



(DRAFT MASTER LIST – NOVEMBER 5, 2009) CITY OF IRVINE STANDARD CONDITIONS

Standard Conditions are adopted by Planning Commission Resolution No. 09-2968. These conditions assist staff in applying standardized wording for frequently used conditions of approval to discretionary and subdivision applications. Standard conditions are applied on a case-by-case basis depending upon the specifics of the application. Companion conditions are cross-referenced and are required to be used together.

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.

PRIOR TO THE RELEASE OF A FINAL MAP BY THE CITY

- 1.1 Public/private improvements
- 1.2 Reapportion an existing assessment district
- 1.3 Assessment district
- 1.4 Digital map submission
- 1.5 Shared access agreement
- 1.6 Non-residential condominiums
- 1.7 Existing survey monuments
- 1.8 Side yard easements
- 1.9 Street lighting energy fee
- 1.10 Easement for public trail
- 1.11 Open space irrevocable offer
- 1.12 Public park dedication

PRIOR TO THE ISSUANCE OF GRADING PERMITS

- 2.1 Public/private improvements

- 2.2 Assessment district - reapportion existing district
- 2.3 Assessment district
- 2.4 Existing survey monuments
- 2.5 Archaeologist/paleontologist retained
- 2.6 Site specific geotechnical study
- 2.7 Groundwater survey
- 2.8 Floodway (FP-1) / Flood Control improvements
- 2.9 Floodway (FP-1) / Non-Flood Control improvements
- 2.10 Floodway (FP-1) Letter of Map Revision (LOMR)
- 2.11 Special Flood Hazard Area
- 2.12 Water Quality Notice of Intent
- 2.13 Water Quality Management Plan
- 2.14 Public trail offer of dedication
- 2.15 Private trail reservation
- 2.16 Public trail dedication
- 2.17 Public park dedication
- 2.18 Park construction phasing
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- 2.21 Park playground
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- 2.25 Digital Files Autocad

PRIOR TO THE ISSUANCE OF BUILDING PERMITS

- 3.1 Assessment district disclosure
- 3.2 School site disclosure
- 3.3 Disclosure statements
- 3.4 Special Flood Hazard Area
- 3.5 Final acoustical report
- 3.6 Site lighting requirements
- 3.7 Solid waste recycling
- 3.8 Used motor oil collection
- 3.9 Used motor oil signage
- 3.10 Child care playground
- 3.11 Park design consistency
- 3.12 Private parks reservation
- 3.13 Open Space education
- 3.14 HOA / Fuel modification
- 3.15 Convenience store security plan
- 3.16 Drive through security
- 3.17 Emergency access plan
- 3.18 Wayfinding (directional) plan

- 3.19 ATM security
- 3.20 Construction site security plan
- 3.21 Wireless facilities –Interference
- 3.22 Wireless facilities – Orange County Sheriff's Department
- 3.23 Wireless facilities – compliance
- 3.24 Wireless facilities – camouflaging
- 3.25 Wireless facilities – bond for removal

PRIOR TO FINAL APPROVAL OF COMPLETED WORK AUTHORIZED BY GRADING PERMITS

- 3.26 Record drawing submission - PDF

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

- 4.1 Street maintenance signage
- 4.2 Playground inspection
- 4.3 Private park identification
- 4.4 Open space education
- 4.5 Flood certification for finished construction
- 4.6 Wireless facilities - post-installation test
- 4.7 Wireless facilities – temporary power
- 4.8 Wireless facilities – aesthetics
- 4.9 Emergency access test
- 4.10 Convenience Store security
- 4.11 Drive through security

PRIOR TO THE EXONERATION OF SECURITY

- 5.1 Existing survey monuments
- 5.2 Digital records - PDF
- 5.3 Digital records - Autocad
- 5.4 Private park reservation

MISCELLANEOUS

- 6.1 Payment of discretionary case charges
- 6.2 Legal action – hold harmless
- 6.3 Right-of-way easements
- 6.4 Privacy gates - vehicle stacking problems
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- 6.6 Wireless service provider - adequate spectrum capacity

- 6.7 Wireless obsolesce
- 6.8 CC&Rs parking in garage
- 6.9 Homeowners association on street sweeping
- 6.10 Open space education
- 6.11 Open space landscaping
- 6.12 Park credits transfer gated homes
- 6.13 Park credits transfer non-gated homes
- 6.14 Park/privacy gates
- 6.15 Site parking issues
- 6.16 Church / house of worship: activity schedule
- 6.17 Church / house of worship: parking
- 6.18 Change of occupancy - use determination

ORANGE COUNTY FIRE AUTHORITY (OCFA)

The Orange County Fire Authority has placed conditions of approval on this project. See Conditions ____, ____, ____ etc. Note that the conditions must be satisfied at various time triggers in the development of the project, such as Prior to the release of a final map, Prior to issuance of grading permits, etc.

