer with a minimum 180-degree viewing angle.

Standard Condition 3.17

EMERGENCY ACCESS PLAN
PPP-HAZ-9, PPP-PS&R-6; PPP-TRA-3; PPP-Wildfire-3
(use with Standard Condition 4.9)

Prior to the issuance of the first building permit or first building permit for a residential unit, the applicant shall demonstrate compliance with the Irvine Uniform Security Code (Sections 5-9-519, 5-9-520, and 5-9-523 of the Irvine Municipal Code), regarding Knox Boxes, Knox key switches, and Click2Enter radio access control by submitting an Emergency Access Plan to the Irvine Police Department for review and approval. Said plan shall be incorporated into the building permit plan set.

Standard Condition 3.18

WAYFINDING-PLAN
PPP-PS&R-7

Prior to the issuance of the first building permit or first building permit for a residential unit, the applicant shall demonstrate compliance with the Irvine Uniform Security Code (Sections 5-9-516, 5-9-517, and 5-9-518 of the Irvine Municipal Code), by submitting a Wayfinding Plan for pedestrians and vehicles to the Irvine Police Department for review and approval. Said plan shall be incorporated into the building permit plan set.

Standard Condition 3.19
(formerly Standard Condition 3.20)

CONSTRUCTION SITE SECURITY PLAN
PPP-PS&R-8

Prior to the issuance of the first building permit or first building permit for a residential unit, the applicant shall demonstrate compliance with the Irvine Uniform Security Code (Section 5-9-521 of the Irvine Municipal Code), by submitting a Construction Site Security Plan to the Irvine Police Department for review and approval. Said plan shall be incorporated into the building permit plan set.

Standard Condition 3.20
(formerly Standard Condition 3.27)

CONSTRUCTION PHASING PLAN
PPP-TRA-5

Prior to the issuance of the first building permit or first building permit for a residential unit, the applicant shall submit a Construction Phasing Plan for review and approval by the Chief Building Official. Any Construction Phasing Plan that includes use of public property and/or public right-of-way shall also be submitted to the City Engineer for approval. The following is the list of specific items that should be provided as an Exhibit in the Plan:

- a. Separation zones between construction areas and public areas, as required to maintain occupied areas safe based on projected construction schedules and absorption rates;
- b. Laydown areas;
- c. Carpool parking areas;
- d. Delivery procedures and approved delivery areas;
- e. Orange County Fire Authority (OCFA) no parking zones; and
- f. If the project is part of a master development, provide information about all the other projects shall also be included in the Exhibit for detailed safety evaluation. In addition, the master developer shall identify one individual responsible for the oversight of the entire project, including implementation of all the phasing requirements.

Should the phasing plan change during construction, a revised phasing shall be submitted to the Chief Building Official for review and approval prior to Mechanical, Electrical, Plumbing, and Structural (MEPS) inspection. Construction Site Security requirements shall be in place at all times during construction.

Standard Condition 3.21

WIRELESS COMMUNICATION FACILITY -
INTERFERENCE

Prior to the issuance of a building permit for a wireless communication facility, the applicant shall meet with the Technology Division of the Orange County Sheriff's Department and the Irvine Police Department to coordinate the use of frequencies and equipment to minimize, to the greatest extent possible, any interference with the Public Safety 800 MHz Countywide Coordinated Communications System or Irvine Public Safety frequencies. Similar consideration shall be given to any other existing or proposed wireless communication facility that may be located on the subject property.

Standard Condition 3.22

WIRELESS COMMUNICATION FACILITY -
SHERIFF'S DEPARTMENT

Prior to the issuance of a building permit for a wireless communication facility, the applicant shall provide to the Technology Division of the Orange County Sheriff's Department a letter identifying the location of the cellular tower, the wireless carrier, the frequency band, a single point of contact in the carrier's engineering and maintenance departments (name, phone number, and e-mail address), and a 24-hour phone number to which interference problems may be reported. A copy of this letter shall be provided to the Director of Community Development and the Irvine Police Department.

Standard Condition 3.23

WIRELESS COMMUNICATION FACILITY -
COMPLIANCE

Prior to the issuance of a building permit for a wireless communication facility, the applicant shall submit to the Community Development Department a letter stating that lessee or other user(s) will comply with the terms and conditions of this permit and that failure of any lessee or other users to comply with the terms of this approval shall be the responsibility of the applicant.

Standard Condition 3.24

WIRELESS COMMUNICATION FACILITY -
CAMOUFLAGE

Prior to issuance of a building permit for a wireless communication facility depicting a camouflaging scheme as an artificial tree, the applicant shall submit to the Community Development Department for review and approval plans consistent with the photographic simulation exhibits which were used in support of the entitlement approval. Said exhibits shall be incorporated into the approved building plans.

Standard Condition 3.25

WIRELESS COMMUNICATION FACILITY -
BOND REMOVAL

For an approved wireless communication facility located within the public right-of-way, prior to the issuance of a building permit, the applicant shall submit a bond in an amount to be determined by the City Engineer to cover the removal of this wireless communication facility in the event the site becomes abandoned or is otherwise vacated by the wireless

carrier.

Standard Condition 3.26

PRE-APPLICATION PACKAGE AND DEPOSIT
(use with Standard Conditions 4.12, 4.13, and 4.14)

Prior to the issuance of the first building permit for a residential unit, the applicant shall submit to the Community Development Department a pre-application package with the required deposit. The deposit shall be used to defray the City's cost of preparing the required affordable housing agreements indicated in Standard Condition 4.13 reviewing the form of lease pursuant to Standard Condition 4.12, and applying the City's Community Preference Policy during the initial lease-up of affordable units pursuant to Standard Condition 6.22, all resulting from the approval of land use entitlements associated with the project. The property owner shall be responsible for paying any additional City costs incurred that exceed the initial deposit amount.

Standard Condition 3.27

AFFORDABLE HOUSING CREDITS AGREEMENT

If affordable housing credits are used in connection with the development, then prior to the issuance of the first building permit for a residential unit, the applicant shall execute and record an affordable housing credits agreement on a form prepared by the City detailing the use of affordable housing credits to satisfy the project's affordable unit requirements. The transferor and transferee of the credits (which shall each be affiliated with the property owner), and the City shall all be signatories to the agreement. The agreement shall state the number of credits involved and must identify the specific residential project(s) that generated the credits and the specific residential project that is receiving the credits. Information regarding the transfer, including the amount of any consideration paid for the credits, is not required to be disclosed within the agreement.

Standard Condition 3.28

TRANSFER OF DEVELOPMENT RIGHTS AGREEMENT

Prior to the submittal of an application for a building permit for the sending or receiving site, the applicant shall submit a draft Transfer of Development Rights Agreement, in accordance with Section 9-36-18 of the Irvine Zoning Ordinance, for review and approval by Director of Community Development and the City Attorney. Upon approval, the applicant shall record the Agreement in the Office of the Orange County Recorder. A copy of the recorded document shall be provided to the Community Development Department prior to the issuance of building permits.

Standard Condition 3.29

TRANSFER OF DEVELOPMENT RIGHTS FEE

Prior to the issuance of a building permit for the receiving site, the applicant shall pay the transfer of development rights fee, as established by resolution of the City Council, per Section 9-36-18(E) of the Irvine Zoning Ordinance.

