

FINAL

2021–2029 HOUSING ELEMENT

HCD Compliance Finding – May 6, 2022

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ACRONYMS AND ABBREVIATIONS

AB	Assembly Bill
ACS	American Community Survey
ADA	Americans with Disabilities Act
ADU	accessory dwelling unit
AE	Administrative Entity
AHP	Affordable Housing Program
AHSC	Affordable Housing and Sustainable Communities
AMI	area median income
ARDA	Amended and Restated Development Agreement
CAFR	Comprehensive Annual Financial Report
CalHFA	California Housing Finance Agency
Caltrans	California Department of Transportation
CAPER	Consolidated Annual Performance and Evaluation Report
CARES	Coronavirus Aid, Relief, and Economic Security
CDBG	Community Development Block Grant
CDBG-CV	Community Development Block Grant-COVID-19
CDLAC	California Debt Limit Allocation Committee
CEQA	California Environmental Quality Act
CESH	California Emergency Solutions and Housing
CHAS	Comprehensive Housing Affordability Strategy
City or Irvine	City of Irvine
CLT	community land trust
COC	Continuum of Care
Consolidated Plan	2020–2024 Consolidated Plan
CRIA	Community Revitalization Investment Area
CSCDA	California Statewide Communities Development Authority

CTCAC	California Tax Credit Allocation Committee
CUP	conditional use permit
DDS	California Department of Developmental Services
DHCS	California Department of Health Care Services
DIV	Development Intensity Value
DOF	California Department of Finance
DRC	Development Review Committee
du/acre	dwelling units per acre
EIR	Environmental Impact Report
ESG	Emergency Solutions Grant
ESG-CV	Emergency Solutions Grant-COVID-19
FAA	Federal Aviation Administration
FEMA	Federal Emergency Management Agency
FHF	Fair Housing Foundation
FY	Fiscal Year
GHG	greenhouse gas
GIS	geographic information systems
GSAF	Golden State Acquisition Fund
H.O.P.E.	Homeless Outreach and Proactive Enforcement
HCD	California Department of Housing and Community Development
HEARTH	Homeless Emergency Assistance and Rapid Transition to Housing
HERA	Housing and Economic Recovery Act
HHC	Housing for a Healthy California
HMDA	Home Mortgage Disclosure Act
HNP	Housing Navigators Program
HOME	HOME Investment Partnerships
HOME-ARP	HOME-American Rescue Plan
HOPWA	Housing Opportunities for Persons with AIDS

HQS	Housing Quality Standards
HUD	U.S. Department of Housing and Urban Development
IBC	Irvine Business Complex
ICLT	Irvine Community Land Trust
ICP	Integrated Connectivity
IIG	Infill Infrastructure Grant
IRDAB	Irvine Residents with Disabilities Advisory Board
IS	Initial Study
IUSD	Irvine Unified School District
JADU	junior accessory dwelling unit
JHC	Jamboree Housing Corporation
LBNC	Low-Barrier Navigation Center
LHTF	Local Housing Trust Fund Program
LIHTC	Low-Income Housing Tax Credit
MHP	Multifamily Housing Program
MHSA	Mental Health Services Act
MND	Mitigated Negative Declaration
MPRROP	Mobilehome Park Rehabilitation and Resident Ownership Program
NCCP	Natural Community Conservation Plan
NHTF	National Housing Trust Fund
NOFA	Notice of Funding Availability
OCCHC	Orange County Community Housing Corporation
OCHA	Orange County Housing Authority
OCHFT	Orange County Housing Finance Trust
PAS	Pet Assistance and Support
PDLP	Predevelopment Loan Program
PHA	Public Housing Agency
PLHA	Permanent Local Housing Allocation

RHNA	Regional Housing Needs Assessment
SAUSD	Santa Ana Unified School District
SB	Senate Bill
SCAG	Southern California Association of Local Governments
Section 8 Program	Housing Choice Voucher (Section 8) Program
sf	square feet
SHMHP	Supportive Housing Multifamily Housing Program
SMIP	Strong Motion Instrumentation Program
SRO	single-room occupancy
State	State of California
SVUSD	Saddleback Valley Unified School District
TDR	Transfer of Development Rights
Terner Center	University of California, Berkeley, Terner Center
TOD	Transit-Oriented Development
TUSD	Tustin Unified School District
URP	University Research Park
USBLS	U.S. Bureau of Labor Statistics
UWMP	Urban Water Management Plan
VASH	Veterans Affairs Supportive Housing
VHHP	Veterans Housing and Homelessness Prevention
Vision Plan	Irvine Business Complex Residential Mixed Use Vision Plan
VWD	Victorville Water Division

1 INTRODUCTION

This document is the Housing Element for the City of Irvine (City or Irvine) as updated for the 2021–2029 6th Cycle planning period. The Housing Element is part of the Irvine General Plan, adopted by the City in 2013 and certified by the State of California (State) on July 30, 2013.

The California Government Code requires that a Housing Element be included in a city's General Plan as one of seven mandatory elements that express the community's values, goals, and vision for the future. This Housing Element identifies and analyzes the City's existing and projected housing needs and contains a detailed outline and work program of the City's goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing for a sustainable future. This Housing Element identifies ways in which the housing needs of all economic segments of the community, including residents and the local workforce, can be met. The overall goal of this Housing Element is to provide safe and decent housing for all economic segments of the community.

1.1 Background

The provision of adequate housing for families and individuals of all economic levels is an important public goal of the City. It has been a focus for State and local governments and has grown in complexity due to rising land and construction costs and increasing competition for physical and financial resources in both the public and private sectors.

In response to this concern, the California Legislature amended the California Government Code in 1980. The amendment instituted the requirement that each local community include a specific analysis of its housing needs and a realistic set of programs designed to meet those needs. This analysis is to be set forth in a Housing Element and incorporated into the General Plan of each municipality.

The California Legislature determined that a primary housing goal for the State is to ensure that every resident has a decent home and suitable living environment. The requirements of the law are in California Government Code, Section 65580:

a. The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.

b. The early attainment of this goal requires cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.

c. The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of government.

d. Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.

e. The [California] Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the General Plan and to cooperate with other local governments and the State in addressing regional housing needs.

f. Designating and maintaining a supply of land and adequate sites suitable, feasible, and available for the development of housing sufficient to meet the locality's housing need for all income levels is essential to achieving the State's housing goals and the purposes of this article.

California Government Code, Section 65588, requires that local governments review and revise the Housing Element of their comprehensive General Plans (e.g., Irvine General Plan) no less than once every eight years. Before the 6th Cycle Housing Element Update for the 2021–2029 planning period, Irvine's Housing Element was updated in 2013 for the 5th Cycle (2013–2021).

Multiple changes to California Housing Element law have become effective since the processing of the City's 5th Cycle Housing Element. In particular, the State increased its ability to enforce Housing Element requirements and the ability for interested people to challenge the City's compliance with Housing Element law. Pursuant to California Government Code, Section 65585, the State has a greater range of penalties that can be imposed on jurisdictions for non-compliance. This puts the City at risk of exposure to a variety of fiscal impacts and regulatory impacts that could reduce local control over housing-related decision-making. Jurisdictions that do not comply also risk the State imposing a more frequent Housing Element update cycle (i.e., every four years).

The 6th Cycle Housing Element Update was prepared to comply with State housing laws, as amended, and Federal, State, and local requirements as necessary to demonstrate compliance with State law and to gain State certification.

1.2 Irvine's Story and Housing Accomplishments

The City, from its beginnings, has been master planned to create a vibrant, attractive, diverse, and sustainable community for its residents. The City has accomplished this by involving its residents and businesses in the planning and development of a community that incorporates a full spectrum of housing, significant employment opportunities, parks and trails, preserved open spaces, excellent schools, shopping, and services. Irvine is a community committed to

developing and ensuring a high quality of life for its current and future residents. The City has developed a series of unique villages designed to provide an array of housing choices in proximity to schools, services, transportation, and employment centers. This Housing Element Update, while meeting the requirements of State law, also acknowledges and affirms the City's commitment to its master-planning efforts and ensuring of housing choices for all residents (Figure 1-1, Regional Vicinity Map).

Irvine has grown and evolved over the past eight years. The City continues to attract technology, analytics, real estate, and healthcare companies due to its business-friendly climate, excellent schools, coastal-adjacent location, and impeccable safety record. The City's population has grown considerably, and the significant reduction in available vacant land has resulted in the redevelopment of many formerly commercial properties primarily in the Irvine Business Complex (IBC), the original central business district adjacent to John Wayne Airport. The City is entering a new phase as technology and other market factors affect and change the viability of non-residential property, allowing additional housing to be developed in commercial districts and continuing this evolution through effective master planning.

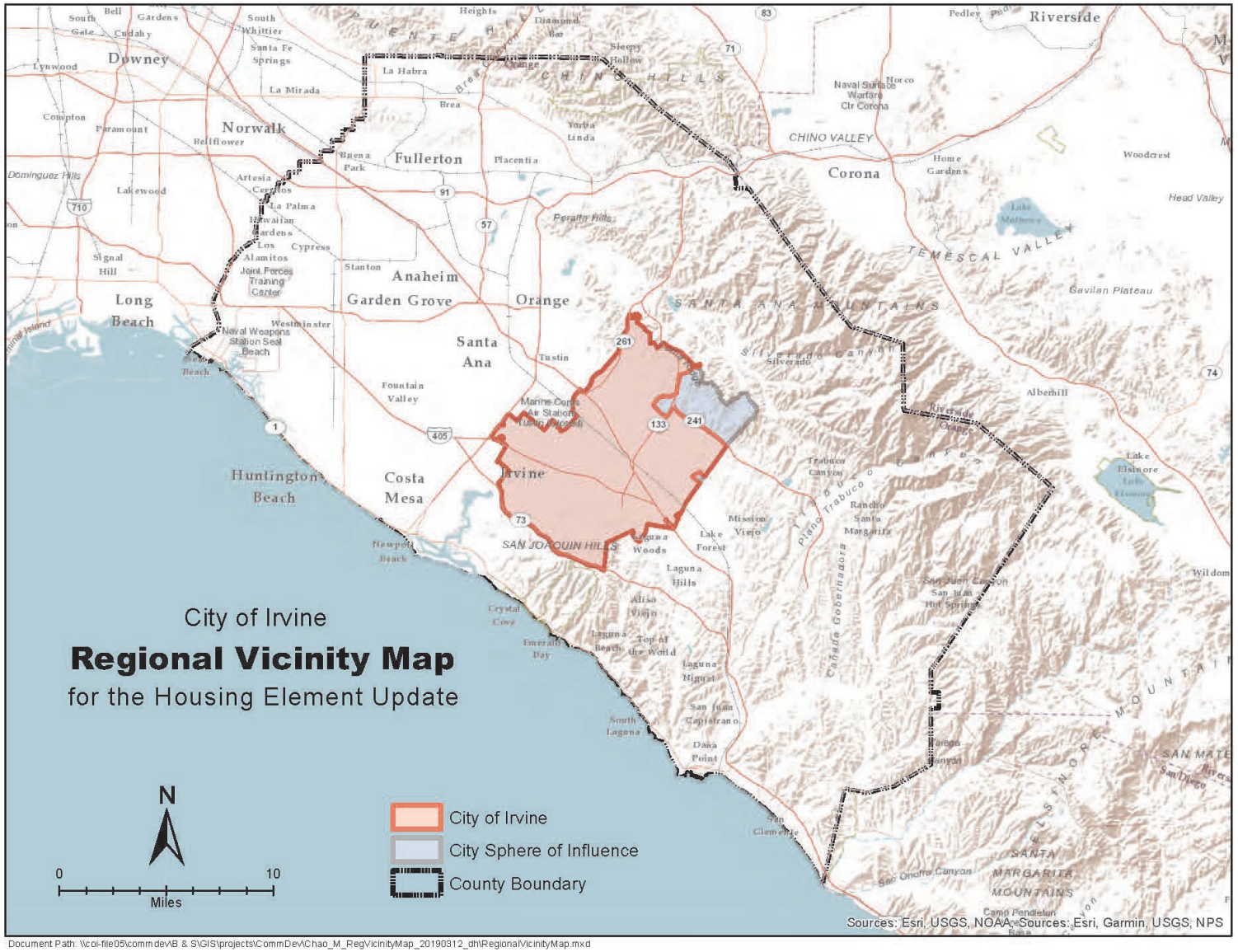
1.2.1 Commitment to Quality of Life for Residents

Irvine's forward-thinking planning efforts have resulted in a high quality of life for local residents, and the City has consistently earned acclaim as one of the nation's best master-planned communities.

Located in the heart of Orange County, the City provides the educational, employment, recreational, and cultural opportunities of a large city and, since its incorporation in 1971, has grown to include strong, diverse residential and business communities. At 50 years old, Irvine is a relatively young city; however, it is continuing its history of master planning through redevelopment of the former El Toro Marine Corps Air Station into the Great Park Neighborhoods and through the redevelopment of underutilized commercial and industrial uses into much-needed housing.

The carefully crafted and executed Irvine Master Plan continues to guide Irvine's growth five decades after the City's inception. Irvine was imagined as a community where individuals and families could live, grow, and age in place, and that vision has not changed. Today, more options are available to residents in housing type, location, and setting and benefit from the basic idea that residents can enjoy proximity to work, schools, recreation, shopping, and the natural environment.

Figure 1-1. Regional Vicinity Map



1.2.2 Irvine Leads Orange County Cities in Affordable Housing

Since its inception, Irvine has been a leader in a variety of types of housing in Orange County and Southern California. One of the original goals of the Irvine Master Plan was to create a balance of housing reflecting a range of options and prices so anyone choosing to live in Irvine could establish roots and remain in the City as the housing market or personal circumstances and preferences change. To that end, Irvine now has a wide range of housing choices for all of its residents.

The same planning approach described above has been applied to affordable housing in the City. As described in this chapter and throughout this Housing Element, the City has completed the following in the past 20 years:

- Adopted an Inclusionary Housing Ordinance in 2003 requiring 15 percent of all housing units developed in the City to be made affordable to very-low-, low-, and moderate-income households.
- Adopted Affordable Housing Strategy and Implementation Plan in 2008.
- Worked to establish the Irvine Community Land Trust (ICLT), a nonprofit organization committed to producing housing available to very-low-, low-, and moderate-income households (which remain affordable in perpetuity).
- Collaborated and partnered with large landowners and developers, including the Irvine Company and FivePoint Communities, to provide a full spectrum of housing opportunities, including numerous affordable housing projects.

These actions have resulted in the development of over 4,500 affordable housing units in the City, with over 1,000 additional units in the planning or construction phases, the highest number of affordable housing units of any city in Orange County. It is important to note that 80 percent of these units are reserved for households earning less than 50 percent of the Orange County area median income (AMI). Hundreds of these units have also been reserved for veterans, seniors, or people with disabilities. In addition, 599 of these units have affordability covenants that run in perpetuity.

Irvine's ability to produce a high number of affordable housing units is remarkable considering the significant reduction in Federal, State, and local affordable housing funding sources as follows:

- Federal affordable housing funds have decreased up to 60 percent in the last 15 years.
- In recent years, State grants and other funding sources that were once available for very-low-, low-, and moderate-income affordable housing projects have shifted to prioritize housing solutions for those experiencing homelessness.

- When the State abolished redevelopment in 2011–2012, the City lost a projected $500 million that was to be generated over 40 years by the redevelopment project at the closed El Toro Marine Corps Air Station.

1.2.3 Balancing Housing + Business = Sustainability

The City's employment areas have generated a significant number of jobs that, in turn, created demand for housing. This demand will likely be impacted by the telecommuting shift that occurred during the COVID-19 pandemic. The stay at home orders during the pandemic forced employees to largely work from home between March 2020 and June 2021, which spurred an interesting experiment in the productivity of employees outside of the office. The results were largely positive and many companies have adopted a hybrid approach to working moving into the future that involves employees on-site for a portion of the workweek and working from home the remainder of the time.

