



Priority Projects Fourth Quarter Status Report for 2013

GREAT PARK / GREAT PARK NEIGHBORHOODS

1. Contributions

In November 2013, the Orange County Great Park received \$50,194 from Kaiser Permanente Orange County as part of a multi-year grant in support of the Great Park's Kaiser Permanente Thrive Path project. The Kaiser Permanente Thrive Path is a mile-long health and wellness trail that encircles the Great Park's North and South Lawn. This is the second contribution from Kaiser Permanente in support of the Thrive Path project and brings its contribution to \$100,194. The initial contribution of \$50,000 was received in September 2012.

2. Solar Decathlon

The Solar Decathlon 2013 and XPO, held at the Great Park last October, attracted 64,000 people to the eight-day event. It was the first time the Solar Decathlon was held outside Washington, D.C. The Solar Decathlon was comprised of 20 university teams and 800 students who designed and built energy-efficient, fully functioning houses for public tours and education. The Solar Decathlon, produced by the U.S. Department of Energy, will return to the Great Park in 2015 at no cost to the City.

3. Great Park Neighborhoods Development Entitlements

On October 24, 2013, the Planning Commission reviewed the Great Park Neighborhoods entitlement applications and Draft Second Supplemental EIR (SSEIR) and recommended City Council approval. On November 26, the City Council certified the project SSEIR, approved the General Plan Amendment and approved the first reading of the Zone Change for the project. On December 10, the City Council approved the second reading of the Zone Change. The period for legal challenge to the SSEIR has passed.

4. Great Park Neighborhoods Construction Activities

The District 8 Pavilion Park neighborhood of the Great Park Neighborhoods, located east of State Route 133 between Irvine Boulevard and Portola Parkway, will consist of 10 tract developments and 726 homes at build out. Approximately 300 homes have been

permitted thus far, of which 92 have been completed and the remainder are in various stages of construction.

Demolition activities in District 1 are completed. Rough grade operations are ongoing.

DEVELOPMENT PROCESSING

5. Irvine Company Cypress Village

Construction is complete on four apartment communities totaling 1,677 dwelling units and surrounding parks, trails and roadways. The Planning Commission has approved master plans and maps for 1,511 for-sale homes in the central portion of Cypress Village. Model homes opened in early summer of 2013 with construction and sales continuing.

On November 21, 2013 the Planning Commission approved a 485-unit apartment project, located east of Sand Canyon Avenue. The City Council considered an appeal on aspects of the project on January 28, 2014.

Construction of the 104-unit Allegre Apartment project developed by the Irvine Community Land Trust started near the end of 2013.

6. Irvine Company (Laguna Altura north and south)

Build out and sales of 757 for-sale units in Laguna Altura north continues. In Laguna Altura south, the Planning Commission approved a master plan and tract map for 258 for-sale detached units located south of Lake Forest Drive. Grading in the area has begun. At the request of Laguna Beach and the Laguna Canyon Foundation, staff is working with the developer to address edge grading, landscaping treatments and project lighting.

7. Irvine Company Planning Area 5B

The Planning Commission approved a tract map and master landscape and trails plan for the development of up to 1,900 for-sale units on August 1, 2013. The City Council affirmed the Planning Commission's decision at an appeal hearing on September 21, 2013. The project is located at the northwest corner of the intersection of Jeffrey Road and Irvine Blvd. Mass grading, along with the installation of road improvements and utilities, has started and continues. The Irvine Company anticipates submitting master plans and tract maps for future for-sale units summer of 2014.

8. Irvine Company Orchard Hills

Master plans and tract maps have been submitted to re-start construction in Orchard Hills for 1,424 attached and detached for-sale units. Orchard Hills is bounded on the south by Portola Parkway, on the north by City of Irvine open space, on the east by Jeffrey Road, and on the west by State Route 261 Toll Road. Near the end of 2013, the Planning Commission approved master plans and tract maps for these units. Model homes at

Orchard Hills are anticipated to be available spring of 2014. The Irvine Company has submitted master plans and tract maps for future development of additional for-sale units. Planning Commission review is anticipated during the summer of 2014.