Standard Condition 3.30

ENVIRONMENTAL FILING FEE

Prior to the issuance of a building permit for a project with a filed environmental document,

any outstanding balance for the Community Development Department’s filing fee associated with the project’s environmental document shall be paid in full in accordance with the California Environmental Quality Act (CEQA). The City, or its designated consultant, shall file the environmental document with the County Clerk on behalf of the applicant. Building permit issuance shall not occur until all outstanding fees have been received by the City and proof of filing has been confirmed.

Standard Condition 3.31

FEE REQUIREMENTS

Prior to issuance of a building permit, the applicant shall pay the following fees in amounts determined in accordance with the City’s current fee schedule, unless otherwise specified pursuant to the Irvine Municipal Code, Irvine Zoning Ordinance, applicable State law, or any approved and adopted statutory development agreement:

- a. Systems Development Charge
- b. Slurry Seal Fees for Road Wear and Tear
- c. Park (Quimby) Fee (only required if fees are provided in lieu of land)
- d. Citywide Development Impact Fee

Payment timing for each fee shall be as required by the applicable fee program, including those fees calculated based on building valuation, which shall be assessed at building permit issuance unless otherwise specified.

Standard Condition 3.32

LANDSCAPE DESIGN AND IRRIGATION

Prior to issuance of the first building permit or first building permit for a residential unit, the applicant shall submit landscape and irrigation plans that demonstrate conformance with Chapter 3-15 (Landscaping Standards) of the Irvine Zoning Ordinance and Title 5, Division 7 (Sustainability in Landscaping) of the Irvine Municipal Code.

Standard Condition 3.33

SIGHT DISTANCE FOR STANDARD PLAN 403

Prior to issuance of the first building permit or first building permit for a residential unit, the applicant shall submit a site plan including sight distance triangles to demonstrate that no wall, fence, or structure will obstruct visibility for access, as determined by Engineering Standard Plan 403.

Standard Condition 3.34

SOLID WASTE COLLECTION

Prior to issuance of the first building permit or first building permit for a residential unit, project plans shall demonstrate the appropriate solid waste collection bins are provided for the subject property in accordance with Chapter 3-23 (Solid Waste Collection Standards) of the Irvine Zoning Ordinance and all applicable state-mandated recycling laws, including but not limited to Assembly Bill (AB) 341 (Mandatory Commercial Recycling), AB 1826 (Mandatory Organics Recycling), Senate Bill (SB) 1383 (Short-lived Climate Pollutant and Organics Diversion Requirements), and any successor statutes or

regulations.

The applicant shall demonstrate compliance with all established requirements to the satisfaction of the Public Works & Sustainability Department through the provision of items marked with “X” listed below. Items not required in conjunction with this project are marked “N/A”:

___ a. Both Residential and Commercial. Plans must:

- i. Show accommodation of State recycling mandates, including SB 1383 (food waste recycling)
- ii. Demonstrate the separation and collection of solid waste (trash, recycling, and organic waste).
- iii. Illustrate the path of travel for haulers to ensure reasonable and safe pick-ups. This includes minimizing the distance traveled and allowing for hauler trucks to make three-point turns, where possible and when needed, reducing the need for waste trucks to drive in reverse.

___ b. Multi-family, Residential, and Commercial. Plans must:

- i. Demonstrate that waste enclosures and bins or containers placed therein must protect against adverse environmental conditions, such as rain (e.g., include a roof).
- ii. Show compliance with the following requirement: SB 1383 requires that businesses that generate two cubic yards or more per week of any solid waste (trash) must separate and collect organics (i.e., food waste) and arrange for recycling services for that organic waste.

___ c. Residential Curbside Pickup. Residential plans must:

- i. Illustrate curbside bin placement, demonstrate adequate safe hauler access for collection, and ensure that each home meets SB 1383 requirements by having three-stream trash, recycling, and organics.

Standard Condition 3.35

CHILD CARE CENTER SECURITY

Prior to issuance of a building permit for a child care center, the applicant shall demonstrate compliance with the following requirements:

- a. Provide for a Knox Box, keyed to the Irvine Police Department and Orange County Fire Authority (OCFA), with keys to all spaces inside the facility, which will be installed inside the entry lobby.
- b. Install high-definition cameras to view the lobby, interior hallways, and all exterior doors, recording the cameras and saving the images for at least 30 days. The color camera digital recorder shall be capable of recording events on all cameras simultaneously and have accurate date and time stamp on the images.

- c. Entrances into the facility shall be designed to screen and control persons entering into the building or play areas, taking into consideration the following:
 - i. There shall be one primary point of entry designed to direct persons toward the office staff, who shall have a clear view of the entry area and be able to challenge a person's presence.
 - ii. The primary control point into the facility can be established by use of locking devices or a staffed reception desk/counter or by other means whereby the staff can observe and react to persons entering the facility.
 - iii. Non-primary entrances into the facility shall be controlled by locking devices meeting the exiting requirements of the California Building Code.
 - 1. Keys to building locks shall be controlled by instituting a key control policy and procedure.
 - 2. Interior doors and exterior doors, except those accessing a secured fenced area and the primary entry door, shall have signs indicating the door is locked and direct persons to the main entrance.
- d. Perimeter Fencing and Gates
 - i. Where perimeter fencing is utilized for securing recreation areas, gates shall be locked from the exterior requiring a key to open. Locking devices shall meet exiting requirements of the California Building Code. A Knox Box, keyed to both the Irvine Police Department and OCFA shall be installed within 2 feet of the gate locking mechanism and at 5 feet above grade.
 - ii. A sign shall be placed on the exterior of the gate indicating it is locked and directing persons to the main building entrance.
- e. Provide a building floor plan (scaled to 8.5" x 11"), identifying all spaces.

Standard Condition 3.36

PRIVATE PARK IDENTIFICATION

Prior to the issuance of the first building permit for a private park, the applicant shall demonstrate compliance with the Irvine Uniform Security Code (Section 5-9-520, Special Recreational Spaces Provisions), regarding private park identification signage by showing the sign design on the building permit plans submitted for the park.

Standard Condition 3.37

PARKING FACILITY CAMERA PLAN
(use with Standard Condition 4.18)

Prior to the issuance of a building permit for occupancies having a parking facility, the applicant shall demonstrate compliance with the Irvine Uniform Security Code (Section 5-9-518, Special Parking Facilities Provisions), by submitting a Parking Facility Surveillance Camera Plan to the Irvine Police Department for review and approval.

Standard Condition 3.38

MAILROOM CAMERA PLAN
(use with Standard Condition 4.19)

Prior to the issuance of a building permit for occupancies having a mail room, the applicant shall demonstrate compliance with the Irvine Uniform Security Code (Section 5-9-516, Special Residential Building Provisions), by submitting a Mailroom Surveillance

Camera Plan to the Irvine Police Department for review and approval.

Standard Condition 3.39

BICYCLE STORAGE ROOM CAMERA PLAN
(use with Standard Condition 4.20)

Prior to the issuance of a building permit for occupancies having a bicycle storage room, the applicant shall demonstrate compliance with the Irvine Uniform Security Code (Section 5-9-518, Special Parking Facilities Provisions), by submitting a Bicycle Storage Room Surveillance Camera Plan to the Irvine Police Department for review and approval.