Another trend that emerged during this time was the significant increase demand and growth in the housing market in the Inland Empire, just east of Orange County that far exceeded that experienced in Orange County itself, as employees were/are able to fulfill their jobs in many industries from home. The Inland Empire also offers lower price points for housing, including single-family homes that remain very popular with families with children. Individuals and families that currently live, or are interested in living, in Irvine may look to less expensive inland areas to reside but continue to be employed with companies with physical offices in Irvine.

As the pandemic improves, hybrid work models will likely continue as companies enjoy cost savings from reduced office space and employees avoid commuting and spend more time with their families. Online shopping trends that were accelerated during the pandemic will likely increase further as it has become the norm and with higher consumer confidence as the economy improves.

Irvine acknowledges this historical and future demand and commits itself to providing a variety of housing choices. The City understands that, the more housing choices offered to residents, the better the City can respond to the increasing need for a balance between employment and housing. As a master planned city, Irvine is able to ensure there is a balanced supply of numerous and sustainable housing options and programs to meet the needs of current and future residents.

Irvine provides an array of development and expansion opportunities to both existing businesses and those seeking to locate in Irvine. The City has three major employment centers, the Irvine Spectrum, IBC, and University Research Park (URP), resulting in approximately 273,546 jobs[1] and ensures that Irvine possesses a solid and permanent economic base. The IBC Residential

[1] Greater Irvine Chamber of Commerce, third quarter 2020 data.

Mixed Use Vision Plan (Vision Plan) encourages balanced, sustainable mixed-use growth in the IBC to reduce commuter traffic on streets and freeways and to make housing available closer to employment centers. Other business centers throughout the City, such as the Jamboree Center and the Irvine Technology Center, also play an important role in Irvine's robust employment scene.

The carefully planned employment centers have become magnets for many of the nation's leading research and technology companies. This, in turn, ensures a strong economic base that enables the City to provide an exceptional level of service that helps make Irvine's outstanding quality of life possible. The goal when planning these centers has been to create a healthy employment-housing balance that offers residents employment close to their residences, which results in less time spent on the road, more time spent at home, and fewer greenhouse gas (GHG) emissions.

It is important to note that this approach has been very successful—the Orange County Business Council's 2019–2020 Workforce Housing Scorecard ranked Irvine as the overall top performing city in Orange County based on the following four data categories:

- Expected job growth.
- Share of total Orange County housing construction.
- Increase in housing density.
- Jobs-to-housing ratio.

1.2.4 Supporting Housing through Excellence in Education

Premier education at all levels is a key component of the Irvine Master Plan. Not surprisingly, Irvine has become synonymous with stellar educational opportunities. From innovative pre--school programs to world-class doctoral studies, education is a cornerstone of Irvine life. To support academic performance, the City contributes more than $9.2 million annually (for Fiscal Year [FY] 2019–2020) for enhanced public safety, health, and social services on school campuses. The Irvine Unified School District is recognized as one of the outstanding school districts in California. The University of California, Irvine, is consistently ranked among the nation's best universities. As a result, Irvine is recognized as one of the nation's "smartest" cities, and nearly 69 percent of Irvine residents age 25 or older have a bachelor's degree or higher compared to the national average of 38 percent.

Irvine is home to not only the University of California, Irvine, but also to several other educational institutions, including Concordia University, Irvine Valley College, University of Southern California (Orange County Center), and campuses of the University of La Verne and Pepperdine University. These resources mean Irvine residents have immediate, local access to the best education available.

1.2.5 Keeping Safety First

Irvine has the unprecedented distinction of being "America's Safest City" for 15 consecutive years (2004–2019). Visionary planning, strong law enforcement programs and personnel, enlightened City leadership, public and private partnerships, and an engaged community are cornerstones of the community's success.

Irvine's unwavering commitment to public safety goes beyond experienced, well-equipped police officers and innovative policing strategies. The City's holistic approach to create a safe community includes a myriad of health and wellness programs for families, community and business outreach, proactive land use policies, regular maintenance of public facilities, roads, parks, and support for student achievement. Irvine is recognized year after year as one of the safest cities in America, and the reason why can be found in every aspect of community life.

1.2.6 Enhancing Quality Living Environments through Parks/Open Space

As the most successful planned community in the nation, Irvine offers its residents more open "green" space than any other city in Orange County. The City features 20 developed community park sites totaling over 387 acres and six special facilities totaling 55.1 acres. In total, 39 public neighborhood parks and vista points totaling 178.6 acres and many private neighborhood parks are in Irvine. Moreover, the City has off-street bicycle trails totaling over 63 miles. In addition to parks, the City is in a league of its own when it comes to trails and preserved open spaces. The Jeffrey Open Space Trail, Bommer Canyon, and Quail Hill are a few of the treasured areas that have been preserved in connection with Irvine's historic Open Space Initiative and are examples of the extraordinary recreational opportunities available to residents. Overwhelmingly approved by residents in 1988, the Open Space Initiative ensures that development will be clustered in the core of the City to allow for the preservation of large peripheral areas of open space as communities are built. More than 16,000 acres of parks, trails, and wilderness areas—an area greater than one-third of the entire City—ultimately will be preserved indefinitely. Among these community park facilities, the Orange County Great Park, currently being developed, will consist of over 1,300 acres of parkland and will serve the residents of Irvine and the region with significant amenities, open space, and passive and active recreational facilities and enhance the living environment surrounding residences in the area.

1.3 Role of the Housing Element

The Housing Element, as part of the Irvine General Plan, establishes housing-related actionable programs intended to guide decision-making related to land use planning and development activities for the 2021–2029 6th Cycle planning period in accordance with the City's stated housing goals and State law.

California Government Code, Section 65583, contains requirements for Housing Elements, including the provision of an inventory of sites that meet very specific criteria regarding zoning, lot sizes, and other factors. It is important to note that the general purpose of this site inventory is to provide the planning and zoning framework that identifies sites suitable for residential development. However, cities and counties do not build housing units – developer do. This Housing Elements describes how the planning framework and actions within the control of the City will be established and carried out, but the Housing Element is not an approval of residential projects nor is it a guarantee, requirement or commitment of development.

The Housing Element includes strategies for maintenance of existing housing and action-oriented programs to increase the capacity for additional housing options within the local housing supply, as necessary, to meet the current and future needs of people living and working in Irvine. Implementation of these strategies will require that the City process a series of future actions, referred to as the "Housing Plan," for compliance with California housing laws.

1.3.1 Affordable Housing Need

Meeting the community's housing needs is a high priority for the City. As widely reported throughout the State, California is in the midst of a housing crisis where demand greatly outweighs supply. Additionally, overall wage growth has not kept pace with increases in housing costs, making median home prices and rents out of reach for a large population within the State. According to the Joint Center for Housing Studies at Harvard University,[2] approximately 50 percent of California renters were rent burdened (i.e., more than 30 percent of their income went toward rent), with nearly one-third designated as severely rent burdened (i.e., more than 50 percent of their income went toward rent), before the COVID-19 pandemic. These factors have contributed significantly to various housing problems, such as overcrowding and homelessness.

The number of rent-burdened households in the City is similar to the State average. More specifically, 50 percent of households in Irvine spend 30 percent or more of their gross income on housing costs, and 26 percent of households spend over 50 percent of their gross income on rent. Because 53 percent of Irvine residents rent rather than own, these statistics demonstrate the ongoing need for affordable housing.

Additionally, the data on mortgage-holding households in Irvine (by income and the percentage of income spent on mortgage costs) indicates that lower-income households spend a higher share of income on housing costs, while higher-income households may spend a lower share of income on housing. Approximately 92 percent of Irvine's mortgage-holding households with incomes of $74,999 or less have payments that exceed 30 percent of the household income,

[2] Joint Center for Housing Studies of Harvard University. 2020. The State of the Nation's Housing. Accessed June 2021. https://www.jchs.harvard.edu/sites/default/files/reports/files/Harvard_JCHS_The_State_of_the_Nations_Housing_2020_Report_Revised_120720.pdf.

while only 28 percent of households with incomes of $75,000 or more have payments that exceed 30 percent of income.

1.3.2 Affordable Housing Challenges

State law recognizes that housing needs may (and do) exceed available resources and, therefore, does not require that the City's quantified objectives be identical to the identified housing needs. More specifically, California Government Code, Section 65583(b)(2), states the following:

> *It is recognized that the total housing needs . . . may exceed available resources and the community's ability to satisfy this need within the content of the general plan requirements. . . . Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall establish the maximum number of housing units by income category, including extremely low income that can be constructed, rehabilitated, and conserved.*

Acknowledgment of funding limitations is extremely important—cities and counties are required to prepare Housing Elements every eight years to identify needs and actions to provide for housing at all income levels and for all populations despite a *severe* shortage in local, State, and Federal funding that makes many of the actions needed and planned financially infeasible. It is important to recognize that State law requires cities to plan for housing, but almost all housing is developed by the private sector.

Developers, not cities or counties, build housing. The role of local government is to *facilitate* housing development through the planning process. Nearly all cities and counties in the State have shown higher numbers of market-rate units, or housing units for above-moderate-income households, versus affordable units in their annual Housing Element progress reports. This is generally because revenues derived from selling or renting market-rate housing exceed the cost to develop the units, resulting in a profit. For-profit developers are businesses that, just like other businesses, do not move forward with production if the price they can command is less than the cost to produce the item or commodity. In this case, the item is a unit of housing. Additionally, developers often require investors to provide financial assistance, and these investors require a minimum rate of return to participate. While affordable housing and nonprofit housing developers do exist, these organizations will not move forward with a project unless it is financially feasible (i.e., revenues cover costs without a profit margin).

Affordable housing projects are generally more expensive to develop due to State laws and funding program requirements. For example, affordable housing projects that receive any Federal, State, and/or local public subsidies are required to pay prevailing wages on the construction of a project. Prevailing wages can add 13–25 percent to construction costs. In addition, Federal and State funding sources require sustainability practices, which are beneficial and important but can lead to higher costs for the development of a project. When these higher costs are combined with

high land, construction, and materials costs in California, the development of affordable housing requires public subsidies and assistance because the costs to develop the housing far exceed the revenues derived from selling and renting the housing at affordable prices and rents.

Affordable housing is funded through a combination of sources (because no one source is sufficient to fund individual projects), including Low-Income Housing Tax Credits (LIHTCs), State grants, project-based housing vouchers from the U.S. Department of Housing and Urban Development (HUD), loan programs, donation of land, and other sources. Affordable projects can require up to 10 separate funding sources with different requirements and deadlines, adding to the complexity and feasibility of these projects.

It is worth noting that sufficient public funding is not available to fill the gap between what it costs to build affordable housing and the revenues generated by the housing on a State and Federal level. Before 2011, over 400 cities in California (like Irvine) used redevelopment as a financial tool to revitalize blighted areas and to fund affordable housing. However, redevelopment was eliminated in 2011–2012, and this significant funding source (estimated at $2 billion/year Statewide) of locally derived revenues was redirected away from affordable housing and toward local taxing entities' general funds.

Despite considerable funding challenges, the City has successfully provided funding assistance to many affordable housing developments during the last eight years, but the number of projects assisted is much lower than it would have been if Federal, State, and local funding had not been reduced or eliminated in such a significant way.

1.4 Relationship to Other Elements

California Government Code, Section 65300.5, states the following: "The General Plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies. . . ." The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing in the City.

The Housing Element was prepared in a manner to ensure that this requirement is met. It is important to note that the City will be preparing the following General Plan Amendment and related documents as a result of the adoption of this 6th Cycle Housing Element starting around fall/winter 2021:

- Updates to the existing Land Use, Circulation and Mobility, Safety, and Noise Elements of the General Plan.
- Preparation of an Environmental Protection and Climate Action Element.
- Amendments to the City's Zoning Ordinance.

These updates are anticipated to be completed during FY 2023–2024.

1.4.1 Public Outreach and Participation

Prior to the Housing Element, the City conducted public outreach through a statistically valid survey and focus groups for the General Plan Update. In summer 2020, the City administered a survey to a random sample of 1,253 adults who reside within the City. The survey consisted of questions related to land use, housing, transportation, and more. On January 27, 2021, the City conducted focus groups to obtain additional qualitative data to supplement the survey results. The focus groups collected data on residents' opinions about existing and future housing in the City.

Subsequent to these public outreach efforts, the City prepared a comprehensive Public Engagement Plan for the 6th Cycle Housing Element. Despite the COVID-19 pandemic, the City successfully conducted three public workshops on the Housing Element (including online and social media noticing as well as direct stakeholder email notifications). The public workshops were held online on March 16, 2021, April 22 and 29, 2021. Members of the community and stakeholders were invited to address concerns and provide input on the ideas for the Housing Element. Several live polls were conducted during the April 22 and 29, 2021, workshops to ensure maximum participation from attendees. Special invitations were sent to, and stakeholder meetings conducted with, the following parties:

- The Orange County Building Industry Association.
- Property owners (including those in the IBC, the Irvine Company, and FivePoint Communities).
- Several affordable housing developers active in the region.
- ICLT.
- Religious institutions.
- Irvine Unified School District and Tustin, Santa Ana, and Saddleback Valley Unified School Districts.
- Airport Land Use Commission (ALUC).
- Other housing professionals, nonprofit organizations, and agencies.

Appendix A includes a comprehensive administrative record of the public participation and engagement process, including notices, press releases, social media posts, online newsletter and print media articles, presentations, correspondence with stakeholders, and polls.

The Planning Commission tentatively approved the first Draft 6th Cycle Housing Element following public meetings on July 1 and 15, 2021, and authorized submittal to the California Department of Housing and Community Development (HCD) for its required 60-day review. A

public review draft was prepared and made available online at www.cityofirvine.org/HEUpdate to the community before the July 15, 2021, Planning Commission meeting.

The HCD provided a findings letter to City staff on October 18, 2021. Staff prepared revisions to the Draft Housing Element Update and made the second Draft Housing Element Update (revised) publicly available on November 19, 2021. The Planning Commission and City Council adoption hearings for the Draft 6th Cycle Housing Element are anticipated to commence in early December 2021 and conclude in late January 2022 prior to the February 11, 2022, final deadline (the October 15, 2021, deadline plus the 120-day grace period).

1.5 Organization

This Housing Element is organized into the following chapters:

- **Chapter 1, Introduction:** Provides an overview of the purpose, scope, and organization of the Housing Element.
- **Chapter 2, Community Profile and Needs:** Provides a summary of the City's demographic and housing characteristics, special needs groups, and housing needs.
- **Chapter 3, Review of Previous Housing Element (2013–2021):** Provides an assessment of progress during the 2013–2021 5th Cycle planning period for the Housing Element, including program status, objectives, actions, and appropriateness.
- **Chapter 4, At-Risk Affordable Housing:** Provides information on existing affordable units at risk of converting to market rate and a preservation analysis.
- **Chapter 5, Housing Constraints:** Provides an assessment of the various constraints to housing development and preservation.
- **Chapter 6, Housing Resources and Opportunities:** Provides an inventory of resources available to meet the City's existing and projected housing needs.
- **Chapter 7, Adequate Sites Inventory Analysis and Methodology:** Provides a detailed description of the methodology used to identify specific housing sites (by Assessor's Parcel Number), the number of units for each site, the level of affordability for each site, and the methodology used to ensure that each site meets State law requirements.
- **Chapter 8, Housing Plan:** Outlines the City's goals, policies, programs, and actions to provide and preserve housing opportunities in the community and quantified objectives for the 2021–2029 6th Cycle planning period.

The following appendices provide additional information and data pursuant to legal requirements:

- **Appendix A:** Public Engagement.
- **Appendix B:** Affirmatively Furthering Fair Housing Analysis.
- **Appendix C:** Senate Bill 2 Compliance Sites Inventory.
- **Appendix D:** Sites Inventory Form.