9. New Home Company's Lambert Ranch

This project consists of 169 detached single family homes. Construction on the remaining homes and second recreation area at Lambert Ranch are nearing completion. Lambert Ranch is located north of Portola Parkway and south of State Route 241 Toll Road.

10. Courtyard Marriott Hotel

Construction is underway for the 210-room, eight-story Courtyard Marriott Hotel in Planning Area 33, at the intersection of Alton Parkway and Gateway. The estimated completion is November 2014.

11. Proposed Hotels in IBC

The Planning Commission approved a 170-room, five-story Hilton Garden Inn Hotel at the corner of Morse and McCabe Way. Demolition of the existing office buildings is complete; construction of the hotel is anticipated to begin spring 2014.

Staff approved a modification for a 149-room five-story Hyatt House Hotel at the corner of Main and Von Karman.

Staff is reviewing an application that DKN Hotels has submitted for a Conditional Use Permit for a 161-room Homewood Suites Hotel at the southeast corner of Redhill and McGaw Avenue.

12. William Lyon Homes (Former Irvine School District Sites)

The project known as Branches, located in Woodbridge at the former Alderwood School site, consists of 48 detached single family homes. Models have been open for sales since March 2013. Thirty-one production homes have been completed with approximately 14 more homes under construction. Construction and sales are on-going.

The project known as Willow Bend, located in University Park at the former Vista Verde School site, consists of 55 detached single family homes. Models have been open for sale since April 2013; 35 production homes have been completed with approximately 18 more homes under construction. Construction of the final homes is on-going.

ECONOMIC DEVELOPMENT

13. Irvine Mayor-Chamber Advisory Council on Business

The Irvine-Mayor Chamber Advisory Council on Business includes representatives from real estate, restaurants, retailers, small-business tenants and bio-science. This collaboration provides businesses a forum to discuss ideas for job development, growth and creating a business-friendly environment. The second meeting will be hosted by FivePoint Communities on March 18.

HOUSING ELEMENT

14. 2013-2021 Housing Element

All actions required by state law to adopt the 2013-2021 Housing Element have been completed. The State Department of Housing and Community Development issued its final certification November 4, 2013. The next Housing Element update will begin in 2020.

IBC RESIDENTIAL & MIXED-USE DEVELOPMENT STRATEGY

15. Implementation of Irvine Business Complex Mixed-Use Strategy

This regional project continues to be monitored. The Irvine Company commenced construction of a 987-unit apartment complex at Park Place near Michelson and Riparian. Initial occupancies are anticipated in August 2014.

Mill Creek Properties commenced construction in June 2013 of a 187-unit residential complex at 2852 Kelvin, across from the Granite Court Apartments.

The Planning Commission approved Equity Residential's 154-unit project located west of the intersection of Alton and Millikan, and United Dominion Realty's 381-unit project at the corner of Jamboree and Kelvin.

360° Fusion Residential has submitted a Conditional Use Permit for a 280-unit residential project at the intersection of Murphy Avenue and McGaw Avenue. The project remains under review.

The Colton Company has submitted Conditional Use Permit applications for two apartment complexes containing 642 units and 274 units, located near the intersection of Von Karman and Campus Drive. The projects remain under review.

Sanderson J. Ray Development submitted a Conditional Use Permit application for a 362-unit residential project at the corner of Jamboree and Main. The project remains under review.

Garden Communities has submitted a Master Plan for a mixed use project containing 1,600 residential units, 17,000 square feet of retail and 22,000 square feet of residential serving retail/commercial uses. The project contains one acre public neighborhood park and two ½ acre public plazas and is located at the corner of Campus and Jamboree. The project remains under review.

INFRASTRUCTURE AND TRANSPORTATION

16. Construction and Roadway Infrastructure Improvements

The Sand Canyon Grade Separation Project at the Metrolink railroad tracks is scheduled to be complete in November 2014. Construction of the new railroad bridge was completed in May and work is now focused on constructing the new roadway. As an extension to the grade separation project, the City is widening Sand Canyon under the I-5 Freeway to improve capacity and traffic flow through the area.