Standard Condition 3.40

ROOFTOP RECREATION AREA CAMERA PLAN
(use with Standard Condition 4.21)

Prior to the issuance of a building permit for a building or structure containing a rooftop recreation area, the applicant shall demonstrate compliance with the Irvine Uniform Security Code (Section 5-9-520, Special Recreational Spaces Provisions), by submitting a Rooftop Recreation Area Surveillance Camera Plan to the Irvine Police Department for review and approval.

Standard Condition 3.41

DEVELOPMENT WITHIN 100 FEET OF SAN
DIEGO CREEK OR SAN JOAQUIN MARSH
(RESIDENTIAL AND RESIDENTIAL MIXED-USE
OVERLAY COMPATIBILITY STANDARD)

Prior to issuance of a building permit or prior to approval of a final landscape plan (whichever comes first) for residential and residential mixed-use development that is located in the Residential and Residential Mixed-Use Overlay and is within 100 feet of the San Diego Creek or San Joaquin Marsh, the applicant shall demonstrate the project is in compliance with the following requirements pursuant to Chapter 5-9 (Residential and Residential Mixed-Use Overlay District) of the Irvine Zoning Ordinance:

- a. Projects four or more stories in height shall not include the use of highly reflective glass windows (25% or more reflectivity), or utilize highly reflective angles; and
- b. Projects shall not utilize exotic plant species that may be invasive to native habitats. Exotic plant species not to be used are those species listed on Lists A and B of the California Invasive Plant Council's (Cal-IPC) list of "Exotic Pest Plants of Greatest Ecological Concern in California" as of October 1999 or subsequent documentation, or other plant species listed on similar invasive plant lists applicable in California.

Standard Condition 3.42

DEVELOPMENT WITHIN AIRPORT
LAND USE COMMISSION JURISDICTION
(RESIDENTIAL AND RESIDENTIAL MIXED-USE
OVERLAY COMPATIBILITY STANDARD)

Prior to issuance of the first building permit for a residential unit for a residential and

residential mixed-use project within the Residential and Residential Mixed-Use Overlay which is subject to Airport Land Use Commission (ALUC) jurisdiction, the applicant shall demonstrate that the project meets the following requirements:

- a. Building height limitations, recordation of navigation easements, obstruction lighting and marking, and airport proximity disclosures and signage shall comply with the Orange County Airport Environs Land Use Plan (AELUP) standards for John Wayne Airport.
- b. Building heights shall not penetrate Federal Aviation Regulation (FAR) Part 77 Imaginary Surfaces for John Wayne Airport.
- c. For all residential dwelling units within the 60dB CNEL contour of John Wayne Airport, the maximum interior noise levels shall not exceed 45 dBA CNEL with windows closed, and shall not exceed the single event noise criteria outlined in the noise element of the General Plan of the loudest 10% of single noise events ($L_{max} 10$) shall not exceed 65 dBA L_{eq} during the daytime (7 a.m. to 7 p.m.) and 55 dBA L_{eq} during the nighttime (7 p.m. to 7 a.m.).
- d. Parks located within the John Wayne Airport 60 dB CNEL contour shall include signage indicating proximity to John Wayne Airport and related overflight noise.

Standard Condition 3.43

RRMU OVERLAY DISCLOSURE
(RESIDENTIAL AND RESIDENTIAL MIXED-USE
OVERLAY COMPATIBILITY STANDARD)

Prior to the issuance of the first building permit for a residential unit for residential and residential mixed-use development in the Residential and Residential Mixed-Use Overlay, the applicant shall submit the following documents for review and approval by the Director of Community Development:

- a. A copy of the rental/lease agreement or sales contract for the proposed project, which provides:
 - i. That the Declaration of Covenants, Conditions, and Restrictions are incorporated therein by reference; and
 - ii. The renter/lessee has received and accepts the following disclosure statement:

“This residential development is located within a Residential and Residential Mixed-Use (RRMU) Overlay within the City of Irvine. The mixed-use nature of the RRMU Overlay as an evolving urban core includes several inherent land use characteristics of which residents should be aware:

1. The location of housing near jobs assumes a greater population concentration in the area throughout the day.
2. Preservation of the existing job base is an important goal of the City. Existing businesses in the RRMU Overlay include operations which may cause disturbance to nearby residences.

3. People choosing to live in a mixed-use community are willing to accept a greater mix of surrounding land uses, unlike other suburban residential villages and neighborhoods that tend to separate land uses.
4. This property is presently located in the vicinity of John Wayne Airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

Given the existing and evolving nature of the RRMU Overlay into a mixed-use area with a significantly more urbanized character, it is not uncommon for residential uses in these areas to be in close proximity to a wide variety of business uses, including shopping centers or industrial uses.

Therefore, as a buyer or renter of a residential unit in the RRMU Overlay, you are advised of the following:

To support the business and residential populations in this area, several shopping centers have either been built or will be constructed and will contain a mixture of retail, restaurant, and resident-serving commercial uses (e.g. grocery stores). Public spaces and commercial ventures that would serve a broader population base are also anticipated to accompany the growth of the RRMU Overlay. These uses and associated additional population may create disturbances to other nearby residences. In addition, your residence may also be located near a business that is engaged in activities where normal operations may occur around the clock and create disturbances to nearby residences. Disturbances from these commercial and industrial operations include, but are not limited to, equipment noise, truck deliveries, odors, trash dumping, and manufacturing activities.

Also, while the street system in this area encourages the use of expressways and major highways as the primary means to navigate through the area, the roadways are interconnected and overflow traffic may rely upon local streets within the larger network to bypass congestion at various times throughout the day.

The mix of business activities that exist and are expected to grow as the RRMU Overlay matures will vary greatly as part of this evolving urban neighborhood. There is no guarantee that the land uses currently existing in immediate proximity to this residential development will remain unchanged into the future. Land uses may change or expand as permitted by the Irvine Zoning Ordinance. The nature of business is that it must be responsive to the market; therefore,

businesses in the RRMU Overlay are free to change the nature of their operations (e.g. character, hours of operation, and/or intensity) at any time in a manner consistent with applicable governing regulations. Existing businesses may cease operations and be replaced with a business or activity of an entirely different nature that could be more or less intense, noxious, or compatible with this residential development than that which currently exists.

Furthermore, the following additional notice is provided pursuant to Section 11010 of the California Business and Professions Code:

Notice of Airport in Vicinity

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

By my signature below, I fully acknowledge that I have received, read, understand, and accept the above disclosure statement:

Printed Name of Tenant

Signature of Tenant

The disclosure form shall be provided in a form that is separate and distinct from other disclosure documents, so that the buyer/tenant is readily aware of this disclosure.

- b. A Declaration of Covenants, Conditions, and Restrictions providing for:
 - i. The above disclosure statement to be provided to all subsequent buyers and/or renters.
 - ii. All rental/lease agreements and/or sales contracts that include this disclosure statement to be maintained in perpetuity with the property manager and/or homeowner's association or their legal successor-in-interest.
 - iii. These documents, as described above, to be made available to the City of Irvine for inspection upon 24 hours advance written notice for the sole purpose of verifying that all tenants/owners of the residential development have been made aware of, understood, and consented to the above disclosure statement.