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.

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

1. Copy the condition.
2. Give it a new condition number in the proper trigger category (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.
3. Delete the word “Standard” in the copied condition title and modify the condition text as needed.
4. Add a note at the end of the condition “(Standard Condition __ as modified)”.
5. Be sure to check with your supervisor and other affected / applicable / appropriate departments regarding use of the modified text for that project.

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

1. When the condition is triggered (prior to grading permits, 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 (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.

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".

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

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 (1) set of computerized data of the final map that is compatible with the City ARC/INFO system or DXF (Autocad) system in a manner acceptable to the City Engineer. Maps 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 City 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, CC&R's, 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 CC&R's 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 Zoning Ordinance from the Community Development Department.

Standard Condition 1.7 EXISTING SURVEY MONUMENTS

Prior to release of the final map, 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 of the easement holder the obligation 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

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 Community Services. At the discretion of the City Engineer and with consultation with the Director of Community Services, the easements may be recorded after the final map.

Standard Condition 1.11

OPEN SPACE IRREVOCABLE OFFER

Prior to the release of a final map by the City for land that encompasses or lies within an Open Space Implementation Action Program District as shown on the City's General Plan and Zoning Ordinance or will be dedicated as public open space, the applicant shall submit an irrevocable offer of dedication for the preservation 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 Services. The offer shall be recorded concurrently with filing of the final map.

Standard Condition 1.12

PUBLIC PARK DEDICATION

Prior to the release of the 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 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.

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."

- __ 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

REAPPORTION ASSESSMENT DISTRICT

Prior to the issuance of the first precise grading permit for a project that includes property within an existing assessment district, the applicant shall make application to, 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 2.3

ASSESSMENT DISTRICT

Prior to the issuance of the first precise grading permit for a project 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 2.4

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 2.5

ARCHAEOLOGIST / PALEONTOLOGIST

Prior to the issuance of the first preliminary or precise grading permit for a project that is located on land that includes potentially significant archaeological and/or paleontological sites, and for any subsequent permit involving excavation to increased depth, the applicant shall provide letters from an archaeologist and/or a paleontologist. The letters shall state that the applicant has retained these individuals, and that the consultant(s) will be on call during all grading and other significant ground disturbing activities. Determination of the need for these consultants shall be based on the environmental analysis for the project. These consultants shall be selected from the roll of qualified archaeologists and paleontologists maintained by the County of Orange (OC Public Works / OC Planning). The archaeologist and/or paleontologist shall meet with Community Development staff, and shall submit written recommendations specifying procedures for cultural/scientific resource surveillance. These recommendations shall be reviewed and approved by the Director of Community Development prior to issuance of the grading permit and prior to any surface disturbance on the project site. Should any cultural/scientific resources be discovered during grading, no further grading shall occur in the area of the discovery until the Director of Community Development is satisfied that adequate provisions are in place to protect these resources. This condition and the

approved recommendations shall be incorporated on the cover sheet of the grading plan under the general heading: “Conditions of Approval.”

Standard Condition 2.6

SITE SPECIFIC GEOTECHNICAL STUDY

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 2.7

GROUNDWATER SURVEY

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 2.8

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 (CLOMR), from the

appropriate federal, state, and local agencies having jurisdiction over any changes to the floodway.

Standard Condition 2.9 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 the Zoning Code (Section 5-2-22) and Federal Emergency Management Agency (FEMA) regulations, the applicant shall submit to the City Engineer a written clearance, from the appropriate federal, state, and local agencies having jurisdiction over any changes to the floodway.

Standard Condition 2.10 FLOODWAY (FP-1) – LETTER OF MAP REVISION (LOMR)

Prior to the issuance of a grading permit for non flood control improvements that are not permitted by Zoning Code (Section 5-2-22) and Federal Emergency Management Agency (FEMA) regulations, the applicant shall submit the final approved Letter of Map Revision (LOMR) to the Flood Plain Administrator designated by the City Engineer.