2 COMMUNITY PROFILE AND NEEDS

California Government Code, Section 65583(a), requires an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. Per California Government Code, Section 65583 (a)(1), this chapter includes an analysis of population and employment trends.

This chapter provides a community profile and details the population characteristics and growth, demographics, and employment trends in the City. The City's population characteristics and trends are important factors in evaluating the housing needs of its residents and identifying strategies to meet those needs through plans, programs, and projects. Population growth, household characteristics, and employment trends influence the housing needs of a community.

The Southern California Association of Governments (SCAG) is the primary source of the data in this chapter. SCAG collaborated with the HCD and developed a housing needs data package for each local jurisdiction certified by the HCD for use in the 6th Cycle Housing Element (SCAG pre-certified data).

2.1 Background

The City, incorporated in 1971, is one of the nation's largest and most-successful master-planned urban communities encompassing more than 66 square miles with a population of 281,707.[1] Irvine is known for its vibrant business community, central location, excellent school district, prestigious colleges and universities, and distinction as a safe community. The specific attributes of the community are provided below:

- Irvine is a major job center in Orange County; a number of corporations have national or international headquarters in the City and companies of all types have a robust presence in Irvine. In 2021, Irvine ranked first place as the best place to start a business in California by WalletHub.
- In 2020 and for the fourth year in a row, the City has ranked No. 1 in fiscal strength across Orange County by Truth in Accounting.
- The City is home to highly ranked and well-regarded educational institutions. The Irvine Unified School District holds the distinction of the top school district in Orange County and is ranked No. 13 in the State out of 440 school districts.[2]

[1] DOF E-5 Population and Housing Unit Estimates.
[2] Niche.com, May 2021.

- Several higher education institutions are in the City, including the University of California, Irvine; Concordia University; Irvine Valley College; University of Southern California (Orange County Center); and campuses of University of La Verne and Pepperdine University.
- For the past 15 years, Irvine has been recognized as one of the nation's safest communities, based on Federal Bureau of Investigation statistics for violent crime.
- Irvine ranks in the top 10 best park systems in the United States by The Trust for Public Land. The City maintains 20 community parks, 39 neighborhood parks, 70 soccer fields, 64 ball diamonds, and 16,000 acres of parks, sports fields, and dedicated open space (by build out). Irvine is home to the 1,300-acre Orange County Great Park, formerly the El Toro Marine Corps Air Station.
- In 2021, the City has once again been designated as a Bicycle Friendly Community at the Silver Level by the League of American Bicyclists. The City has 63.3 miles of off-street bicycle trails and 301 miles of on-street bicycle trails connecting residents to nearby offices, shopping, entertainment, and parks.

These characteristics contributed heavily to the significant population growth over the past eight years, and growth is expected to continue over the eight-year period covered by the 6th Cycle Housing Element Update. Understanding the full spectrum of housing needs is critical to supporting and managing the continued growth of the City.

Table 2-1, Irvine Growth Forecast in 2045, presents the projected growth in Irvine over the next 24 years, pursuant to SCAG's Final Connect SoCal Demographic and Growth Forecast, Technical Report (adopted September 3, 2020).

Table 2-1. Irvine Growth Forecast in 2045

	2016	2045	% Change
Population	261,600	327,700	25%
Households	93,300	121,700	30%
Employment	265,300	330,200	24%

Source: SCAG Final Connect SoCal Demographic and Growth Forecast.

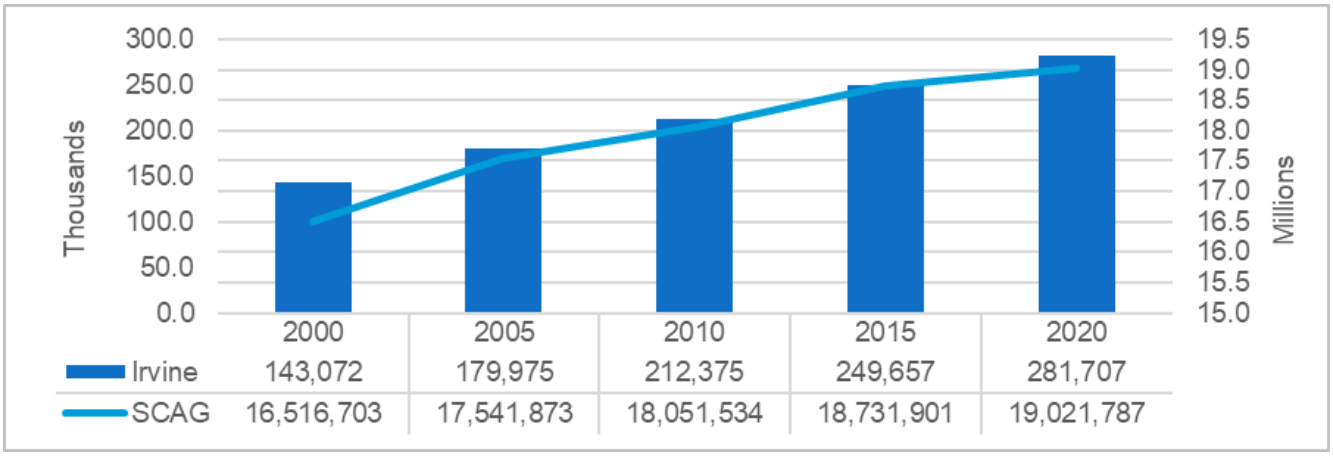
2.2 Population Trends

Irvine is a growing community with an increasing need for housing to accommodate its population. The City is a desirable place to call home due to its central location in Orange County, proximity to jobs, highly rated school district, and high safety rating. According to the California Department of Finance (DOF), the City has a total population of 281,707 (including 16,432 living in group quarters), which represents a 33 percent increase since 2010 and a 97 percent increase since 2000.

2.2.1 Population Growth in Irvine versus Southern California Association of Governments Region

On an annual basis, the City's population has grown by 3 percent per year, while the SCAG region as a whole has experienced a growth rate of 0.7 percent per year. Figure 2-1, Population Trends (2000–2020), charts the population increases in both the City and SCAG region over the last 20 years.

Figure 2-1. Population Trends (2000–2020)



Source: SCAG pre-certified data, DOF E-5 Population and Housing Unit Estimates.

2.2.2 Population Growth in Irvine versus Neighboring Cities

Figure 2-2, Population Trends (2000–2020), and Table 2-2, Population Trends in Nearby Jurisdictions, below illustrate the population changes and growth rates between 2000 and 2020 for Irvine and its neighboring cities. Irvine has experienced higher and consistent growth rates compared to neighboring cities. Of the neighboring cities, Lake Forest has experienced the second highest annual growth rate but at a slower annual rate of 2 percent.

Figure 2-2. Population Trends (2000–2020)

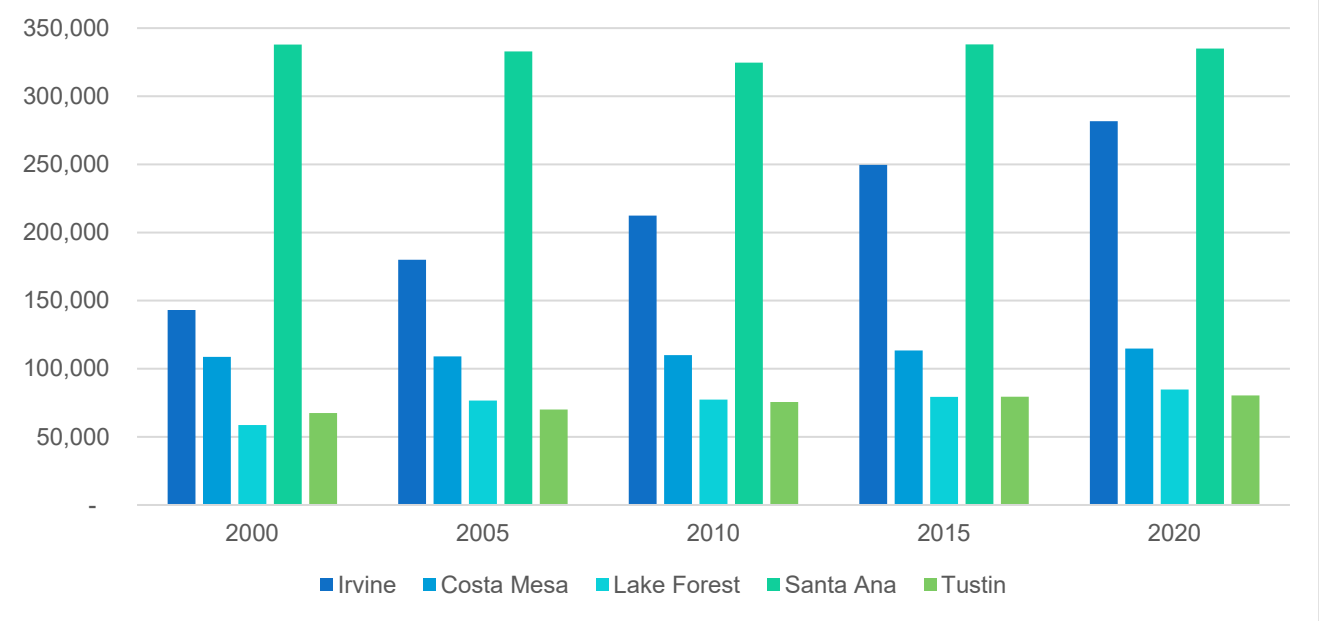


Table 2-2. Population Trends in Nearby Jurisdictions

Jurisdiction	2000	2005	2010	2015	2020	Annual Growth Rate
Irvine	143,072	179,975	212,375	249,657	281,707	18.55%
Costa Mesa	108,724	109,030	109,960	113,414	114,778	1.37%
Lake Forest	58,707	76,635	77,395	79,376	84,711	10.20%
Santa Ana	337,977	332,878	324,647	338,025	335,052	-0.19%
Tustin	67,504	70,116	75,540	79,518	80,382	4.49%

Source: CA DOF E-5 Population and Housing Unit Estimates

Most of Irvine's population growth stems from the development of planning areas, which are primarily residential. A significant portion of the population growth can also be attributed to continued redevelopment of the former El Toro Marine Corps Air Station, on the portion now known as the Great Park Neighborhoods. During the last eight years, the number of residential units planned for this area increased from 4,900 units to over 10,000 units.

Another planning area that has experienced population growth is the IBC adjacent to John Wayne Airport. Since the July 2010 adoption of the IBC Vison Plan Mixed-Use Overlay, 6,045 base units and 1,339 density bonus units have been approved, permitted for construction, and/or built in the IBC, where the timing generally coincides with the 5th Cycle Housing Element Update covering 2013–2021. These actions bring the total number of units to 14,877 base and 1,778 density bonus units (near the overall IBC intensity cap of 15,000 base units and up to 2,038 density bonus units). This market-driven phenomenon of redeveloping commercial and light

industrial uses into residential units has resulted from the high demand and need for housing. Other planning areas have been developed, or are in the process of being developed, in the northerly portions of the City, including Portola Springs, Orchard Hills, Eastwood Village, and Cypress Village.

2.3 Population and Demographics

2.3.1 Race, Ethnicity, and Diversity

Racial and ethnic diversity and different cultural background may influence housing characteristics, needs, and preferences, such as location or housing size to accommodate multigenerational families. Understanding the City's racial and ethnic demographics can help analyze housing current trends, needs, and projections.

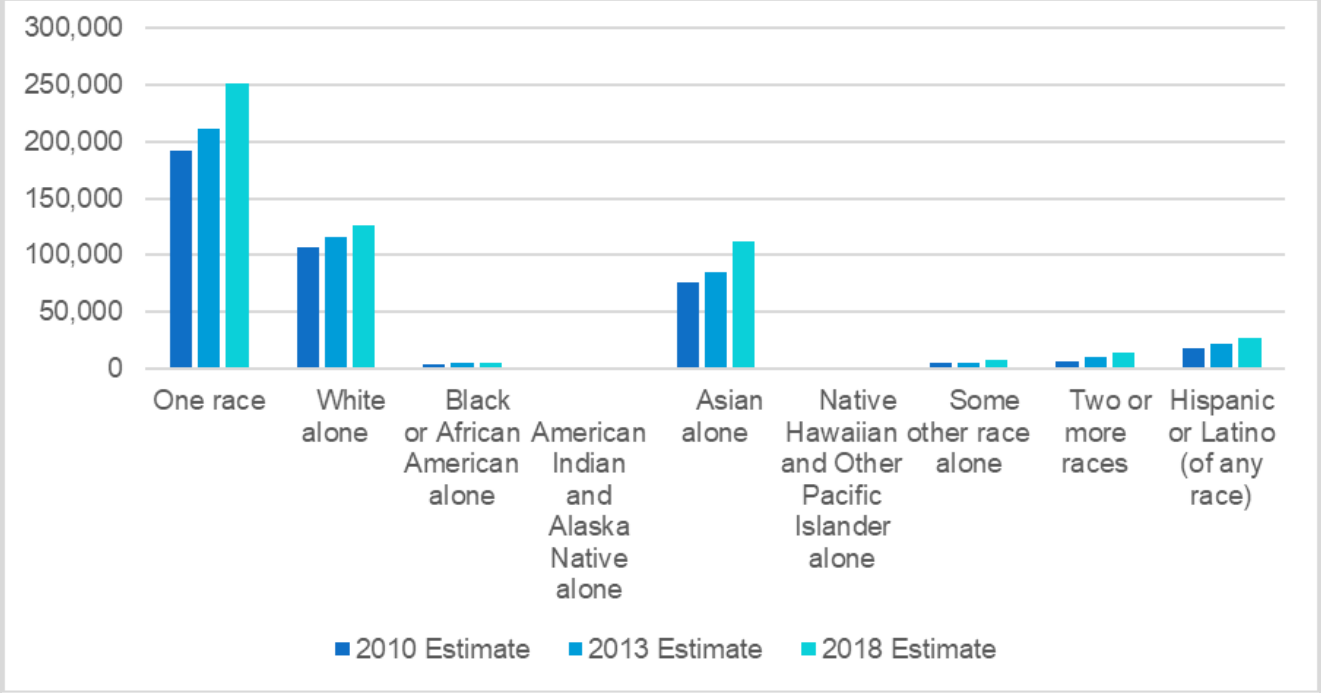
Demographic data indicates that the racial and ethnic composition of Irvine has become more diverse in recent years. Table 2-3, Race and Ethnic Composition in Irvine, and Figure 2-3, Race and Ethnic Composition in Irvine, below provide census data (all categories and terminology are referenced from the U.S. Census) for the time period between 2010 and 2018. This data indicates that the percentage of residents identified as Asian in Irvine increased from 30 percent in 2000 to over 39 percent in 2010. The number of residents identified as Hispanic and Black in the City increased during the 2000s, although together these groups represented only 12 percent of the City's total population in 2018.

Table 2-3. Race and Ethnic Composition in Irvine

Race/Ethnicity	2010 Estimate	2010 (%)	2013 Estimate	2013 (%)	2018 Estimate	2018 (%)
Total:	**199,117**		**221,266**		**265,502**	
One race	192,391	96.6%	211,412	95.5%	251,694	94.8%
White alone	107,446	54.0%	115,525	52.2%	126,268	47.6%
Black or African American alone	3,881	1.9%	4,392	2.0%	4,934	1.9%
American Indian and Alaska Native alone	566	0.3%	796	0.4%	427	0.2%
Asian alone	75,569	38.0%	85,285	38.5%	112,175	42.3%
Native Hawaiian and Other Pacific Islander alone	582	0.3%	354	0.2%	562	0.2%
Some other race alone	4,347	2.2%	5,060	2.3%	7,328	2.8%
Two or more races	6,726	3.4%	9,854	4.5%	13,808	5.2%
Hispanic or Latino (of any race)	18,020	9.0%	21,663	9.8%	27,336	10.3%

Source: U.S. Census, 2010, 2013, and 2018 ACS 5-Year Estimate.
Note: Hispanic or Latino may be counted among the other races, and therefore, the data is not mutually exclusive.