Standard Condition 3.44

MERV FILTERS
(use with Standard Condition 3.43)
*(RESIDENTIAL AND RESIDENTIAL MIXED-USE
OVERLAY COMPATIBILITY STANDARD)*

Prior to issuance of the first building permit for a residential unit for residential and residential mixed-use development in the Residential and Residential Mixed-Use Overlay and within 500 feet of Interstate 405 (I-405), the applicant shall submit plans showing the installation of high efficiency Minimum Efficiency Reporting Value (MERV) filters of MERV 14 or better in the intake of residential ventilation systems. Heating, air conditioning and ventilation (HVAC) systems shall be installed with a fan unit designed to force air through the MERV 14 filter. To ensure long-term maintenance and replacement of the MERV 14 filters in the individual units, the following shall occur:

- a. The developer, sales, and/or rental representative shall provide notification to all affected tenants/residents of the potential health risk from I-405 for all affected units. Notification shall be provided as part of the required RRMU Disclosure per Standard Condition 3.51.
- b. For rental units within 500 feet of I-405, the owner/property manager shall maintain and replace MERV 14 filters in accordance with the manufacturer's recommendations. The property owner shall inform renters of increased risk of exposure to diesel particulates from I-405 when windows are open.
- c. For residential owned units within 500 feet of the I-405, the homeowners' association (HOA) shall incorporate requirements for long-term maintenance in the covenant conditions and restrictions and inform homeowners of their responsibility to maintain the MERV 14 filter in accordance with the manufacturer's recommendations. The HOA shall inform homeowners of increased risk of exposure to diesel particulates from I-405 when windows are open.

Standard Condition 3.45

HEALTH RISK ASSESSMENT
*(RESIDENTIAL AND RESIDENTIAL MIXED-USE
OVERLAY COMPATIBILITY STANDARD)*

Prior to issuance of the first building permit for a residential unit for residential and residential mixed-use development in the Residential and Residential Mixed-Use Overlay, projects located within the distances to industrial uses as outlined below the project applicant shall submit a health risk assessment (HRA) prepared in accordance with policies and procedures of the State Office of Environmental Health Hazard Assessment (OEHHA) and the South Coast Air Quality Management District (SCAQMD) to the Director of Community Development prior to approval of any discretionary project. If the HRA shows that the incremental cancer risk exceeds 10 in one million (1.0E-06), or the appropriate noncancer hazard index exceeds 1.0, the applicant will be required to identify and demonstrate that Best Available Control Technologies for Toxics (T-BACTs) can reduce potential cancer and noncancer risks to an acceptable level, including appropriate enforcement mechanisms. T-BACTs may include, but are not limited to, scrubbers at the industrial facility, or installation of Minimum Efficiency Reporting Value

(MERV) filters rated at 14 or better at all residential units.

- a. Project site is 1,000 feet from the truck bays of an existing building that accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units, or where transport refrigeration unit operations exceed 300 hours per week.
- b. Project site is 1,000 feet from an existing chrome plating facility or existing facility using Hexavalent Chromium.
- c. Project site is 300 feet from a dry cleaning facility using perchloroethylene using one machine and/or 500 feet from a dry cleaning facility using perchloroethylene using two machines.
- d. Project site is 50 feet from gas pumps within a gas-dispensing facility and/or 300 feet from gas pumps within a gasoline dispensing facility with a throughput of 3.6 million gallons per year or greater.

Standard Condition 3.46

DEPARTMENT OF REAL ESTATE CONDOMINIUM
PLAN SUBMITTAL

Prior to issuance of the first building permit for a residential unit, the applicant shall submit one electronic copy of the Condominium Plan that was submitted to the California Department of Real Estate, to the Community Development and Public Works & Sustainability Departments.

Standard Condition 3.47

ADDRESS PLAN APPROVAL

Prior to issuance of building permits, the applicant shall submit a final address plan for review and approval by the Community Development Department.

Standard Condition 3.48

GENERAL PLAN EIR MITIGATION MEASURES

Prior to issuance of building permits for development within the Residential and Residential Mixed-Use Overlay utilizing the General Plan EIR, the following mitigation measures marked with "X" and listed below from the General Plan EIR (SCH# 2023070463) Mitigation Monitoring and Reporting Program (available on the City website at www.cityofirvine.gov/community-development/current-general-plan) shall be addressed. Items not required in conjunction with this project are marked "N/A".

- a. NOI-1 Noise Standards
- b. NOI-2 Noise Standards
- c. NOI-3 Noise Standards
- d. NOI-4 Noise Standards
- e. NOI-5 Groundborne Noise and Vibration

___ f. NOI-6 Groundborne Noise and Vibration

___ g. BIO-6 Sensitive Species

___ h. BIO-7 Sensitive Species

___ i. BIO-8 Sensitive Species

___ j. BIO-10 Sensitive Vegetation Communities

PRIOR TO FINAL APPROVAL OF COMPLETED WORK AUTHORIZED BY GRADING, LANDSCAPING, OR IMPROVEMENT PERMIT

“Approval” refers to finalization of work completed under a preliminary and/or precise grading, landscaping or improvement permit.

Standard Condition 3.xx

RECORD DRAWINGS - PDF & AUTOCAD

Prior to final approval of a grading, landscaping, or private/public improvement permit, and following final inspection, the applicant shall submit to the City individual PDF files of the drawing and AutoCAD files. The permit number and the words “RECORD DRAWING” shall appear on all sheets.

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

Standard Condition 4.1

STREET MAINTENANCE SIGNAGE

Prior to authorization to use, occupy, and/or operate, where public streets have not been accepted, and the developer has opened the street for public use with the City’s approval, the applicant shall install the following sign at all entrances to the subdivision/tract:

THIS STREET IS OPEN FOR PUBLIC USE AND THE VEHICLE CODE IS BEING ENFORCED. MAINTENANCE OF THIS STREET AND RIGHT-OF-WAY IS THE DEVELOPER'S RESPONSIBILITY.

DEVELOPER:_____ PHONE:_____

The signs shall be approved in advance by the City Engineer and shall have, at a minimum, 3-inch high lettering. The applicant shall remove the signs promptly after the City issues a certification of completion and accepts all of the streets for maintenance by the City.

Standard Condition 4.2

PLAYGROUND INSPECTION

Prior to authorization to use, occupy, and/or operate the playground, the applicant shall submit to the Chief Building Official a letter stating that the play equipment installation has been inspected by a person authorized by the manufacturer, that the equipment has been installed per manufacturer’s specifications, and that it complies with minimum playground

safety regulations, adopted by the State of California (CA Code of Regulations, Title 22, Division 4, Chapter 22, Article 1-4).

Standard Condition 4.3

OPEN SPACE EDUCATION

Prior to authorization to use, occupy, and/or operate any project adjacent to open space, the project applicant shall post wild land interface signage as required in approved Master Landscape and Trails Plan or Landscape Plan Number(s) _____ at all trailheads located adjacent to the development.

Standard Condition 4.4
(formerly Standard Condition 4.5)

SPECIAL FLOOD HAZARD AREA
PPP-HYD-19; PPP-Wildfire-7

Prior to authorization to use, occupy, and/or operate, for any structure wholly or partially located within the Special Flood Hazard Area (SFHA, FP 2 District), the applicant shall submit one of the following:

- a. The final approved Letter of Map Revision or Letter of Map Amendment to the Flood Plain Administrator, as designated by the City Engineer; or
- b. Final Elevation Certificates (based on North American Vertical Datum [NAVD] 1988) for each structure based on finished floor construction to the Chief Building Official; or
- c. For non-residential construction only, a final Floodproofing Certificate for each building or structure based on completed construction.