Standard Condition 2.11 SPECIAL FLOOD HAZARD AREA

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 (LOMR) to the Flood Plain Administrator, as designated by the City Engineer; or
- b. Preliminary Elevation Certificates (North American Vertical Datum [NAVD] 1988) for each proposed structure based on construction documents to the Chief Building Official; or
- c. For non-residential construction only, a preliminary Floodproofing Certificate based on construction documents to the Chief Building Official

Standard Condition 2.12 WATER QUALITY – NOTICE OF INTENT

Prior to the issuance of preliminary or precise grading permits for a project that will result in soil disturbance of one (1) or more acres of land, the applicant shall provide the City Engineer with evidence that a Notice of Intent (NOI) has been filed with the State Water Resources Control Board. Such evidence shall consist of a copy of the NOI stamped by the State Water Resources Control Board or the Regional Water Quality Control Board, or a letter from either agency stating that the NOI has been filed.

Standard Condition 2.13

WATER QUALITY MANAGEMENT PLAN

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) that will be used on the site to control predictable pollutant runoff.

Standard Condition 2.14

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 Community Services.

Standard Condition 2.15

PRIVATE TRAIL RESERVATION

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 Services shall have approved an instrument reserving such required park land in perpetuity.

Standard Condition 2.16

PUBLIC TRAIL DEDICATION

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, Director of Community Services, and Director of Community Development . The City Engineer may permit the public trail dedication to be recorded separately from the final map.

Standard Condition 2.17

PUBLIC PARK DEDICATION

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, Director of Community Services, and Director of Community Development.

Standard Condition 2.18

PARK CONSTRUCTION PHASING

Prior to the issuance of the first residential precise grading permit (with the exception of model homes), the applicant shall submit a park construction and phasing schedule to the Director of Community Development and obtain approval of the schedule from the Director of Community Services. 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 built within each park.
- d. A phasing plan specifying when each park will commence and complete construction.

Standard Condition 2.19

OPEN SPACE FUEL MODIFICATION

Prior to issuance of precise grading permits for any lots adjacent to open space, the applicant shall submit a fuel modification plan prepared to the satisfaction of the Director of Community Development for review and approval, in consultation with the Director of Community Services. The fuel modification plan shall be approved by the Orange County Fire Authority (OCFA). The requirements set forth in this condition do not apply to developed, irrigated park land required or provided as part of the project design for this project.

Standard Condition 2.20

WILDLIFE HABITAT CLEARANCE

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 2.21

PARK PLAYGROUND

Prior to the issuance of the first precise grading permit 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 Services. The Playground Plan shall include all information specified in City of Irvine Park/Public Facility Standards, Section VII-B.3.4.

Standard Condition 2.22

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 Director of Community Development and obtain approval of the application by the Director of Community Services.

Standard Condition 2.23 WIRELESS COMMUNICATIONS FACILITY - PUBLIC

Prior to the issuance of precise grading permits for a wireless communications 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 Services procedures to the Director of Community Development and obtain approval of the PFDR application by the Director of Community Services.

Standard Condition 2.24 SOLID WASTE RECYCLING

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

Standard Condition 2.25 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 City.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS

Standard Condition 3.1 ASSESSMENT DISTRICT DISCLOSURE

Prior to the issuance of building permits 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 form that informs the prospective buyer 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 building permits, the applicant shall submit to the Director of Community Development for review and approval a disclosure form that informs prospective buyers that the 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

Prior to the issuance of building permits, the applicant shall submit to the Director of Community Development for review and approval a completed occupancy disclosure form for the project. The approved disclosure form, along with its attachments, shall be included as part of the rental/lease agreements and as part of the sales literature for the project. The disclosure statement 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. A copy of the City's earthquake preparedness packet (commercial, industrial, and ownership residential only). To obtain packets, contact the City of Irvine Emergency Management Specialist (949) 724-7148.
- c. Map of Special Flood Hazard Area information 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 approval by way of a of written zoning confirmation 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 be operational at all times, 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.

Standard Condition 3.4

SPECIAL FLOOD HAZARD AREA

Prior to the issuance of a building permit 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 (LOMR) to the Flood Plain Administrator, as designated by the City Engineer; or
- b. Preliminary Elevation Certificates (based on North American Vertical Datum [NAVD] 1988) for each proposed structure based on construction documents to the Chief Building Official; or
- c. For non-residential construction only, a preliminary Floodproofing Certificate for each building or structure based on construction documents showing floodproofing measures complying with adopted codes and standards and approved by the Chief Building Official.