Figure 2-3. Race and Ethnic Composition in Irvine

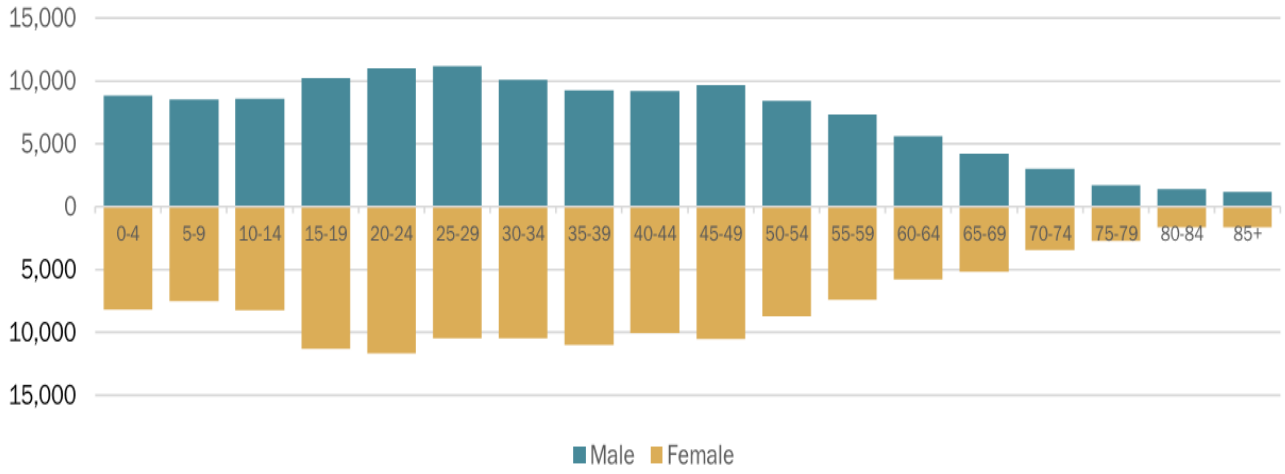


2.3.2 Age and Sex (Gender)

Housing needs are influenced by the age profile and characteristics of residents, which are important factors in evaluating housing needs and planning future development. Different age brackets often have different lifestyles, family sizes, incomes, employment trends, and other preferences that impact housing choices and levels of affordability. For example, younger adults often rent affordable apartments or purchase condominiums close to work, while the older population tends to buy larger homes to accommodate growing families. If the senior population of a community is significant, special housing types or services, such as assisted living facilities, housing rehabilitation programs, paratransit, and services (e.g., Meals on Wheels and home healthcare), may be required to enable seniors to remain in the community. Understanding these characteristics will provide insight and help the City evaluate its current and projected housing needs.

Figure 2-4, Current Population by Age and Sex, below summarizes the current age and sex distribution of Irvine residents as reported by the 2014–2018 American Community Survey (ACS) 5-Year Estimates. The population of Irvine is 49 percent male and 51 percent female, with a median age of 34 years. Approximately 22 percent of the population is under the age of 18, which is slightly lower than the regional percentage of 23 percent. Irvine's seniors (individual who are aged 65 or older) make up 10 percent of the population, which is lower than the overall region (seniors represent 13 percent of Orange County's population).

Figure 2-4. Current Population by Age and Sex



To examine trends related to age composition in the City, census data from 2010 through 2018 is also provided. As shown in Table 2-4, Select Age Characteristics (2010–2018), Irvine's largest age groups include young adult (ages 15–24) and young family (ages 25–34) categories followed by middle-aged adult (ages 35–44) and pre-retirement age (ages 45–54) categories.

A jurisdiction with a large proportion of mature adults (ages 25 to 54) and children under age 18, such as in Irvine, typically reflects a family-oriented community where single-family homes and other ownership housing can represent a significant portion of the housing stock. Additionally, the median age in the City increased from 32.8 years in 2010 to 34.1 years in 2018. During this time period, the City experienced significant increases in all age cohorts but especially in the number of young children, baby boomers, and seniors.

Table 2-4. Select Age Characteristics (2010–2018)

Age Group	2010	2018
Under 5 years	5.30%	6.40%
5 to 9 years	5.70%	6.00%
10 to 14 years	6.20%	6.40%
15 to 24 years	20.30%	16.60%
25 to 34 years	15.60%	16.00%
35 to 44 years	15.80%	14.80%
45 to 54 years	13.60%	14.10%
55 to 64 years	9.70%	9.80%
65 years and older	7.80%	9.90%
Median age (years)	32.8	34.1

Source: U.S. Census 2010 and 2018 ACS.

2.4 Employment Trends

2.4.1 Regional (Santa Ana-Anaheim-Irvine Statistical Area)

2.4.1.1 Current Employment/Unemployment Statistics (Through 2020)

The economic effects of the COVID-19 pandemic are widely reported on a regional, State, and national basis. Due to the business shutdown and loss of jobs due to the economic slowdown, employment and unemployment changed significantly from March 2020 through 2021. Data from the U.S. Bureau of Labor Statistics (USBLS) provides a recent view of how the COVID-19 pandemic has affected employment and unemployment.

The City is in the Santa Ana-Anaheim-Irvine Statistical Area (as defined by the USBLS). The changes in employment and unemployment between 2013 (the year the 5th Cycle Housing Element was adopted) and 2020 are depicted on Figure 2-5, Employment (Santa Ana-Anaheim-Irvine Statistical Area), and Figure 2-6, Unemployment Rate (Santa Ana-Anaheim-Irvine Statistical Area), below.

Figure 2-5. Employment (Santa Ana-Anaheim-Irvine Statistical Area)

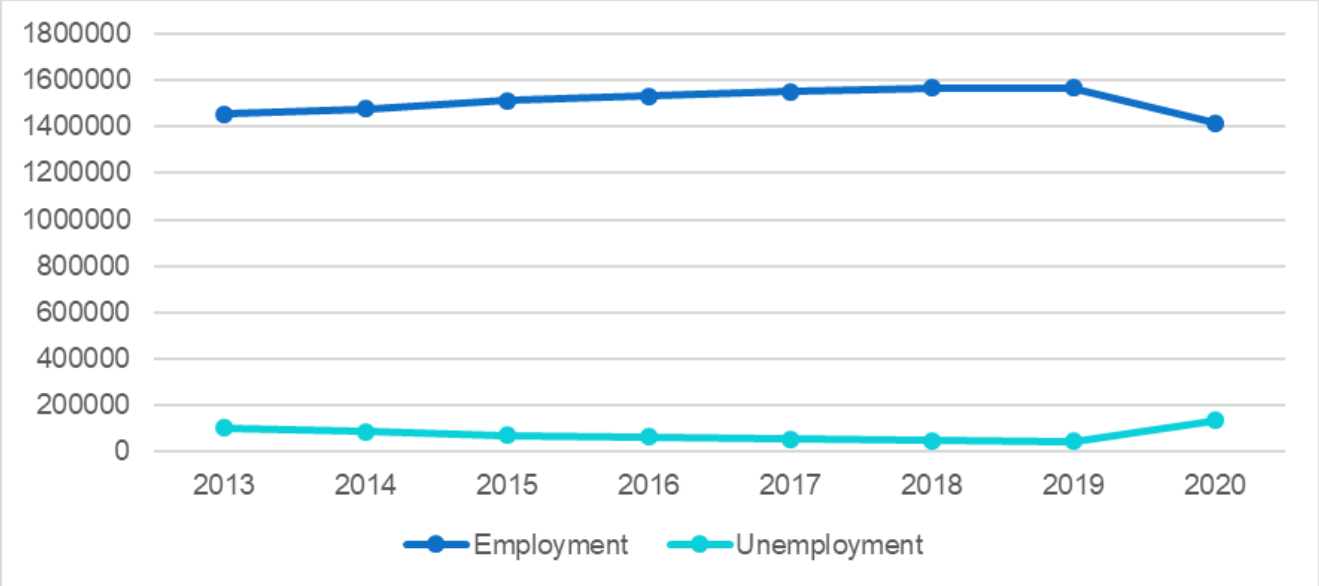
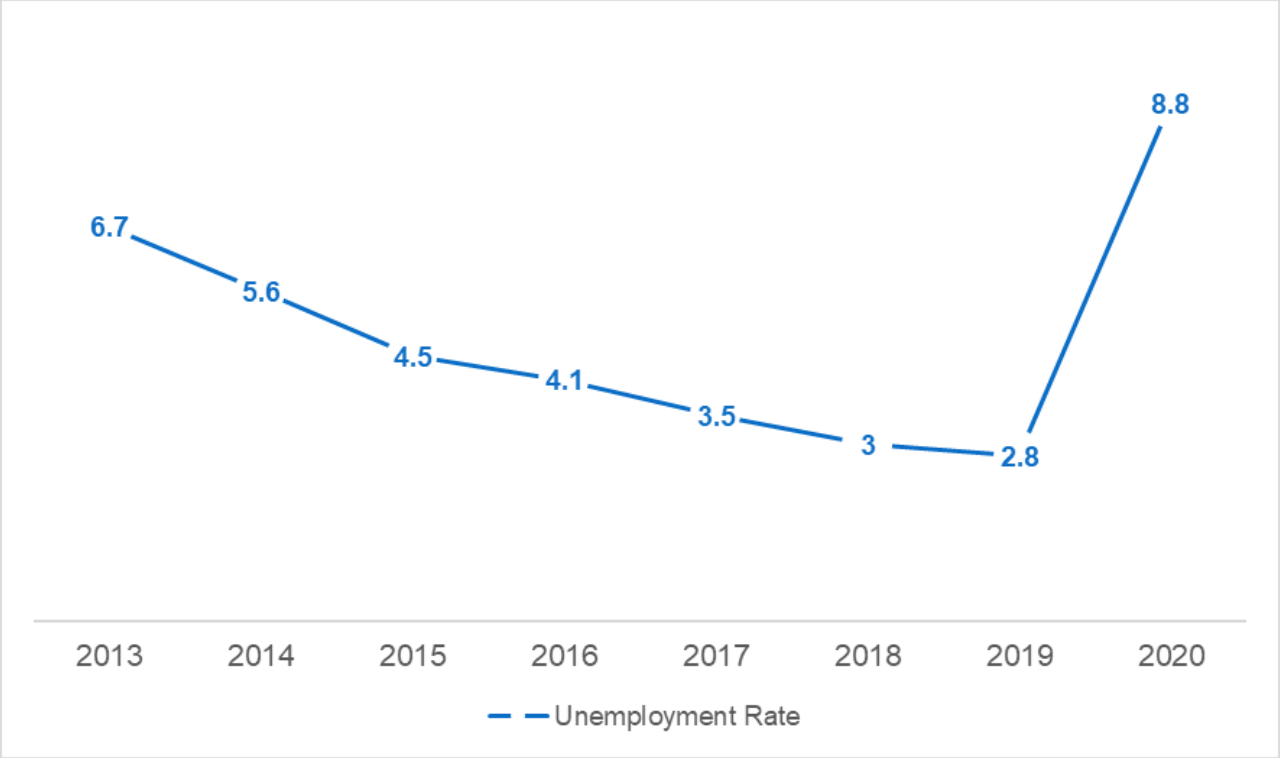


Figure 2-6. Unemployment Rate (Santa Ana-Anaheim-Irvine Statistical Area)



2.4.1.2 Employment Projections

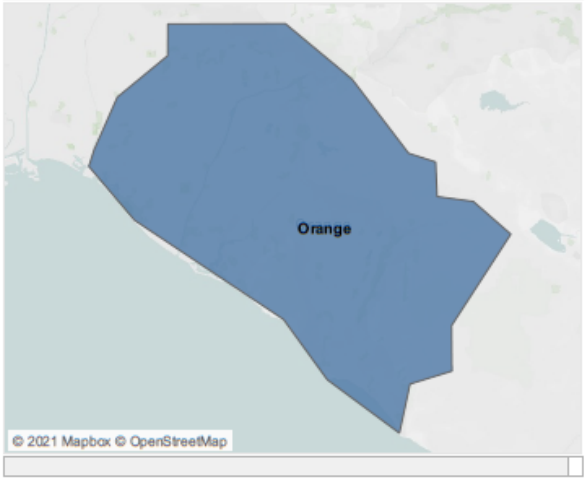
The USBLS also provides projections for future employment in the Santa Ana-Anaheim-Irvine Statistical Area, as shown on Figure 2-7, Employment Projections (2016–2026), below. The industries shown with the highest number of job openings are service-related sectors, and the fastest growing occupations are in healthcare and technology.

Figure 2-7. Employment Projections (2016–2026)

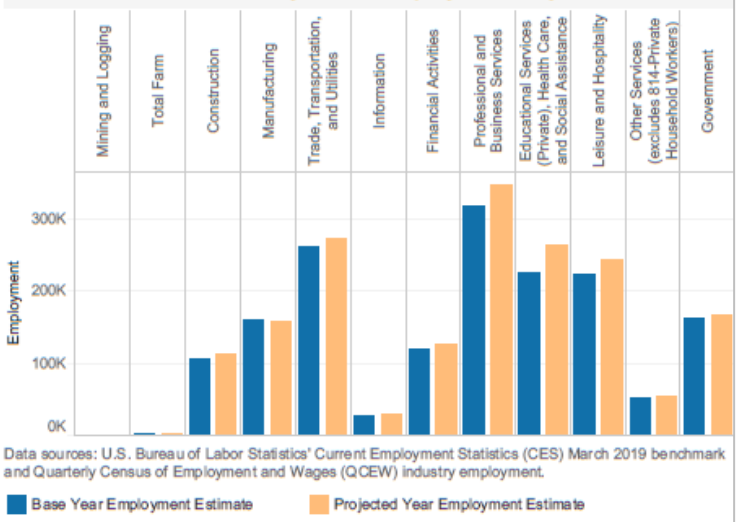
2018-2028 Local Employment Projections Highlights

Select Area Name
Anaheim-Santa Ana-Irvine MD (Orange County)

Anaheim-Santa Ana-Irvine MD (Orange County)



2018-2028 Industry Sector Employment Projections



Data sources: U.S. Bureau of Labor Statistics' Current Employment Statistics (CES) March 2019 benchmark and Quarterly Census of Employment and Wages (QCEW) industry employment.

Filter by Entry Level Education
All

2018-2028 Occupations with the Most Job Openings

Standard Occupational Classification	Occupational Title	Total Job Openings	Median Hourly Wage	Median Annual Wage
35-3021	Combined Food Preparation and Serving Workers, Including Fast Food	88,470	$0.00	$0
39-9021	Personal Care Aides	73,920	$0.00	$0
41-2031	Retail Salespersons	70,260	$14.19	$29,517
53-7062	Laborers and Freight, Stock, and Material Movers, Hand	63,150	$14.85	$30,892
41-2011	Cashiers	62,640	$13.81	$28,730
35-3031	Waiters and Waitresses	62,020	$13.41	$27,895
37-2011	Janitors and Cleaners, Except Maids and Housekeeping Cleaners	42,360	$14.79	$30,760
43-9061	Office Clerks, General	34,510	$17.61	$36,617
43-5081	Stock Clerks and Order Fillers	30,160	$0.00	$0
43-4051	Customer Service Representatives	29,650	$18.86	$39,214

Total job openings are the sum of numeric change, exits, and transfers projected between 2018 and 2028.
Wages are from the 2020 first quarter and do not include self-employed or unpaid family workers. An estimate could not be provided for wages listed as $0.
Excludes "All Other" categories. These are residual codes that do not represent a detailed occupation.