Standard Condition 4.5

WIRELESS COMMUNICATION FACILITY - TEST

Prior to authorization to use, occupy and/ or operate a wireless communication facility, the applicant shall submit to a post-installation test to confirm that "advanced planning and frequency coordination" of the facility was successful in not interfering with Irvine Public Safety radio equipment. The Technology Division of the Orange County Sheriff's Department or a Division-approved contractor shall conduct the test at the expense of the applicant. The post-installation testing process shall be repeated for every proposed frequency addition and/or change to confirm the intent of the "frequency planning" process has been met.

Standard Condition 4.6

WIRELESS COMMUNICATION FACILITY -
TEMPORARY POWER

Prior to authorization to use, occupy, and/or operate a wireless communication facility, permanent power shall not be connected to the facility, nor shall signal transmission or reception occur by way of temporary power except for testing purposes as referenced in Standard Condition 4.6, nor shall the electrical meter be released or permanent power be otherwise provided for unattended site operation until final building permit and inspection approval has occurred.

Standard Condition 4.7 WIRELESS COMMUNICATION FACILITY - AESTHETICS

Prior to authorization to use, occupy and/or operate the wireless communication facility, any camouflaging and aesthetic conditions required under this approval shall be inspected and verified to have been met.

Standard Condition 4.8 WIRELESS COMMUNICATION FACILITY - REMOVAL OF DISCONTINUED, UNUSED, OR INOPERABLE FACILITY

Prior to the discontinuation of use, abandonment, or replacement of a wireless communication facility, pursuant to Chapter 2-37.5-11 of the Irvine Zoning Ordinance, the applicant or facility operator shall comply with the following:

- a. Within 30 days of ceasing operation, the applicant shall notify the Community Development Department in writing of the termination of use, including the date of termination and the applicable entitlement case number.
- b. At the applicant's sole expense, all components of the facility, including equipment, structures, and appurtenant features, shall be removed within 90 days of termination of use. The site shall be restored to its pre-installation condition in compliance with all applicable health and safety requirements.
- c. If the facility is not removed within 90 days, the City may remove the facility, repair any damage, and restore the site. The property owner and operator shall be jointly liable for all costs incurred by the City. The City may dispose of the facility at its discretion.

Standard Condition 4.9 EMERGENCY ACCESS INSPECTION
PPP-PS&R-3; PPP-PS&R-9; PPP-TRA-4; PPP-Wildfire-4
(use with Standard Condition 3.17)

Prior to authorization to use, occupy, and/or operate, the applicant shall arrange for and pass an inspection, to be performed by the Irvine Police Department and the Orange County Fire Authority, to ensure compliance with Emergency Access Plan requirements and to ensure that the access devices are operational.

Standard Condition 4.10 CONVENIENCE STORE SECURITY
(use with Standard Condition 3.15)

Prior to authorization to use, occupy, and/or operate a convenience store, the applicant shall arrange for and pass a final inspection to be performed by the Irvine Police Department, to confirm that the project complies with Standard Condition 3.15 - Convenience Store Security.

Standard Condition 4.11

PHASED OCCUPANCY OF MULTI-BUILDING
RESIDENTIAL DEVELOPMENT
PPP-PS&R-4

(formerly Standard Condition 4.12)

Phased occupancy of any portion of a multi-building development project is subject to approval by the Building & Safety Division and the Orange County Fire Authority (OCFA). Such phasing shall provide a clear and effective separation between the areas open to building users and occupants and construction areas including staging and access. Additionally, all fire-life-safety, security, accessibility features, parking, and other applicable planning standards and conditions serving those portions of the development to be occupied shall be installed, approved, and accepted by the City and/or OCFA. Such features must remain in place and fully functional throughout the remaining project build-out.

Standard Condition 4.12

FORM OF LEASE
(use with Standard Condition 3.26)

Prior to commencement of marketing or lease-up for any market-rate unit in the project, and not less than 120 days prior to final sign off on the Job Inspection Card by Building & Safety Division staff, the applicant shall have submitted, and the Director of Health & Wellness or designee shall have approved, in their reasonable discretion to confirm compliance with the applicable affordable housing implementation documents, a form of lease proposed by the property owner to be used for the affordable units in the project.

Standard Condition 4.13

AFFORDABLE HOUSING AGREEMENTS
(use with Standard Condition 3.26)

Prior to the issuance of the first certificate of occupancy or other authorization to use, occupy, or operate for any portion of the project, the applicant shall execute and cause to be recorded in the office of the County Recorder of the County of Orange, California applicable affordable housing implementing agreements prepared by the City, including but not limited to a Density Bonus Housing Agreement and a Regulatory Agreement and Declaration of Covenants and Restrictions, each consistent with the approved affordable housing plan for the project and binding on all future owners and successors in interest thereof.

Standard Condition 4.14

AFFORDABLE HOME OWNERSHIP FINANCING
AND IMPLEMENTING DOCUMENTATION
(use with Standard Condition 3.26)

Prior to the initial marketing (if applicable) or sale of any affordable units in the project, the applicant shall request from the City the set of affordable housing documentation that the City requires to be executed by all buyers of affordable units in the project to ensure compliance with the affordability requirements in the project's approved affordable housing plan. The documents may include, without limitation, promissory notes, deeds of trust, regulatory agreements, equity sharing agreements, rights of first refusal, and

income qualification forms. Any such documents in recordable form shall be recorded by the property owner at the closing for the property in the Official Records of Orange County, California, as a condition of transfer of ownership.

Standard Condition 4.15

IMPACT FEE DEFERRAL

Prior to the issuance of the first certificate of occupancy, temporary certificate of occupancy, or initial occupancy for a residential project, the applicant shall pay all impact fees for the subject designated residential development project which qualifies for a streamlined approval process that utilizes deferred fee payment provisions.

Standard Condition 4.16

POSTING CONDITIONS OF APPROVAL
FOR USE PERMITS

Prior to the issuance of the first certificate of occupancy, temporary certificate of occupancy, or initial occupancy for the use authorized by this permit, the applicant or owner/operator of the establishment shall post, in a prominent and readily visible location within the premises, the current City of Irvine Business License, discretionary use permit conditions of approval, emergency contact information, and any operational standards or training requirements applicable to the use. Copies of these materials shall be maintained on-site at all times and produced immediately upon request by the Irvine Police Department, the Director of Community Development, or their authorized agents.

Standard Condition 4.17

RECORDED CC&RS

Prior to issuance of the first certificate of occupancy, temporary certificate of occupancy, or initial occupancy of a residential dwelling, the applicant shall provide a copy of the recorded Covenants, Conditions, and Restrictions (CC&Rs) to the Community Development Department.

Standard Condition 4.18

PARKING FACILITY CAMERA PLAN
(use with Standard Condition 3.37)

Prior to authorization to use, occupy, and/or operate a parking facility, the applicant shall arrange for and have passed an inspection, to be performed by the Irvine Police Department, to ensure compliance with the Parking Facility Surveillance Camera Plan.