Pavement and Landscape Rehabilitation is underway along Campus between Culver and University Drive.

17. Bicycle and Pedestrian Infrastructure Improvements

The Irvine Company has initiated the next phase of construction of the Jeffrey Open Space Trail adjacent to the new Cypress Village development along Jeffrey between Trabuco and I-5. This project includes bicycle/pedestrian bridges over Roosevelt, Trabuco, and Irvine Boulevard.

MUSICK JAIL

18. Musick Jail Litigation

The Orange County Sheriff's Department received notification from the Board of State and Community Corrections that it has been tentatively awarded \$80 million to further expand Musick Jail under SB 1022 (subject to meeting grant requirements). The expansion proposal calls for an additional two new housing modules that will add 384 rehabilitative beds, enhanced and centralized programming and treatment for Musick Jail.

Following the application award, the City filed a new lawsuit in Orange County Superior Court to review the CEQA/EIR process on this project. The City has also filed an appeal from the adverse decision of the Orange County Superior Court, in a lawsuit where the City challenged the adequacy of the County's Supplemental EIR for its updated jail master plan project (which was approved in 2012). These two lawsuits are related in that the Supplemental EIR that is challenged in the matter on appeal was used as the environmental clearance document when the County sought the State funding approvals that are the subject of the newly-filed Superior Court lawsuit.

PUBLIC SAFETY

19. Family Violence Prevention Project

In 2013, the Victim Advocate assisted a total of 353 new crime victims. Victims were provided crisis intervention, information regarding the criminal justice system and related referrals as appropriate.

REGIONAL AND STATE ASSOCIATION/AGENCY ACTIONS

20. State of California – Redevelopment Dissolution and City Lawsuits

The Redevelopment dissolution process includes State review of requests to fund enforceable obligations in six-month intervals. These enforceable obligations are approved by the City as Successor Agency and the Oversight Board, as required. The State has rejected the City's funding claim for the Amended and Restated Development Agreement (ARDA), Purchase, Sale and Financing Agreement (PSFA), and the Affordable Housing Grant Agreement (AHGA), which provides funding for the Irvine Community Land Trust (Land Trust).

The City filed an ARDA/PSFA lawsuit in 2013 (replacing a 2012 version) after continued rejection by the Department of Finance (DOF) of these agreements as enforceable obligations and after exhausting the administrative process. A hearing has been set for July 25, 2014 in Sacramento County Superior Court.

Separate from the ARDA/PSFA lawsuit, the Land Trust and the City have jointly initiated litigation in Sacramento County Superior Court to challenge DOF's decision on the AHGA. Litigation challenging the DOF determination was filed on June 19, 2013. This action was taken after the DOF rejected the \$1.5 million funding for the Land Trust, restored the funding, and then rejected it within a three-week period in March and April 2013. Legal counsel is working through the Superior Court to set a hearing date.

COMMUNITY OUTREACH

21. Implement Strategic Plan for Children, Youth, and Families

As part of the City's Safe Routes to School program, Community Services and Public Safety provide bicycle/pedestrian safety skills clinics, educational assemblies/workshops and other activities to promote safely walking and bicycling to school. Fourth quarter activities included a bicycle and pedestrian safety assembly; after-school Bike and Walk Festivals; safety presentations; National Walk to School Day activities; and expansion of the Walk to School Wednesdays program.

Additionally, during the 4th quarter, Public Safety conducted targeted enforcement activities as part of the Safe Routes to School Program. Public Safety is continuing to implement its new administrative citation program that provides traffic officers with the

discretion to refer bicyclists between the ages of 12-17 who have committed a traffic violation to attend a bicycle safety class accompanied by a parent as an alternative to a formal citation.

The City's Middle School Program developed and piloted the "Be Nice to People" campaign at Rancho Middle School. The campaign addresses character development and bullying prevention through banners placed on campus, character development workshops, and other anti-bullying activities that focus on kindness at school, home and in the community.

22. City Website Redesign

On October 13, the Public Information Office hosted an internal meeting of all interested city employees to hear ideas for improving the functionality and user interface of the City's webpage. Approximately 25 employees attended the meeting. We are committed to improving our website.