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 (Form 42-48). The report shall be accompanied by a list identifying the sheet(s) of the building plans that include required sound attenuation measures.

Standard Condition 3.6

SITE LIGHTING REQUIREMENTS

Prior to the issuance of building permits, the applicant shall demonstrate they have met the Irvine Uniform Security Code requirements for lighting by providing the below listed items for a complete review by the Police department. Failure to provide a complete lighting package will result in the delay of satisfaction of this condition.

- a. Electrical plan showing light fixture locations, type of light fixture, height of light fixture, and point-by-point photometric lighting analysis overlaid on the landscape plan with a tree legend. The photometric plan should only show those fixtures used to meet the Irvine Uniform Security Code requirements.
- b. Corresponding fixture cut-sheets (specifications) of those lights used to meet the Irvine Uniform Security Code.

- c. Site plan demonstrating that landscaping shall not be planted so as to obscure required light levels.
- d. Site plans that are full-scale and legible.

Standard Condition 3.7

SOLID WASTE RECYCLING

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

Standard Condition 3.8

USED MOTOR OIL COLLECTION

Prior to the issuance of building permits 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 building permits 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 of Irvine.

Standard Condition 3.10

CHILD CARE PLAYGROUND

Prior to the issuance of a building permit for a project that includes a childcare center, the applicant shall obtain approval of a Playground Plan by the Director of Community Services. The Playground Plan shall include all information specified in City of Irvine Park/Public Facility Standards, Section VII-B.3.4.

Standard Condition 3.11

PARK DESIGN CONSISTENCY

Prior to the issuance of a 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

Prior to the issuance of building permits 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 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 for a project adjacent to open space, location, design, and text for wild land interface signage shall be approved by the Director of Community Services 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

Prior to the issuance of building permits 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 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 requirements. For fuel modification zones adjacent to lands designated as Open Space changes in plant materials shall also be reviewed by the Director of Community Services.

Standard Condition 3.15

CONVENIENCE STORE SECURITY

(use with Standard Condition 4.10)

Prior to the issuance of building permits for a convenience store, the applicant shall submit to the Police Chief a Convenience Store Supplemental Security Plan (C-Store Security Plan) prepared to the Chief's satisfaction outlining implementation of the following measures, which shall be monitored by the Police Department. Said plan shall be incorporated into the plan set approved for building permits. At a minimum the security plan shall provide the following:

- a. A Closed Circuit Television System capable of viewing and recording events inside the premises as follows:
 - i. A minimum of one color camera at each cash register that views the front of a customer, from the waist to the top of the head.
 - ii. A minimum of one color camera that views the full-length side of a customer at the cash register area.

- iii. A color camera recorder capable of recording events on all cameras simultaneously.
 - iv. A tape or disc storage library of recorded cameras kept for a minimum of 60 days.
 - v. If video tape is used, tapes cannot be taped over more than six times.
 - vi. The recorder must be kept locked in a cabinet within the office and not 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. A money drop safe capable of easily providing the cashier the ability to quickly deposit money into it.
 - c. Windows clear of any signs or other materials at all times, between three and six feet in height from ground level, consistent with the City's sign code.
 - d. Clearly distinguishable height markers on the interior side of the door jamb, or on the interior edge of a pair of doors, of all doors used by the public to access the store. Horizontal marks, one-inch wide by three inches long, in different colors, and in a contrasting color to the background, shall be placed every six inches beginning at 5' and ending at 6'6". A standard marking system used by the applicant may be substituted subject to review and approval by the Police Chief.
 - e. A written policy of limiting cash in the cash register and a procedure for placing excessive amounts of cash into the safe.
 - f. "No Loitering" signs placed on the building exterior conforming to California Penal Code Section 602.

Standard Condition 3.16

DRIVE THROUGH SECURITY

(use with Standard Condition 4.11)

Prior to the issuance of building permits for occupancies having a drive-through (i.e., a store, bank, restaurant, etc.), the applicant shall submit to the Police Chief a Drive-Through Supplemental Security Plan outlining implementation of the measures set forth below. Said plan shall be incorporated into the plan set approved for building permits.