2018-2028 Fastest Growing Occupations

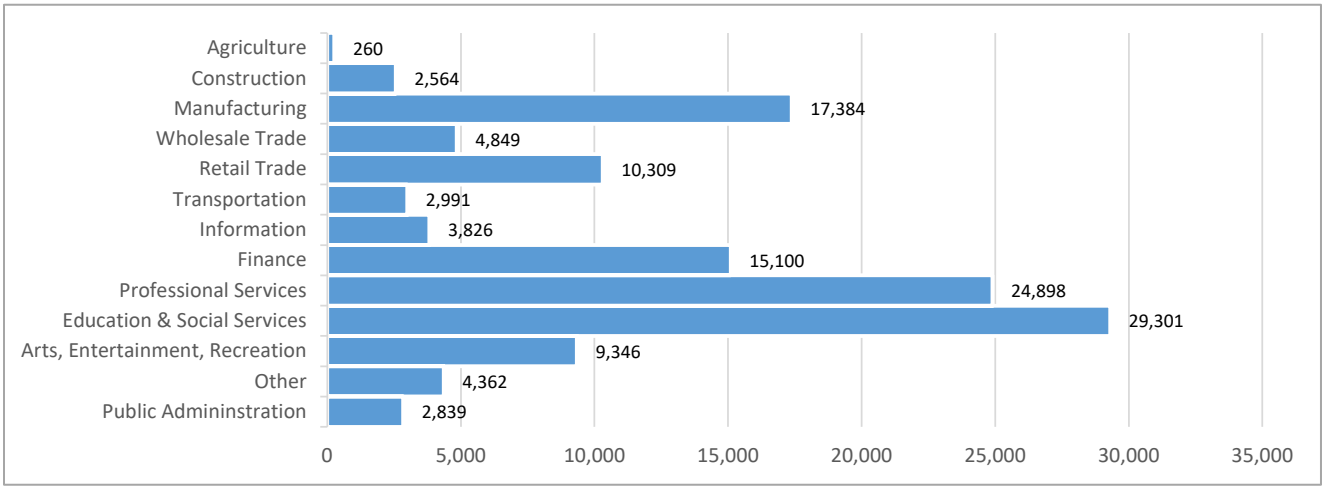
Standard Occupational Classification	Occupational Title	Base Year Employment Estimate	Projected Year Employment Estimate	Percentage Change	Median Hourly Wage	Median Annual Wage
31-2011	Occupational Therapy Assistants	500	760	52.0%	$36.14	$75,190
29-1127	Speech-Language Pathologists	1,940	2,700	39.2%	$44.61	$92,774
27-4021	Photographers	1,760	2,390	35.8%	$24.18	$50,288
31-2021	Physical Therapist Assistants	610	810	32.8%	$37.04	$77,051
15-1122	Information Security Analysts	770	1,010	31.2%	$0.00	$0
31-2022	Physical Therapist Aides	460	600	30.4%	$13.41	$27,894
15-2031	Operations Research Analysts	1,380	1,780	29.0%	$43.58	$90,645
31-9097	Phlebotomists	1,250	1,610	28.8%	$21.23	$44,162
15-1132	Software Developers, Applications	10,350	13,210	27.6%	$0.00	$0
21-1013	Marriage and Family Therapists	3,380	4,310	27.5%	$25.12	$52,252

Fastest growing occupations are ranked by projected percentage change growth between 2018 and 2028.
Wages are from the 2020 first quarter and do not include self-employed or unpaid family workers. An estimate could not be provided for wages listed as $0.
Excludes "All Other" categories. These are residual codes that do not represent a detailed occupation.
Occupations with employment below 400 in 2018 are excluded.

2.4.2 City of Irvine

Figure 2-8, Employment by Industry, identifies employment in Irvine by industry. There are 128,029 workers living in the City who are employed across 13 major industrial sectors. The most prevalent industry is Education & Social Services with 29,301 employees (30 percent of total), and the second most prevalent industry is Professional Services with 24,898 employees (19 percent of total). Many people who work in Irvine do not live in the City; thus, its daytime population almost doubles during the typical workweek (Monday through Friday) because the City draws workers from other cities in Orange County and nearby San Diego, Los Angeles, and Riverside Counties.

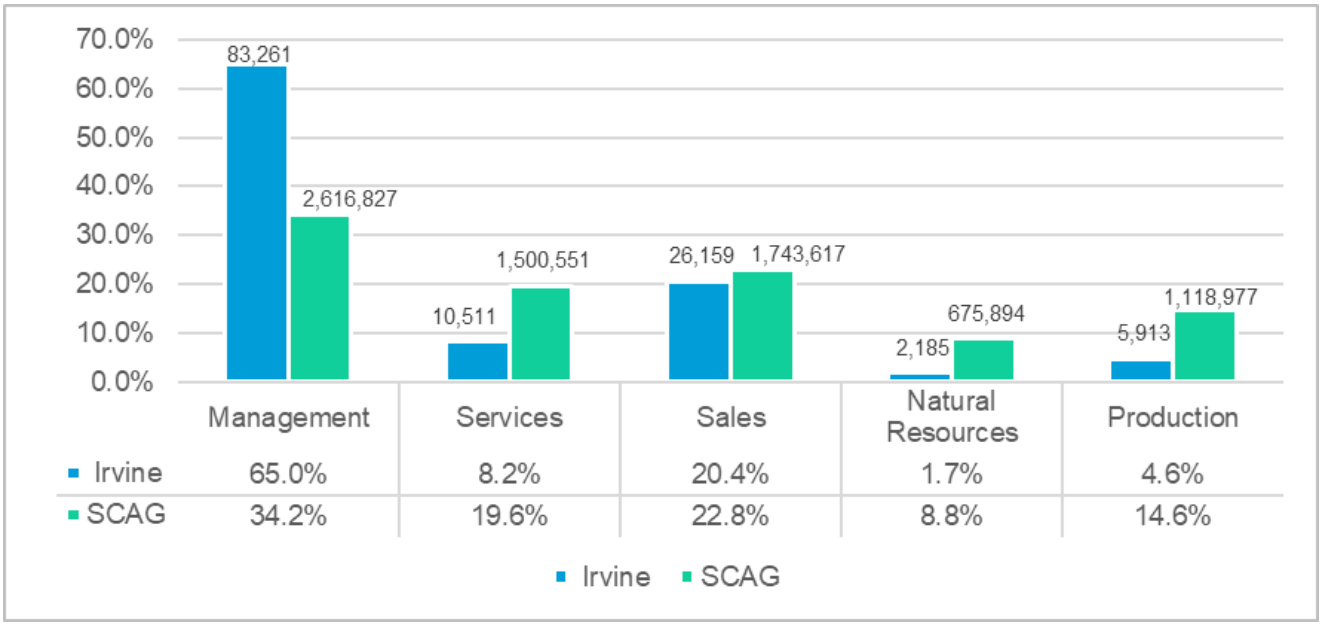
Figure 2-8. Employment by Industry



Source: ACS 2014–2018 5-Year Estimates using groupings of two-digit North American Industry Classification System codes.

In addition to understanding the industries in Irvine, it is also important to identify the types of employment Irvine residents hold. As shown on Figure 2-9, Employment by Occupation, below, the most prevalent occupational category in Irvine is Management with 83,261 employees (65 percent). The second most prevalent type of work is Sales with 6,159 employees (20 percent).

Figure 2-9. Employment by Occupation



Source: 2014–2018 ACS 5-Year Estimates using groupings of Standard Occupational Classification codes. Provided by SCAG.

The City's 2020 Comprehensive Annual Financial Report (CAFR) summarizes the City's financial activity for the previous fiscal year, identifies principal employers in the current year, and provides a nine-year history from 2011. The University of California, Irvine, is at the top of the list, as is Blizzard Entertainment, Inc.; Irvine Unified School District; and electronic manufacturing, pharmaceutical, and biotech companies (Table 2-5, City of Irvine Principal Employers (2011 and 2020)).

Table 2-5. City of Irvine Principal Employers (2011 and 2020)

	2020			2011		
Employer	Number of Employees	Rank	Percentage of Employment	Number of Employees	Rank	Percentage of Employment
University of California Irvine	25,827	1	9.40%	14,227	1	6.48%
Blizzard Entertainment Inc.	4,022	2	1.46%	1,695	7	0.89%
Master North America Inc.	4,000	3	1.46%	-		
Irvine Unified School District	3,959	4	1.46%	2,706	2	1.23%
Edwards Lifesciences LLC	3,152	5	1.44%	2,337	4	
B Braun Medical	1,910	6	0.70%	1,400	10	0.73%
Broadcom	1,900	7	0.69%	2,604	3	1.19%
Parker Hannifin Corporation	1,650	8	0.60%	1,650	8	0.87%
Glidewell Laboratories	1,538	9	0.56%	-		
Western Digital	1,350	10	0.49%	-		
Allergan	-			1,922	6	1.01%
Cellco Partnership/ Verizon Wireless	-			2,305	5	1.21%
St. John Knits	-			1,517	9	0.80%

Source: City of Irvine 2020 CAFR.

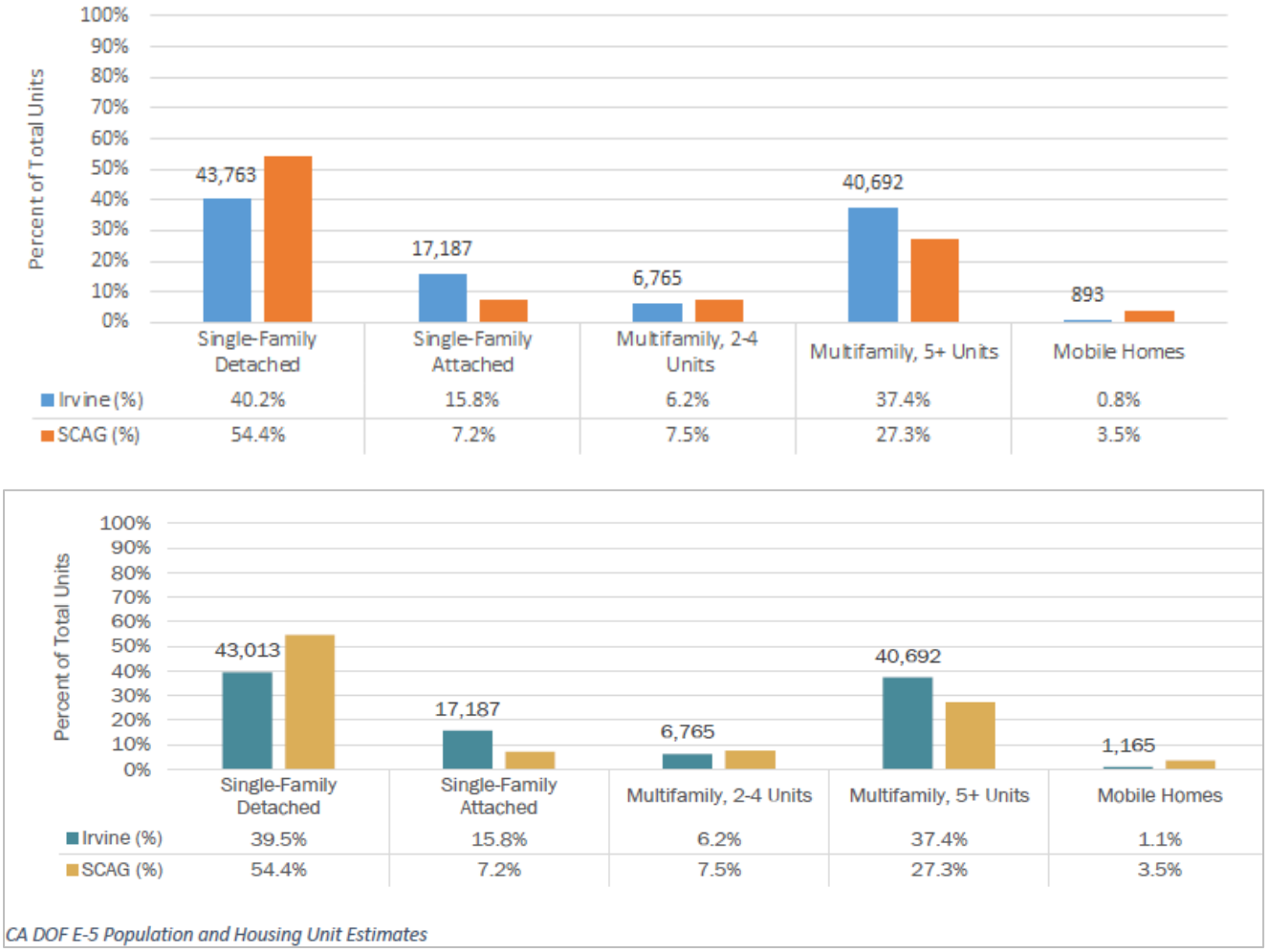
2.5 Household/Housing Characteristics

California Government Code, Section 65583(a), requires an assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs, including an analysis and documentation of household characteristics. This section details housing costs compared to incomes, housing characteristics (including overcrowding), and housing stock conditions in the City.

2.5.1 Housing Types

According to the SCAG pre-certified data, 109,300 housing units are in the City (data obtained from the DOF). Approximately 39 percent are single-family detached homes, and 66 percent are all other housing types (44 percent are multifamily condominiums or apartments, 16 percent are single-family attached homes/townhomes, and 1 percent are mobile homes) (Figure 2-10, Housing Stock Characteristics, below). These characteristics contrast with data for the SCAG region where over half of all housing units are single-family detached. More specifically, housing units in the SCAG region fall into the following categories: 54 percent single-family detached, 7 percent single-family attached, 36 percent multifamily, and 3 percent mobile homes. The percentage of single-family detached homes in the SCAG region is 15 percent higher than the percentage in the City.

Figure 2-10. Housing Stock Characteristics



Source: CA DOF E-5 Population and Housing Estimates with the exception of revised mobile home data from 1,156 to 893 units based on The Groves at 5200 Irvine Blvd with 533 mobile homes and The Meadows at 14851 Jeffrey Rd with 360 mobile homes in the City of Irvine's Centralized Database.

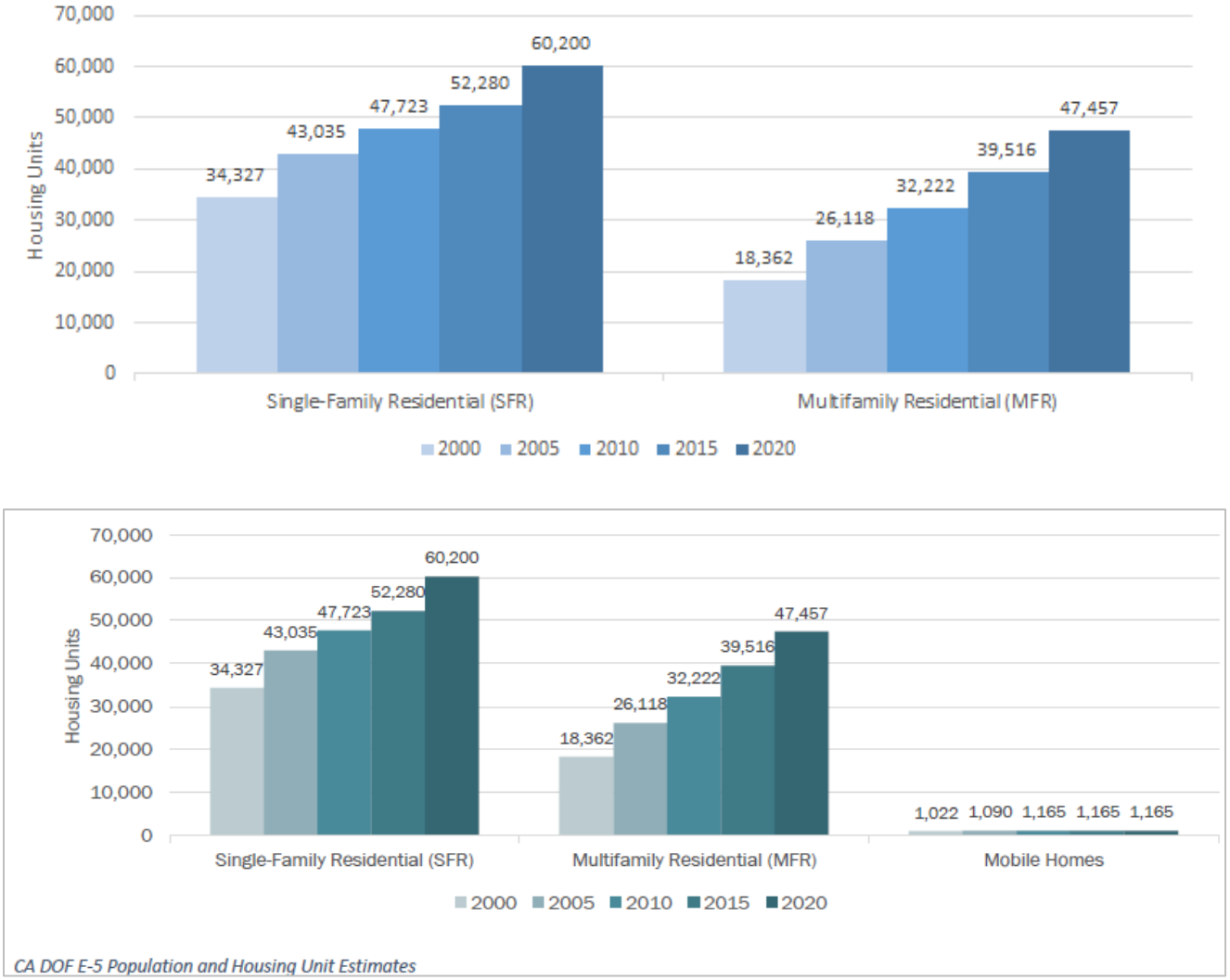
2.5.1.1 Housing Type Trend

As shown on Figure 2-11, Housing Type Trend, below, both single-family and multifamily residential units have consistently represented the overwhelming majority of housing types over the last 20 years, while the number of mobile homes has remained flat. Development trends indicate that significantly more multifamily units than single-family units have been built in recent years. While single-family units have increased by 75 percent between 2000 and 2020, multifamily units have increased by 158 percent during this same time period.