Standard Condition 4.19

MAILROOM CAMERA PLAN
(use with Standard Condition 3.38)

Prior to authorization to use, occupy, and/or operate a structure containing a mailroom, the applicant shall arrange for and have passed an inspection, to be performed by the Irvine Police Department, to ensure compliance with the Mailroom Surveillance Camera Plan.

Standard Condition 4.20

BICYCLE STORAGE ROOM CAMERA PLAN
(use with Standard Condition 3.39)

Prior to authorization to use, occupy, and/or operate a structure containing a bicycle storage room, the applicant shall arrange for and have passed an inspection, to be performed by the Irvine Police Department, to ensure compliance with the Bicycle Storage Room Surveillance Camera Plan.

Standard Condition 4.21

ROOFTOP RECREATION AREA CAMERA PLAN
(use with Standard Condition 3.40)

Prior to authorization to use, occupy, and/or operate a structure containing a rooftop recreation area, the applicant shall arrange for and have passed an inspection, to be performed by the Irvine Police Department, to ensure compliance with the Rooftop Recreation Area Surveillance Camera Plan.

Standard Condition 4.22

MASSAGE ESTABLISHMENT REQUIREMENTS

Prior to the issuance of a certificate of occupancy for a massage establishment, the applicant shall obtain all the necessary permits (including a Massage Establishment Permit) and inspections to allow massage-related services pursuant to Sections 2-10-301 through 2-10-317 of the Irvine Municipal Code. This requirement includes a valid, unrevoked massage technician's permit issued by the City. At all times, the massage establishment shall comply with Title 2 (Administrative Services), Division 10 (Special Permits and Licenses), and Chapter 3 (Massage Establishments and Technicians, etc.) of the Irvine Municipal Code.

PRIOR TO THE EXONERATION OF SECURITY

Standard Condition 5.1

EXISTING SURVEY MONUMENTS

Prior to the exoneration of any security for a project that may include existing survey monuments disturbed through construction activities and deemed necessary for preservation by the City Engineer, as set forth in Standard Conditions 1.7 or 2.4, the applicant shall have a licensed land surveyor or qualified registered civil engineer reestablish any such monumentation damaged or destroyed during construction of the project and file the corner records with the Orange County Surveyor. Evidence of such filing shall be furnished to the City Engineer.

Standard Condition 5.2

DIGITAL RECORDS - PDF

Prior to the exoneration of any security for improvements required by either Standard Conditions 1.1 or 2.1, the applicant shall submit one (1) copy in PDF format of the recorded final map.

Standard Condition 5.3

DIGITAL RECORDS - AUTOCAD

Prior to the exoneration of any security for any improvements required by either Standard Conditions 1.1 or 2.1, the applicant shall provide proof that the permit for the subject improvement has been approved and finalized by the City. Submit one set of computerized data, which is compatible with the City's AutoCAD format, of the record drawings of grading, landscape, and improvement plans to, and in a manner approved by the City.

Standard Condition 5.4

PRIVATE PARK RESERVATION

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

MISCELLANEOUS

Standard Condition 6.1

DISCRETIONARY CASE CHARGES

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

Standard Condition 6.2

LEGAL ACTION - HOLD HARMLESS

In accordance with the provisions of Section 5-5-114 of the Irvine Municipal Code and Government Code Section 66474.9, the applicant shall defend, indemnify, and hold harmless the City of Irvine and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City, including, without limitation, an action by an advisory agency, appeal board, or legislative body concerning this discretionary approval. This defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action or proceeding challenging the approval. The City will promptly notify the applicant of any claim, action, or proceeding and will cooperate fully in the defense.

In the event a legal challenge to the discretionary approval is successful, and an award of attorney fees is made to the challenger, the applicant shall be responsible to pay the full amount of such an award.

Standard Condition 6.2A

LEGAL ACTION – HOLD HARMLESS (ARDA)

In the event of any Third-Party Legal Challenge to this map or its associated environmental approvals ("Third-Party Legal Challenge"), City shall have the right, but not

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

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

Standard Condition 6.3

RIGHT-OF-WAY EASEMENTS

Any easement that lies within or crosses rights-of-way proposed to be deeded or dedicated to the City shall be subordinated to the City prior to City acceptance of the rights-of-way, unless otherwise exempted by the City Engineer in writing.

Standard Condition 6.4

PRIVACY GATES - VEHICLE STACKING
PPP-TRA-2

If the Director of Community Development determines that the operation of the residential privacy gates approved with this application is negatively affecting the flow of traffic on an adjacent public roadway, the property owner or homeowners' association may be required to submit a plan to the Director of Community Development that identifies specific measures to resolve the problem. The plan shall be submitted within 30 days of notification by the Community Development Department and shall be reviewed and approved by the Director of Community Development. The property owner or homeowners' association shall be required, at its sole expense, to implement any modifications required by the plan within 30 days of written notice from the Director of Community Development to implement such measures, or in such time frame as directed by the Director of Community Development.

Standard Condition 6.5

WIRELESS COMMUNICATION FACILITY -
FCC REGULATIONS

This project involves a wireless communication facility that was found to comply with

Federal Communication Commission (FCC) regulations regarding radio frequency (RF) emissions. The applicant and its successors, heirs, and assigns are responsible for keeping up to date on current information from the FCC regarding allowable RF emissions. If, in the future, the FCC adopts more stringent RF emission regulations, the applicant and its successors, heirs, and assigns, shall submit an application to the Community Development Department to modify the entitlement issued for the wireless communication facility to demonstrate compliance with the revised FCC regulations.

Failure by the applicant or its successors, heirs, or assigns to apply for a modification to the approved entitlement shall result in the expiration of the approval 90-days following FCC approval of revised RF emission regulations.

Standard Condition 6.6

WIRELESS COMMUNICATION FACILITY -
SPECTRUM CAPACITY

The operation of this wireless communication facility shall not prevent the City from having adequate spectrum capacity on the City's 800 MHz radio frequencies. If notified by the Irvine Police Department that operation of this facility is preventing the City from having adequate spectrum capacity on its 800 MHz radio frequencies, the property owner/facility operator shall modify the operation of the facility to eliminate interference to the satisfaction of the Irvine Police Department.

Standard Condition 6.7

WIRELESS FACILITY - OBSOLESCENCE

The landowner, in conjunction with the wireless carriers, shall review the facilities for technological obsolescence or a reduction in size/appearance of all facility components within 180 days of the initial, and each successive, 10-year anniversary of the issuance of building permit/miscellaneous construction permit.

Standard Condition 6.8

HOMEOWNERS ASSOCIATIONS - STREET SWEEPING

The project applicant or subsequent home builder shall include language in the recorded Covenants, Conditions, and Restrictions (CC&Rs) for this project that requires the homeowners association (HOA) to cooperate with the City regarding the City's sweeping of public streets within and/or adjacent to the project. The HOA shall inform residents of when the City sweeps the public streets and request residents and their guests not to park on these streets during street sweeping hours. Information from the HOA regarding street sweeping times shall be provided to residents on at least a quarterly basis in newsletters, billing statements, web sites, and/or other communication methods. If requested by the City, the HOA shall increase the frequency of the information.

Standard Condition 6.9

OPEN SPACE EDUCATION

For any project adjacent to open space, the project applicant or subsequent builder shall distribute a wildland interface brochure to all owners, residents, and/or tenants (to be obtained from The Nature Reserve of Orange County at www.naturereserveoc.com) to

educate owners, residents, and/or tenants of the responsibilities associated with living at the wild land interface. The brochure shall address relevant issues, including the role of natural predators in the wildlands and how to minimize impacts of human and domestic pets on native communities and their inhabitants.