- 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.
- 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
(use with Standard Condition 4.9)

EMERGENCY ACCESS PLAN

Prior to the issuance of the first building permit, the applicant shall submit and have approved by the Chief of Police an Emergency Access Plan, which identifies and locates all Knox Boxes, Knox key switches, and Click2Enter radio access control receivers. Said plan shall be incorporated into the plan set approved for building permits

Standard Condition 3.18

WAYFINDING (DIRECTIONAL) PLAN

Prior to the issuance of the first building permit, a Wayfinding (directional) Plan including exterior building numbers, unit numbers, directional unit signs, and entrance directory shall be approved by the Chief of Police. Said plan shall be incorporated into the plan set approved for building permits

Standard Condition 3.19

ATM SECURITY

Prior to the issuance of building permits, the applicant shall submit a plan depicting landscaping, architectural features, and lighting levels meeting the requirements of the California Financial Code, Sections 13000-13070 regarding Automated Teller Machine (ATM) Security, to be approved by the Chief of Police.

Standard Condition 3.20

CONSTRUCTION SITE SECURITY PLAN

Prior to the issuance of the first building permit, a Construction Site Security Plan, per the Irvine Uniform Security Code, Section 5-9-521, shall be approved by the Chief of Police. Said plan shall be incorporated into the plan set approved for building permits.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR WIRELESS COMMUNICATION FACILITIES

Standard Condition 3.21

WIRELESS FACILITIES - INTERFERENCE

Prior to the issuance of a building permits for a wireless facility, the applicant shall meet with the Communications Division of the Orange County Sheriff-Coroner 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 (CCCS) or City of Irvine Public Safety frequencies. Similar consideration shall be given to any other existing or proposed wireless communications facility that may be located on the subject property.

Standard Condition 3.22

WIRELESS FACILITIES - SHERIFF

Prior to the issuance of a building permit for a wireless facility, the applicant shall provide to the Orange County Sheriff Communication bureau 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, fax 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 Community Development and Police Departments.

Standard Condition 3.23

WIRELESS FACILITIES - COMPLIANCE

Prior to the issuance of a building permit for a wireless facility, the applicant shall submit to the City 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 FACILITIES –
CAMOUFLAGING (TREE)

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

Standard Condition 3.25

WIRELESS COMMUNICATION FACILITIES BOND
REMOVAL

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

**PRIOR TO FINAL APPROVAL OF COMPLETED WORK AUTHORIZED BY GRADING,
LANDSCAPING OR IMPROVEMENT PERMIT (NEW CATEGORY)**

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

Standard Condition 3.26

RECORD DRAWINGS – PDF & AUTOCAD

Prior to final approval of a grading, landscaping, or 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 of the sheets.

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

(Replaces: Prior to Issuance of Certificates of Use and Occupancy)

Standard Condition 4.1

STREET MAINTENANCE

Prior to authorization to use, occupy, and/or operate, where streets have not been accepted, 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 Director of Community Development and shall have, at a minimum, three inch (3”) 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

PRIVATE PARK IDENTIFICATION

Prior to authorization to use, occupy, and/or operate a private park and/or recreation area, the park and/or recreation area shall have an identification sign, which includes address, street number, street name, facility name, and the word “private.” The identification sign and address must be of contrasting color to the background and visible from the street.

Standard Condition 4.4

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 4.5

SPECIAL FLOOD HAZARD AREA

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 (LOMR) 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 4.6

WIRELESS FACILITIES - 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 the City of Irvine Public Safety radio equipment. The Communications Division of the Orange County Sheriff-Coroner 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 4.7

WIRELESS FACILITIES – TEMPORARY POWER

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

Standard Condition 4.8

WIRELESS FACILITIES – 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 4.9 EMERGENCY ACCESS INSPECTION
(Use with Standard Condition 3.17 - Emergency access plan)

Prior to authorization to use, occupy, and/or operate, the applicant shall arrange for and have passed an inspection, to be performed by the Police Department and the Orange County Fire Authority, to ensure compliance with the Emergency Access Plan requirements. The inspector shall verify test acceptance and locations of all Knox boxes and key switches as depicted on the approved plan.

Standard Condition 4.10 CONVENIENCE STORE SECURITY
(Use with Standard Condition 3.15 - Convenience store security plan)

Prior to authorization to use, occupy, and/or operate, the applicant shall pass a final inspection that includes verification of the following Convenience Store Supplemental Security Plan features:

- a. A money drop safe placed to allow the cashier to quickly deposit money.
- b. Clearly distinguishable height markers installed on the interior side of the door jamb, or on the interior edge of a pair of doors, for all doors used by the public to access the store. Horizontal marks, one-inch wide by three inch long, in different colors, and in a contrasting color to the background, shall be placed every six inches beginning at 5' and ending at 6'6".
- c. No Loitering signs conforming to California Penal Code 602 placed on the building exterior.
- d. Cameras are in place and operating.