The primary factor for this trend is a lack of affordability as increasing median home prices in Irvine have outpaced wage growth, making a single-family residence purchase out of reach for more and more households. Other factors includes lifestyle preferences that favor flexibility and

walkability proximity to employment, parks/public facilities, and entertainment that multifamily and apartment properties provide.

Figure 2-11. Housing Type Trend

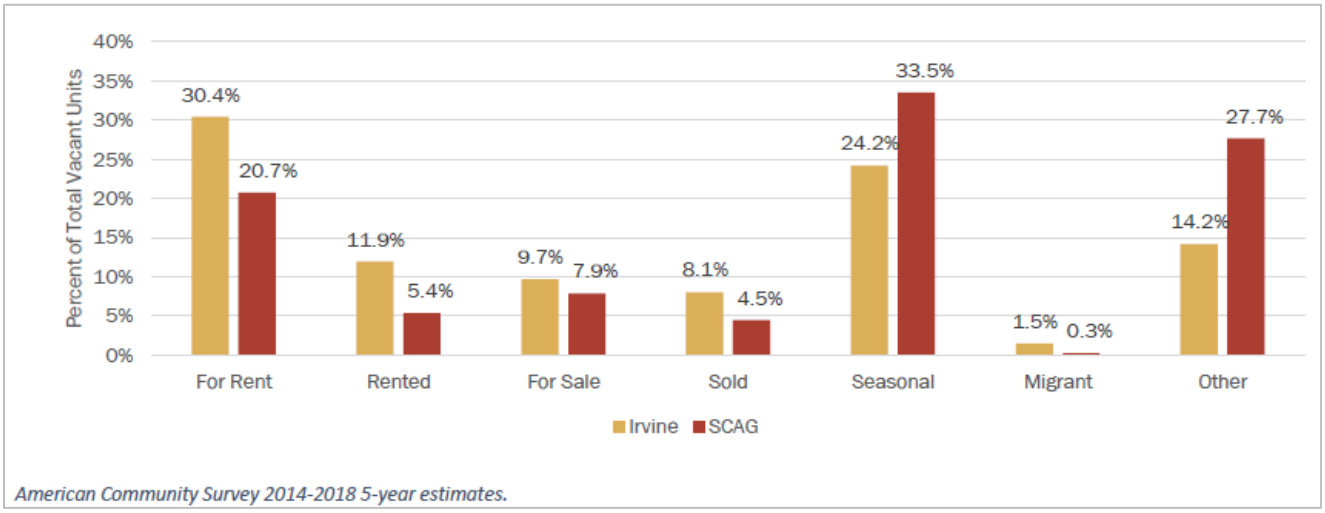


CA DOF E-5 Population and Housing Unit Estimates

2.5.1.2 Vacant Units by Type

According to the 2014–2018 ACS 5-Year Estimates, 6 percent of the housing units in the City are vacant. As shown on Figure 2-12, Vacant Units by Type, below, the majority of the vacant units are for rent (31 percent), with seasonal units representing 24 percent of all vacant units. For-sale and other unit types represent the remaining 45 percent of all vacant units in the City.

Figure 2-12. Vacant Units by Type

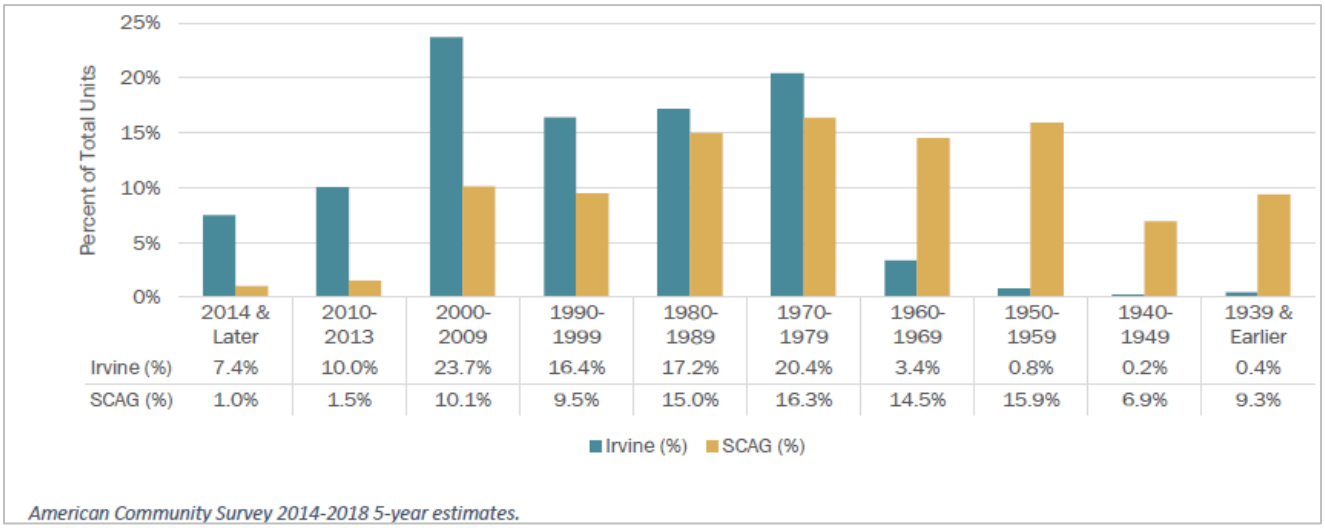


American Community Survey 2014-2018 5-year estimates.

2.5.1.3 Housing Units by Year Built

Irvine experienced the largest growth in housing units during 2000–2009 because the Southern California housing market was extremely strong before the Great Recession in 2008. In contrast, the SCAG region as a whole experienced the largest growth in housing units between 1970 and 1979 (Figure 2-13, Housing Units by Year Structure Built).

Figure 2-13. Housing Units by Year Structure Built



	2014 & Later	2010-2013	2000-2009	1990-1999	1980-1989	1970-1979	1960-1969	1950-1959	1940-1949	1939 & Earlier
Irvine (%)	7.4%	10.0%	23.7%	16.4%	17.2%	20.4%	3.4%	0.8%	0.2%	0.4%
SCAG (%)	1.0%	1.5%	10.1%	9.5%	15.0%	16.3%	14.5%	15.9%	6.9%	9.3%

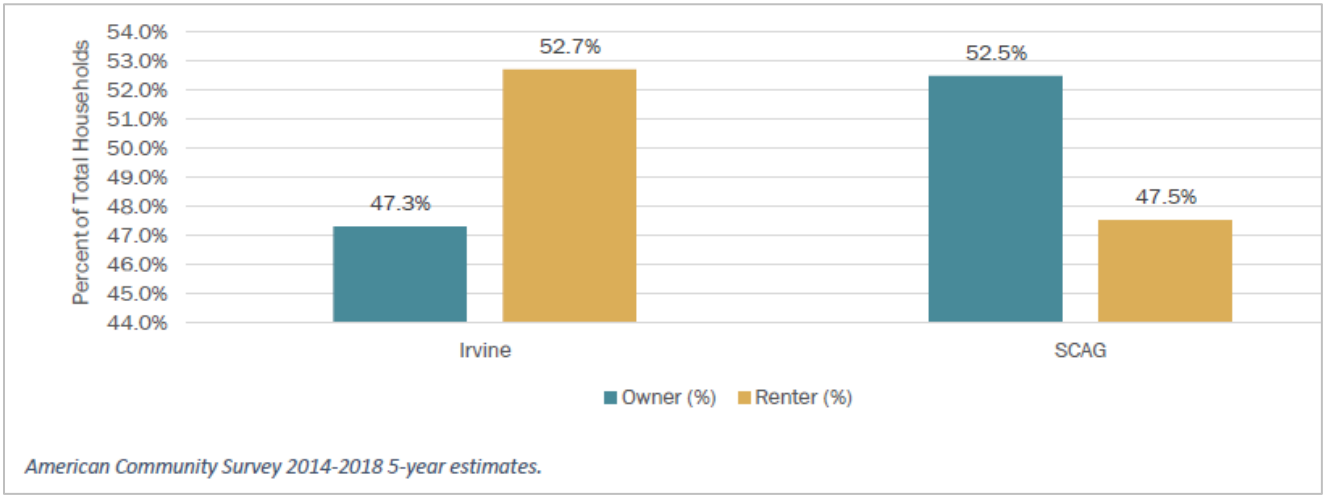
American Community Survey 2014-2018 5-year estimates.

Irvine's housing stock is generally newer compared to other cities in the SCAG region. Data on the age of the current housing stock illustrates historical development patterns and can indicate the overall condition of the housing stock as older homes require more maintenance and repair (and at greater costs) than units that are 30 years old or fewer.

2.5.2 Ownership/Rental Statistics

Housing security can depend heavily on housing tenure (i.e., whether homes are owned or rented). Ownership units represent approximately 47 percent of all units, while rental units make up 53 percent of the City's units. As shown on Figure 2-14, Ownership versus Rental Units, the share of renters in Irvine is higher than the share of renters in the SCAG region overall.

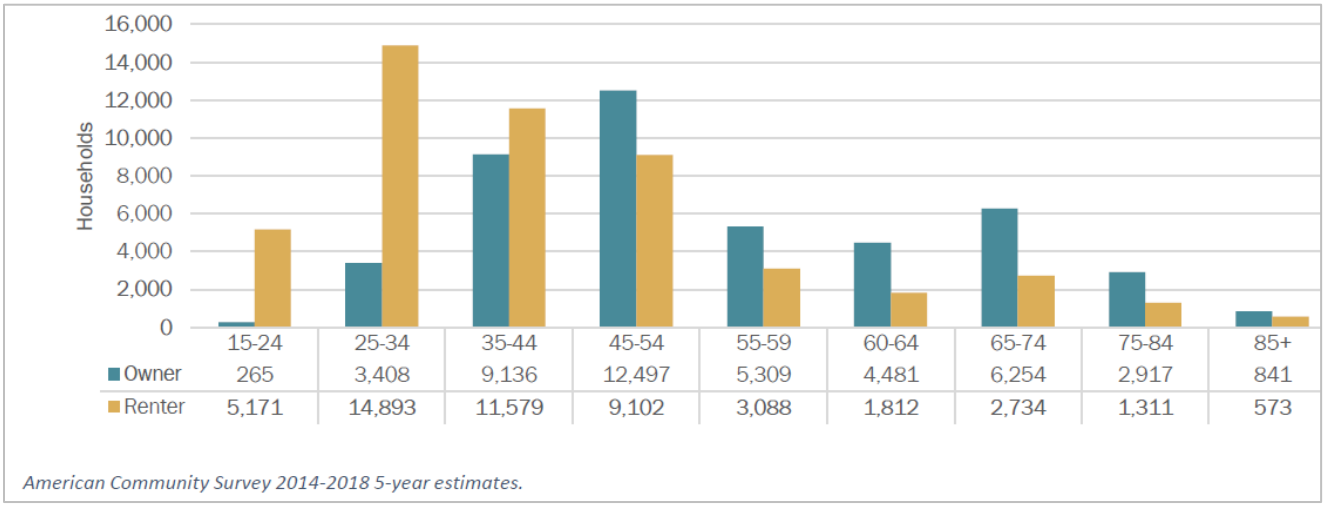
Figure 2-14. Ownership versus Rental Units



American Community Survey 2014-2018 5-year estimates.

Data on the age of the household occupants indicates that the majority of households that rent are 44 years and younger, while the highest percentage of homeowners are 45 years and older. This data indicates a direct correlation between age and homeownership, as depicted on Figure 2-15, Housing Tenure by Age.

Figure 2-15. Housing Tenure by Age

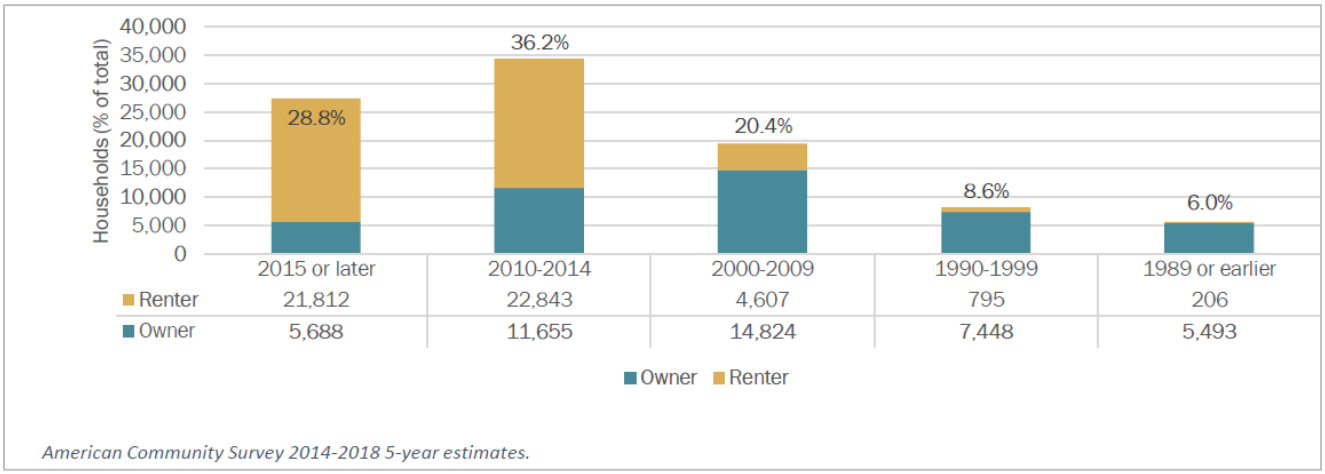


American Community Survey 2014-2018 5-year estimates.

As shown on Figure 2-16, Households Locating to Irvine by Housing Tenure, below, 65 percent of households located to their current Irvine residence in 2010 or later. Additionally, the majority

of these households rent their homes, while the majority of households locating to Irvine before 2010 owned their homes.