Standard Condition 6.10

OPEN SPACE LANDSCAPING

Prior to the issuance of landscape construction plans for lots adjacent to any open space areas, the interface between the natural and developed areas shall be designed to employ techniques to minimize slopes and decrease slope angles, as well as, where appropriate, recreate natural features (i.e., drainage courses, rock outcroppings, landscaping, etc.), especially within areas adjacent to the Natural Communities Conservation Plan (NCCP) Reserve, pursuant to the provisions of the approved NCCP / Habitat Conservation Plan. The landscape plans shall be reviewed and approved by the Director of Public Works & Sustainability or designee, with regard to the landscaped interface.

Standard Condition 6.11

PARK CREDIT TRANSFER - GATED HOMES

Excess private neighborhood park credits within a residential gated community will not be eligible for transfer outside of that gated community.

Standard Condition 6.12

PARK CREDIT TRANSFER - PLANNING AREA

Excess private neighborhood park credits within a planning area will not be eligible for transfer outside of that planning area.

Standard Condition 6.13

PARK BEHIND PRIVACY GATES

A private park located within a gated residential community, that measures more than one acre in size, must remain accessible to pedestrians. Therefore, the privacy gates controlling pedestrian access to the development, if any, shall remain open/unlocked/accessible to the public during daylight hours to comply with Section 4-4-8(A) of the Irvine Zoning Ordinance.

Standard Condition 6.14

SITE PARKING ISSUES

If, subsequent to the approval of a shared access/parking program, the Director of Community Development determines that parking issues are negatively affecting the project site or adjacent properties or streets, the property owner or homeowners association (HOA) may be required to submit a plan to the Director of Community Development that identifies specific measures to resolve the problem. The plan shall be submitted within 30 days of notification by the City and shall be reviewed and approved by the Director of Community Development. The property owner or HOA shall be required, at its sole expense, to implement any modifications required by the plan within 30 days of written notice from the Director of Community Development to implement such measures, or in such time frame as directed by the Director of Community Development.

Standard Condition 6.15

PLACE OF WORSHIP - ACTIVITY SCHEDULE

All activities shall operate according to the schedule as provided on the approved plans. Any substantial change in activity or scheduled time(s) of operation shall warrant further analysis and may require the submittal of an application requesting a modification to this approval pursuant to Section 2-19 (Minor/Major Modification Procedure) of the Irvine Zoning Ordinance.

Standard Condition 6.16

PLACE OF WORSHIP - PARKING

All employees and patrons of this place of worship shall park in one of the (insert number of parking stalls) on-site parking stalls at [insert address]. Failure to comply with this condition shall constitute grounds for a revocation of the conditional use permit pursuant to Section 2-9-11 and Chapter 2-10 of the Irvine Zoning Ordinance.

Standard Condition 6.17

CHANGE OF OCCUPANCY - USE DETERMINATION

Prior to initial occupancy and any subsequent change in use or occupancy of any non-residential condominium space, the buyer or the new or existing occupant shall apply to the Community Development Department and obtain confirmation by way of a Use Determination and building permit and obtain inspection approval for any necessary work to establish the use and/or occupancy consistent with that intended.

Standard Condition 6.18

CONVERSION OF AFFORDABLE UNITS
TO CONDOMINIUMS

Should this project be converted to condominiums at a later date, and prior to any conversion, a new affordable housing plan, outlining the pricing of the affordable units consistent with State Density Bonus Law (Gov. Code Sections 65915-65918) and all referenced codes in effect at the time the project was approved, shall be submitted to the Community Development Department for review and approval via a pre-application. The affordable housing plan shall include all components required by the Irvine Zoning Ordinance and all the following associated with that housing unit. The pricing provided shall include the monthly housing cost of a purchaser (average of estimated costs for the next 12 months).

- a. Principal and interest on a mortgage loan including any rehabilitation loans, and any loan insurance fees associated therewith.
- b. Property taxes and assessments.
- c. Fire and casualty insurance covering replacement value of property improvements.
- d. Property maintenance and repairs.
- e. A reasonable allowance for utilities, including garbage collection, air conditioning, sewer, water, electricity, gas, and other heating, cooking, and refrigeration fuels. Utilities do not include cable, telephone service, or Internet service. Such an allowance shall take into consideration the cost of an adequate level of service.

- f. Homeowners association fees.
- g. Space rent, if the housing unit is situated on rented land.
- h. Communities Facility District fees, if applicable.
- i. Purchase price down payment (subject to verification by the Director of Health & Wellness or designee).

Standard Condition 6.19

EXECUTION OF FORMS FOR CONDOMINIUM
CONVERSION

Should this project be converted to condominiums at a later date, and prior to any conversion, the applicant and all buyers of affordable for-sale units shall sign and record (where applicable), all affordable housing agreements then required by applicable law and/or as deemed necessary by the Director of Health & Wellness or designee on forms provided by the City. These documents may include, but are not limited to loan agreements, promissory notes, deeds of trust, regulatory agreements, equity sharing agreements, requests for notice of default and sale, buyer disclosure statements, truth in lending statements, notice of right to cancel statements, and/or first rights of first refusal.

Standard Condition 6.20

ANNUAL COMPLIANCE REPORT FOR AFFORDABLE
HOUSING PLAN - RENTAL PROPERTIES

Commencing on the date of issuance of the first certificate of occupancy or other authorization to use, occupy, or operate for the project and continuing throughout the term of the affordability restrictions applicable to the property, the applicant shall provide, to the satisfaction of the Director of Health & Wellness or designee, an annual report detailing compliance with all of the terms of the approved affordable housing plan for the project.

For the purpose of defraying city costs for monitoring activities required to ensure compliance with the City's recorded affordability covenants governing the affordable units, the property owner or its successor in interest shall pay a City Monitoring Fee as reflected on the City's then-current fee schedule, the amount of which shall be updated annually, based on the Consumer Price Index, no later than December 31 of each year or as otherwise indicated on the then-current fee schedule. The annual payment will be due on December 31 each year beginning on the date the first certificate of occupancy or other authorization to use, occupy, or operate is issued for the project, regardless of whether the City issues a formal invoice, and will continue to be due annually thereafter throughout term of the affordability restrictions applicable to the property. Upon City's written request to property owner or upon any change of ownership, the property owner shall provide, within 15 days, the mailing and delivery information for all owners of a project for purposes of administering the City Monitoring Fee.

Standard Condition 6.21

ANNUAL COMPLIANCE REPORT FOR AFFORDABLE
HOUSING PLAN - FOR-SALE UNITS

Commencing on the date of issuance of the first certificate of occupancy or other

authorization to use, occupy, or operate for the project and continuing until the final unit in the project is sold, the applicant shall provide, to the satisfaction of the Director of Health & Wellness, or designee, an annual report detailing compliance with all of the terms of the approved affordable housing plan for the project.

Standard Condition 6.22

COMMUNITY PREFERENCE POLICY

Affordable housing units shall be leased or sold only to eligible households consistent with the approved affordable housing plan for the project, all applicable affordable housing implementing agreements prepared by City, the City’s Community Preference Policy per Section 2-3-11 of the Irvine Zoning Ordinance, and any associated Community Preference Policy guidelines maintained by the City and posted on the City’s website.