Standard Condition 4.11 DRIVE THROUGH SECURITY
(Use with Standard Condition 3.16 - Drive through security)

Prior to authorization to use, occupy, and/or operate, the applicant shall pass a final inspection that includes verification of the following Drive-through Supplemental Security Plan features:

- a. Surveillance opportunity of the drive-thru order board area which is provided by windows or a closed circuit television system as depicted in the Drive-through Supplemental Security Plan.
- b. Lockset at rear non-public entrance door which is always locked from the outside and unlocked from the inside.
- c. A door viewer with a minimum 180-degree viewing angle installed on the rear non-public entrance door.

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 Condition 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 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 Condition 1.1 or 2.1, the applicant shall submit one (1) copy in PDF format of the recorded final map. The PDF can be on PC compatible CD or DVD.

Standard Condition 5.3

DIGITAL RECORDS - AUTOCAD

Prior to the exoneration of any security for any improvements required by either Standard Condition 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 (1) set of computerized data, which is compatible with the City DXF (AutoCAD) system, of the record drawings of grading, landscape, and improvement plans to, and in a manner approved by the City. 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 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 6.3

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

If the Director of Public Works 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 these problems. The plan shall be submitted within 30 days of notification by the Public Works Department and shall be reviewed and approved by the Director of Community Development in consultation with the Director of Public Works. 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 in consultation with the Director of Public Works.

Standard Condition 6.5

WIRELESS FACILITIES – FCC REGULATIONS

This project involves a wireless service provider that complies with the 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 City to modify the conditional use permit (CUP) in order 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 subject CUP shall result in the expiration of the CUP ninety (90) days following FCC approval of revised RF emission regulations.

Standard Condition 6.6 WIRELESS FACILITIES – SPECTRUM CAPACITY

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

Standard Condition 6.7 WIRELESS 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 CC&Rs - PARKING IN GARAGE

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 residents of the project to make their required garage parking spaces available for the parking of automobiles at all times. The CC&Rs shall include language that grants the Homeowners Association the right to inspect private garages to ensure residents' compliance with this requirement. The CC&Rs shall also include language that requires the HOA to enforce the above CC&Rs when requested by the Director of Community Development.

Standard Condition 6.9 HOMEOWNER 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 6.10

OPEN SPACE EDUCATION

For any project adjacent to open space, the project applicant or subsequent builder shall distribute a wild land interface brochure to all owners, residents, and/or tenants (to be obtained from The Nature Reserve of Orange County www.naturereserveoc.org) 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 wild lands and how to minimize impacts of human and domestic pets on native communities and their inhabitants.

Standard Condition 6.11

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 by the Director of Community Services, and approved by the Director of Public Works, with regard to the landscaped interface.

Standard Condition 6.12

PARK CREDITS 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 6.13

PARK CREDITS - NON-GATED HOMES

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

Standard Condition 6.14

PARK PRIVACY GATES

A private park located within a gated residential community and greater than one acre in size must remain accessible to pedestrians. Therefore, the privacy gates controlling pedestrian access to the development, if any, must remain open to comply with Zoning Code Section 4-4-8.

Standard Condition 6.15

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, 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 these problems. 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 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 6.16 CHURCH / HOUSE OF WORSHIP ACTIVITY SCHEDULE

All worship activities shall operate according to the schedule as provided on the approved plans. Any change in activity or scheduled time(s) of operation will warrant further analysis and shall require the submittal of an application requesting a modification to this conditional use permit pursuant to Section 2-19, Modifications, of the Irvine Zoning Code.

Standard Condition 6.17 CHURCH / HOUSE OF WORSHIP PARKING

All church employees and patrons shall park in one of the ___ (insert number of parking stalls) on-site parking stalls at _____(INSERT ADDRESSES). 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 Zoning Code.

Standard Condition 6.18 CHANGE OF OCCUPANCY

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 approval by way of a written planning use determination and building permit and obtain inspection approval for any necessary work to establish the use and/or occupancy consistent with that intended.

ORANGE COUNTY FIRE AUTHORITY (OCFA)

The Orange County Fire Authority has placed conditions of approval on this project. See Conditions ___, ___, ___, etc. Note that the conditions must be satisfied at various time triggers in the development of your project, such as prior to the release of a final map, prior to the issuance of grading permits, etc.