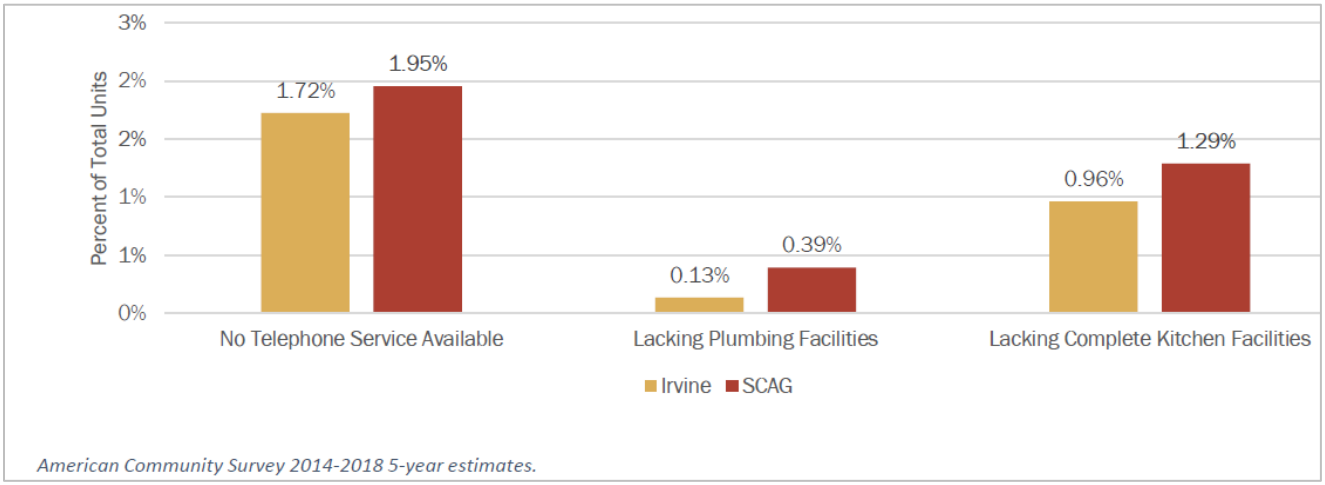
Figure 2-16. Households Locating to Irvine by Housing Tenure



2.5.3 Housing Conditions

Irvine is a relatively new master-planned community with multiple homeowners associations that monitor the external physical and property conditions of housing units throughout the City. The results of the 2014–2018 ACS 5-Year Estimates indicate that a relatively low number of units would be considered substandard. More specifically, 1,645 units lack telephone service, 128 units lack plumbing facilities, and 917 units lack complete kitchen facilities in the City (Figure 2-17, Housing in Need of Rehabilitation and Replacement).

Figure 2-17. Housing in Need of Rehabilitation and Replacement



Additionally, a 2017 windshield survey of all homes in the City constructed prior to 1992 was conducted to assess current conditions that can be observed from the public right-of-way. Building conditions observed included chipped and peeling paint, deteriorated or missing

building material, sagging/deteriorated roof, and broken windows or screens. Of the thousands of housing units surveyed, only 64 were observed with deferred to moderate maintenance issues. More specifically, 42 units had chipped or peeling paint, 17 had broken or missing building material, two had sagging roofs, and three had broken windows or screens (Table 2-6, 2017 Housing Conditions Survey).

Table 2-6. 2017 Housing Conditions Survey

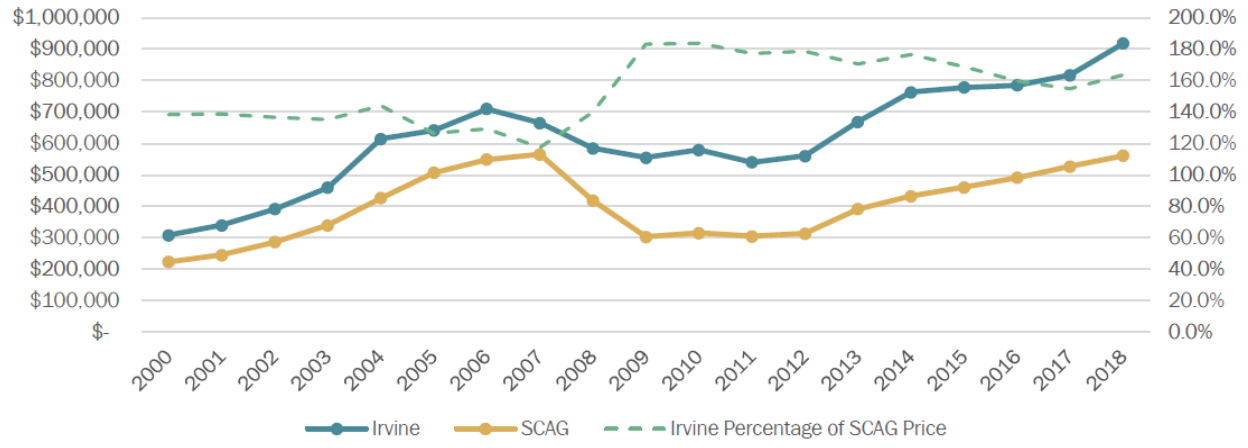
Planning Area		Total # of Homes/Units with Maintenance Issues	Peeling Paint	Deteriorated/ Missing Building Material	Sagging Roof
8	Northwood	67	12	5	0
10	Walnut Village	12	3	0	0
11	El Camino Real	74	17	4	0
14	Westpark I	24	2	1	0
15	Woodbridge	5	0	0	0
19	Rancho San Joaquin	0	0	0	0
20	University Park	142	5	6	1
21	Turtle Rock	37	3	1	1
24	University Town Center	1	0	0	0
Total		**362**	**42**	**17**	**2**

Source: Windshield Survey as observed from the public right-of-way conducted between May 18-22, 2017

2.5.4 Median Home Sales Price for Existing Homes

Median home prices were recorded at $918,000 in 2018, with large increases experienced after the dip in prices during the Great Recession. Compared to median home prices in the SCAG region as whole, home prices in Irvine are significantly higher than those for the SCAG region (Figure 2-18, Median Home Sales Price for Existing Homes).

Figure 2-18. Median Home Sales Price for Existing Homes

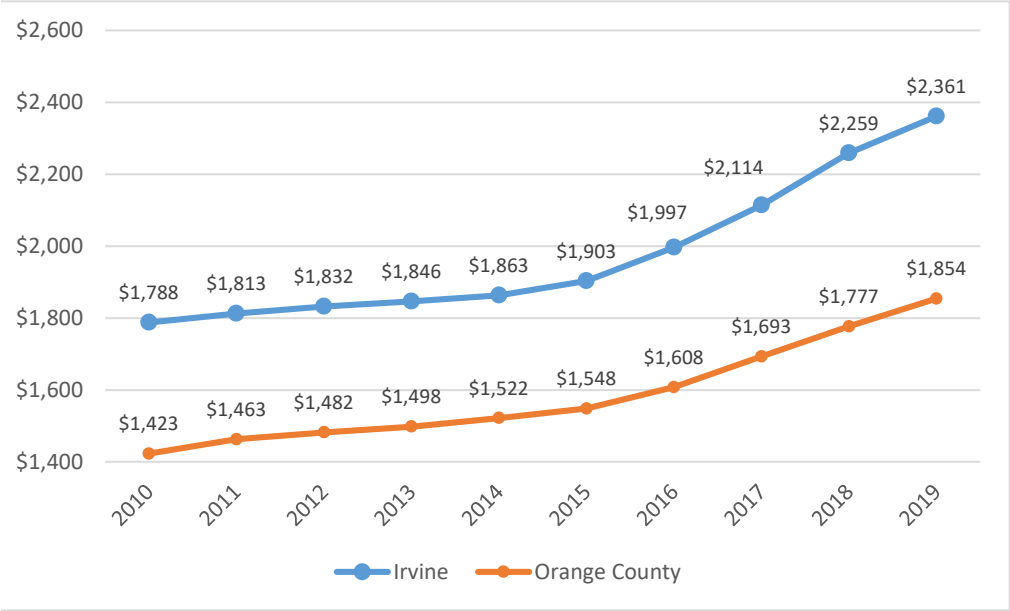


SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household-weighted average of county medians.

2.5.5 Median Rent

The median monthly rent in the City was $2,361 in 2019 compared to $1,854 in the County according to the Census Bureau ACS 5-Year Estimates. Therefore, rents in Irvine are significantly higher than those in the County. Furthermore, while rents in the County as a whole have increased over the last nine years, rents in the City have increased at a faster pace. For instance, rents grew 24 percent in the City between 2015 and 2019 compared to 20 percent growth in the County during that same period. Figure 2-19, Median Rent, provides a comparison of rents in Irvine and the County between 2010 and 2019.

Figure 2-19. Median Rent



Source: Census Bureau American Community Survey 5-Year Estimates

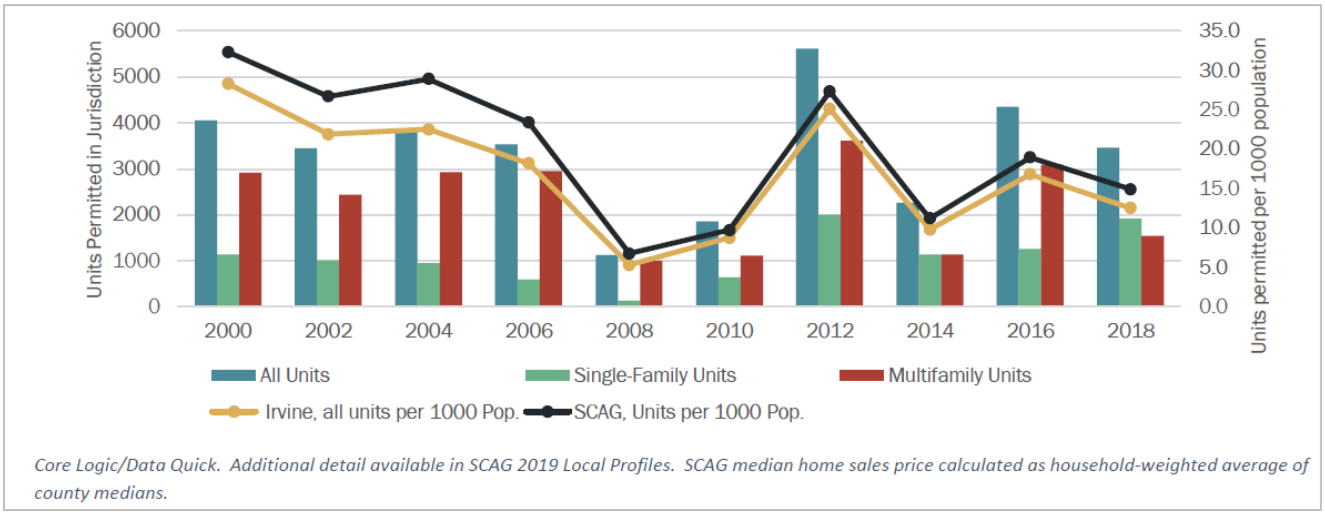
2.5.6 Housing Units Permitted

According to the SCAG pre-certified data, 33,552 building permits for housing units were issued in the City between 2000 and 2018. Of this total, 10,748 were for single-family units and 22,804 were for multifamily units. Applying the number of permits issued to the population and comparing this data to the SCAG region as whole (to determine the number of permits issued per 1,000 population) indicates how the permit activity in Irvine compares to the region.

As shown on Figure 2-20, Housing Units Permitted, below, the City's permit activity has mirrored SCAG permit trends, which illustrates the significant housing development in the City and the City's success in developing a fair share of housing units given current trends. After a spike in residential development following the Great Recession in 2008–2009, the number of permits

issued since 2014 is lower than the pre-2008 recession levels for both the City and the SCAG region as a whole.

Figure 2-20. Housing Units Permitted



Core Logic/Data Quick. Additional detail available in SCAG 2019 Local Profiles. SCAG median home sales price calculated as household-weighted average of county medians.

2.5.7 Overpayment and Overcrowding

California Government Code, Section 65583(a)(2), requires an analysis and documentation of household characteristics, including level of payment compared to ability to pay; housing characteristics, including overcrowding; and housing stock condition. The sections below address this requirement.

2.5.7.1 Household Income

Household income is significant as it demonstrates an individual or household's ability to pay for housing.

The HCD identifies the following income categories based on the AMI of each county:

- **Extremely Low Income:** Households with income up to 30 percent of the AMI.
- **Very Low Income:** Households with income between 31 and 50 percent of the AMI.
- **Low Income:** Households with income between 51 percent and 80 percent of the AMI.
- **Moderate Income:** Households with income between 81 percent and 120 percent of the AMI.
- **Above Moderate Income:** Households with income over 120 percent of the AMI.

The HUD Comprehensive Housing Affordability Strategy (CHAS) data separates households slightly differently, with a category for households with income between 81 percent and 100 percent of the AMI (Below Median) and a category for households with income above 100 percent of the AMI (Above Median).

Between 2014 and 2018 (the most recent data available), 35 percent of Irvine households had lower incomes, 9 percent had Below Median incomes, and 56 percent of households had Above Median incomes. The City has less lower-income households than the County of Orange (43 percent). Table 2-7, Households by Income Category, provides a summary of the analysis of household income in Irvine compared to the County.

Table 2-7. Households by Income Category

Income Category (% of County AMI)	Irvine		Orange County	
	Households	Percent	Households	Percent
Extremely Low (30% AMI or less)	14,315	15%	143,995	14%
Very Low (31 to 50% AMI)	7,265	8%	121,145	12%
Low (51 to 80% AMI)	11,820	12%	175,030	17%
Below Median (81% to 100% AMI)	8,220	9%	103,025	10%
Above Median (Over 100% AMI)	53,760	56%	489,180	47%
Total	95,380	100%	1,032,375	100%

Sources: Department of Housing and Urban Development (HUD) and Comprehensive Housing Affordability Strategy (CHAS) (2014-2018)

2.5.7.2 Cost Burden by Income

Housing cost burden is most commonly measured as the percentage of gross income spent on housing, with an amount of over 30 percent considered "cost burdened" and 50 percent considered "severely cost burdened." However, a lower-income household spending the same percentage of income on housing as a higher-income household will likely experience more true "cost burden."

The SCAG pre-certified data contains information from HUD on the number of households in the City that pay 30 percent or more of their gross income on housing costs (Table 2-8, Cost Burden by Income, below). This data indicates that approximately 41 percent of households in Irvine (35,415 of the 86,670 households) are "cost burdened," or spend 30 percent or more of their gross income on housing costs. Approximately 19 percent of households (16,415), or one in five households, spend over 50 percent of their gross income on housing costs and are considered "severely cost burdened."

Table 2-8. Cost Burden by Income

	Households by Share of Income Spend on Housing Cost:		
Income	**< 30%**	**30-50%**	**>50%**
< 30% HAMFI	990	820	8,300
30-50% HAMFI	1,210	2,155	3,845
50-80% HAMFI	3,200	5,720	3,095
80-100% HAMFI	4,385	4,170	625
> 100% HAMFI	41,470	6,135	550
Total Households	**51,255**	**19,000**	**16,415**

HUD CHAS, 2012- 2016. HAMFI refers to Housing Urban Development Area Median Family Income.

In a recent CHAS data query for 2014–2018, 26 percent of households (24,990) with incomes less than 80 percent of AMI spent 30 percent or more of their gross income on housing costs. Of these cost-burdened households, 17,060 (18 percent of households) spend over 50 percent of their gross income on housing and are considered “severely cost burdened.”

Table 2-9, Housing Problems for All Households by Tenure, below compares the cost burden between renters and owners with renters making up 78 percent (18,210 of 23,235) of households that are cost burdened. Although cost-burdened renters at less than 80 percent AMI account for approximately 19 percent of the total households in the City, they bear the majority of housing costs relative to their incomes. Table 2-10, Percentage of Low-Income Households Overpaying for Housing by Tenure, below provides a summary of the share of household income that lower-income households spend on housing costs by tenure. The analysis shows that 67 percent of owner-occupied units are cost burdened, while 78 percent of renter-occupied units are cost burdened in lower-income categories.