Standard Condition 6.23

CONSTRUCTION HOURS

Construction activities occurring as part of the project shall be subject to the limitations and requirements of Section 6-8-205(a) of the Irvine Municipal Code, as may be amended from time to time, which states that construction activities may occur between 7 a.m. and 7 p.m. Mondays through Fridays, and 9 a.m. and 6 p.m. on Saturdays. No construction activities shall be permitted outside of these hours, or on Sundays and Federal holidays, unless a temporary waiver is granted by the Chief Building Official or his/her authorized representative pursuant to the Irvine Municipal Code. Trucks, vehicles, and equipment that are making, or are involved with, material deliveries, loading or transfer of materials, equipment service, maintenance of any devices or appurtenances for or within any construction project in the City, shall not be operated or driven on City streets outside of these hours or on Sundays and Federal holidays, unless a temporary waiver is granted by the Chief Building Official. Any waiver granted shall take impact upon the community into consideration. No construction activity will be permitted outside of these hours except in emergencies, including maintenance work on the City rights-of-way that might be required, or otherwise allowed by the Irvine Municipal Code.

Standard Condition 6.24

TIME LIMITS

This [type of application] shall expire and become void [timeframe] following the effective date of final approval unless:

[List applicable Criteria from Division 2 of the Irvine Zoning Ordinance]

Standard Condition 6.25

EXTENSIONS

When a [insert type of application] is due to expire, the [insert approval authority] shall have the authority to extend the (type of application) for [insert time period]. The extension shall provide information and justification as outlined in [insert applicable Chapter in Division 2] of the Irvine Zoning Ordinance.

Standard Condition 6.26

NONTRANSFERABILITY AND EXPIRATION OF ADMINISTRATIVE USE PERMIT

Approval of this administrative use permit is specific to the business operation and business operator described in the application materials reviewed and approved by the Community Development Department. This administrative use permit does not run with the land and is not transferable to a different business operator, business owner, or business entity. Pursuant to Chapter 2-33 (Administrative Use Permit) and Chapter 2-10 (Enforcement and Revocation Procedures) of the Irvine Zoning Ordinance, this administrative use permit shall automatically expire upon closure or cessation of the approved business operations at the subject site. Any subsequent operator proposing to conduct a similar use at the subject location shall be required to apply for and obtain a new administrative use permit, subject to independent review and approval in accordance with the procedures set forth in Chapter 2-33 of the Irvine Zoning Ordinance.

In the event the use authorized by this administrative use permit ceases, the permittee shall provide written notification to the Director of Community Development within 30-calendar days of the cessation of operation.

Standard Condition 6.27

REVOCAATION

Failure to abide by and faithfully comply with any and all conditions that may be attached to an application approved pursuant to the Irvine Zoning Ordinance shall constitute grounds for the revocation of such approval by the original approval body or the Irvine City Council.

Standard Condition 6.28

SECURITY CAMERA RECORDING

(use with any Standard Condition which requires security cameras)

The applicant shall be responsible for maintaining digital recordings from security cameras for a minimum of 30 days. These recordings shall be produced for Irvine Police Department personnel upon request.

Standard Condition 6.29

ATM SECURITY PLAN

Prior to the installation of a new Automated Teller Machine (ATM), the applicant shall demonstrate compliance with the California Financial Code (Sections 13000-13070, regarding Automated Teller Machines), by submitting a plan to the Irvine Police Department depicting landscaping, architectural features, and required lighting levels.

Standard Condition 6.30

LOADING ZONE ENFORCEMENT

The property owner shall be responsible for the enforcement of a loading zone by providing parking signage restrictions and routine enforcement of the loading zone located within the public right-of-way.

Standard Condition 6.31

PEAK HOUR LIMITATIONS

The project shall restrict or limit pickups and drop offs during peak traffic periods of 7 a.m. – 8:30 a.m. and 4:45 p.m. – 6:15 p.m., Monday through Friday, in accordance with the applicant’s proposed operational schedule which has been reviewed and approved by [approval body].

Standard Condition 6.32

DROP-OFF TIME LIMITATION

The project shall restrict drop-offs to a maximum number of [insert number of drop-offs] between [insert time] and [insert time] a.m. Monday through Friday in accordance with the operational schedule which has been reviewed and approved by [approval body].

Standard Condition 6.33

PICK-UP TIME LIMITATION

Project shall restrict pick-ups to a maximum number of [insert number of pick-ups] between [insert time] and [insert time] p.m. Monday through Friday in accordance with the operational schedule which has been reviewed and approved by [approval body].

Standard Condition 6.34

NUMBER OF CHILDREN AT CHILD CARE CENTER

The child care center shall be limited to a maximum enrollment of [insert number] children that may be on-site at any one time, as established by this approval. The number of children permitted at the child care center shall ultimately be determined through licensing by the California Department of Social Services; however, in no event shall the number of children authorized by the State exceed the maximum enrollment approved by the City.

Standard Condition 6.35

PICK-UP / DROP-OFF LIMITATION

The drop-offs and pick-ups for the child care center shall be scheduled and staggered throughout the day. A maximum of [insert number] students may be dropped off within a single hour between 7 a.m. and 8:30 a.m. and a maximum of [insert number] students may be picked up within a single hour between 4:45 p.m. and 6:15 p.m., Monday through Friday.

Standard Condition 6.36

MASSAGE ESTABLISHMENT - HOURS OF OPERATION

The hours of operation for this massage establishment shall be limited to [insert time] to [insert time], [insert days of week].

Standard Condition 6.37

MASSAGE ESTABLISHMENT - ROOM COUNT

There shall be no more than [number of customers] in each of the [insert maximum number of massage rooms] at any given time.

Standard Condition 6.38

NESTING BIRD SEASON

The standard nesting bird season, protected under the Migratory Bird Treaty Act and State law, generally runs from January 15 to September 15. The applicant shall:

- a. Timing: Schedule vegetation removal, tree trimming, and grubbing outside the primary breeding season (e.g., prior to January 15 or after September 15).
- b. Pre-construction Surveys: If work must occur during nesting bird season, a qualified biologist must survey the area for active nests within three to seven days prior to vegetation removal, grading, or construction (whichever occurs first). The survey shall be submitted to the Community Development Department prior to the commencement of site work.
- c. Buffer Zones: If an active nest is found, a non-disturbance buffer zone (often 50–500 feet, depending on species) shall be created until the young have fledged and the nest is inactive.

Standard Condition 6.39

SUBSTANTIAL CONFORMANCE

The project site shall be developed and maintained in substantial conformance with the approved plans on file with the City. Any modification of the approved plans must be reviewed and approved by the Community Development Department prior to building permit issuance and may require review and approval by the Planning Commission and/or City Council, pursuant to Chapter 2-19 (Minor/Major Modification Procedure) of the Irvine Zoning Ordinance.

MODIFICATIONS TO CITY OF IRVINE STANDARD CONDITIONS

February 5, 1987 (Planning Commission Resolution No. 87-1092)
October 19, 1989 (Planning Commission Resolution No. 89-1392)
November 5, 2009 (Planning Commission Resolution No. 09-2968)
May 21, 2026 (Planning Commission Resolution No. 26-4072)