Table 2-9. Housing Problems for All Households by Tenure

2018 Orange County Area Median Income: $92,700	Total Renters		% of Total Households	Total Owners		% of Total Households	Total Owners and Renters		% of Total Households
Household income less than 30% AMI	11,305		12%	3,010		3%	14,315		15%
% With any housing problems	7,725	68%	8%	2,415	80%	3%	10,140	71%	11%
% Cost burden > 30%	7,265	64%	8%	2,415	80%	3%	9,680	68%	10%
% Cost burden > 50%	6,790	60%	7%	2,155	72%	2%	8,945	62%	9%
Household income 30% to 50% AMI	4,930		5%	2,335		2%	7,265		8%
% With any housing problems	4,550	92%	5%	1,565	67%	2%	6,115	84%	6%
% Cost burden > 30%	4,550	92%	5%	1,515	65%	2%	6,065	83%	6%
% Cost burden > 50%	3,290	67%	3%	840	36%	1%	4,130	57%	4%
Household income 50% to 80% AMI	7,000		7%	4,820		5%	11,820		12%
% With any housing problems	6,500	93%	7%	2,865	59%	3%	9,365	79%	10%
% Cost burden > 30%	6,395	91%	7%	2,850	59%	3%	9,245	78%	10%
% Cost burden > 50%	2,645	38%	3%	1,340	28%	1%	3,985	34%	4%
Household income less than 80% AMI	23,235		24%	10,165		11%	33,400		35%
% With any housing problems	18,775	81%	20%	6,845	67%	7%	25,620	77%	27%
% Cost burden > 30%	18,210	78%	19%	6,780	67%	7%	24,990	75%	26%
% Cost burden > 50%	12,725	55%	13%	4,335	43%	5%	17,060	51%	18%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) - Data Query Tool 2014-2018 ACS

Table 2-10. Percentage of Low-Income Households Overpaying for Housing by Tenure

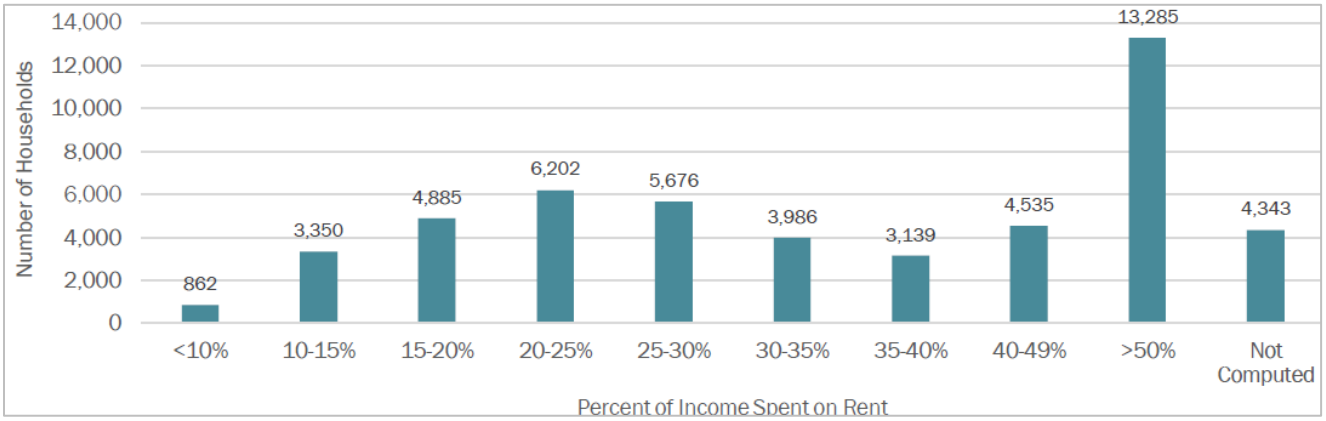
Owner-Occupied Units		
Households with incomes less than 80% AMI	Paying 30% or more of household income	Percent
10,165	6,780	67%
Renter-Occupied Units		
Households with incomes less than 80% AMI	Paying 30% or more of household income	Percent
23,235	18,210	78%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) - Data Query Tool 2014-2018 ACS

2.5.7.3 Spending on Rent

Data from the 2014–2018 ACS 5-Year Estimates per the SCAG pre-certified data indicates that Irvine has a similar percentage of rent-burdened households compared to the SCAG region as a whole. In total, 50 percent of Irvine's renter households spend 30 percent or more of gross income on housing cost compared to 55 percent in the SCAG region. Additionally, 26 percent of renter households spend 50 percent or more of gross income on housing cost compared with 29 percent in the SCAG region as a whole. Figure 2-21, Spending on Rent, below provides the data for the City.

Figure 2-21. Spending on Rent

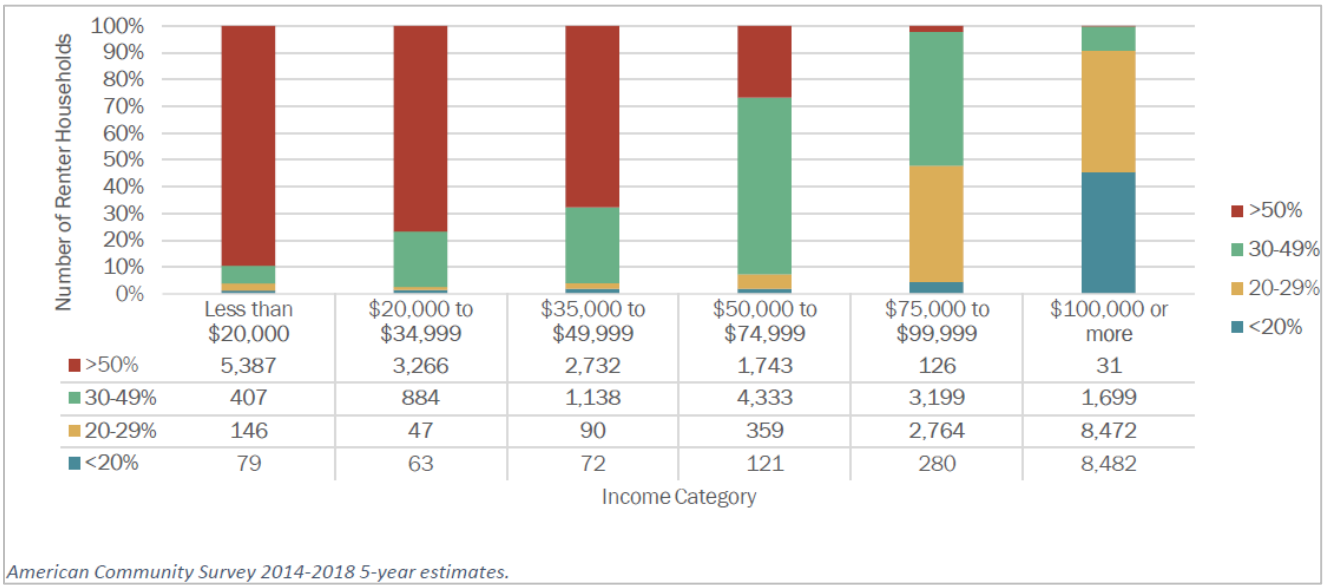


Source: 2014–2018 ACS 5-Year Estimates. Provided by SCAG.

2.5.7.4 Spending on Rent by Income

Another method to analyze the extent of rent-burdened households in the City is to examine rent expenditure by income bracket. The 2014–2018 ACS 5-Year Estimates on renter households (i.e., the 45,920 renter households in the City where income data is available) shows the general trend of lower-income households spending a higher share of income on housing (e.g., over 50 percent), while higher-income households are more likely to spend under 20 percent of income on housing costs (Figure 2-22, Spending on Rent by Income).

Figure 2-22. Spending on Rent by Income

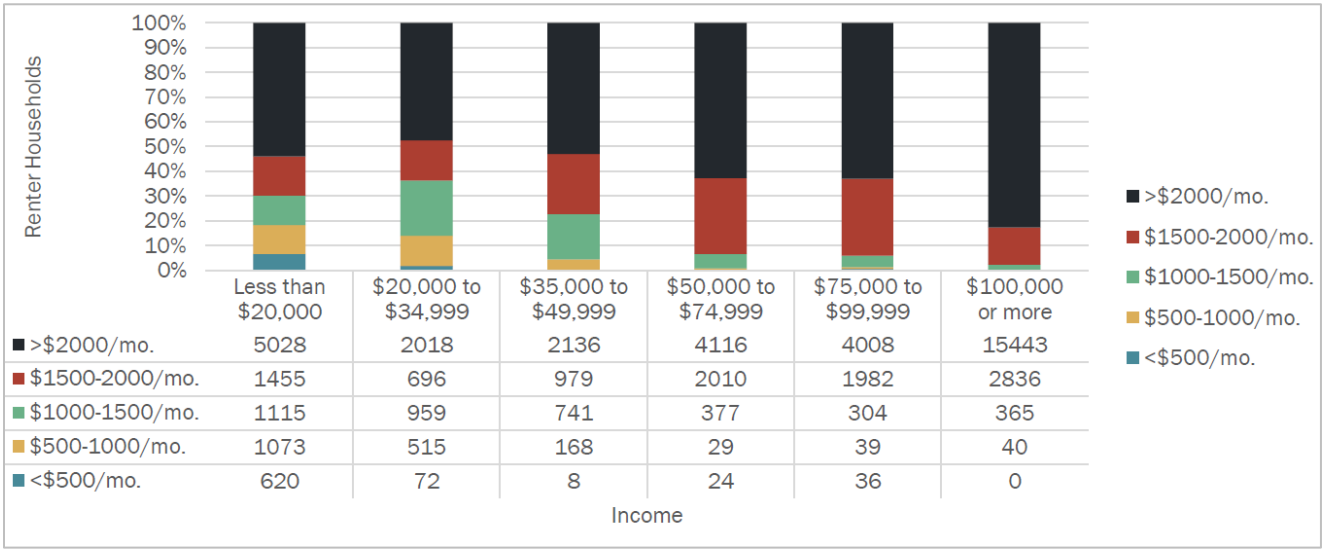


	Less than $20,000	$20,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 to $99,999	$100,000 or more
>50%	5,387	3,266	2,732	1,743	126	31
30-49%	407	884	1,138	4,333	3,199	1,699
20-29%	146	47	90	359	2,764	8,472
<20%	79	63	72	121	280	8,482

2.5.7.5 Household Income by (Cash) Rent

The data on cash rent paid by household income indicates a general trend of lower-income households in Irvine spending less on rent, while higher-income households spend more on rent. As shown on Figure 2-23, Household Income by (Cash) Rent, rent categories range from less than $500 per month (1.5 percent of Irvine renters) to over $2,000 per month (67 percent of Irvine renters).

Figure 2-23. Household Income by (Cash) Rent



	Less than $20,000	$20,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 to $99,999	$100,000 or more
>$2000/mo.	5028	2018	2136	4116	4008	15443
$1500-2000/mo.	1455	696	979	2010	1982	2836
$1000-1500/mo.	1115	959	741	377	304	365
$500-1000/mo.	1073	515	168	29	39	40
<$500/mo.	620	72	8	24	36	0

Higher incomes tend to spend more on rent, as expenses on essential items become a smaller share of spending income. Nevertheless, Figure 2-23 shows that the majority of households spend over $2,000 on rent across all income levels. Table 2-11, Housing Cost as a Percentage of Household Income by Tenure, below shows that the majority of households with incomes less than $50,000 spend 30 percent or more of their income on housing costs, which is true for both renters and owners.

Table 2-11. Housing Cost as a Percentage of Household Income by Tenure

Owner-Occupied Units					
Income Range	Total Households	% of Total Households	0-20% of Household Income	20-29% of Household Income	30-34+% of Household Income
$0-19,999	2,142	2%	78	56	2,008
$20,000-34,999	1,919	2%	297	147	1,475
$35,000-49,999	2,245	2%	581	517	1,147
$50,000+	38,396	40%	19,009	9,234	10,153
Zero or negative income	406	0%			
Subtotal	*45,108*	*47%*	*19,965*	*9,954*	*14,783*

Renter-Occupied Units					
Income Range	Total Households	% of Total Households	0-20% of Household Income	20-29% of Household Income	30-34+% of Household Income
$0-19,999	6,019	6%	79	146	5,794
$20,000-34,999	4,260	4%	63	47	4,150
$35,000-49,999	4,032	4%	72	90	3,870
$50,000+	31,609	33%	8,883	11,595	11,131
Zero or negative income	3,272	3%			
No cash rent	1,071	1%			
Subtotal	*50,263*	*53%*	*9,097*	*11,878*	*24,945*
Total	**95,371**	**100%**	**29,062**	**21,832**	**39,728**

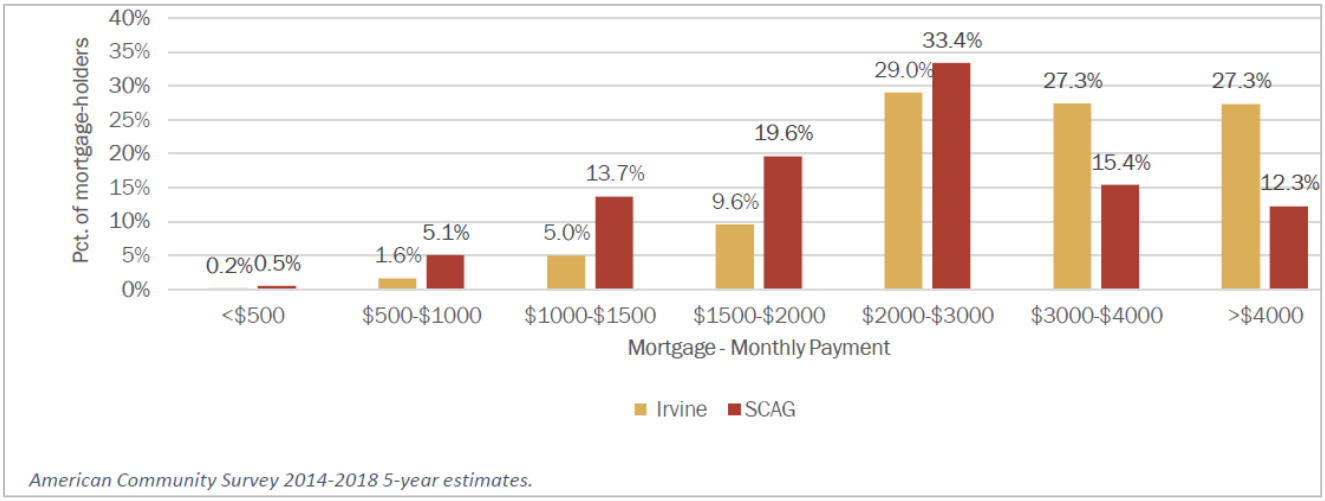
Source: U.S. Census 2018 5-year ACS B25106

Note: Some households are not accounted for; therefore, figures may differ slightly for other U.S. Census estimates for total households

2.5.7.6 Monthly Costs for Mortgage Holders

As mentioned previously, the percentage of owner-occupied units in the City is lower than the percentage in the SCAG region as a whole. More specifically, approximately 47 percent of housing units in Irvine are owner occupied compared to 53 percent of housing units in the SCAG region. Additionally, mortgage payments are higher in Irvine than in the SCAG region as a whole. The majority of mortgage holders (55 percent) in Irvine pay $3,000 per month or more compared to 28 percent of mortgage holders in the SCAG region where the most mortgage holders (72 percent) pay $3,000 per month or less (Figure 2-24, Monthly Owner Costs for Mortgage Holders, below).

Figure 2-24. Monthly Owner Costs for Mortgage Holders

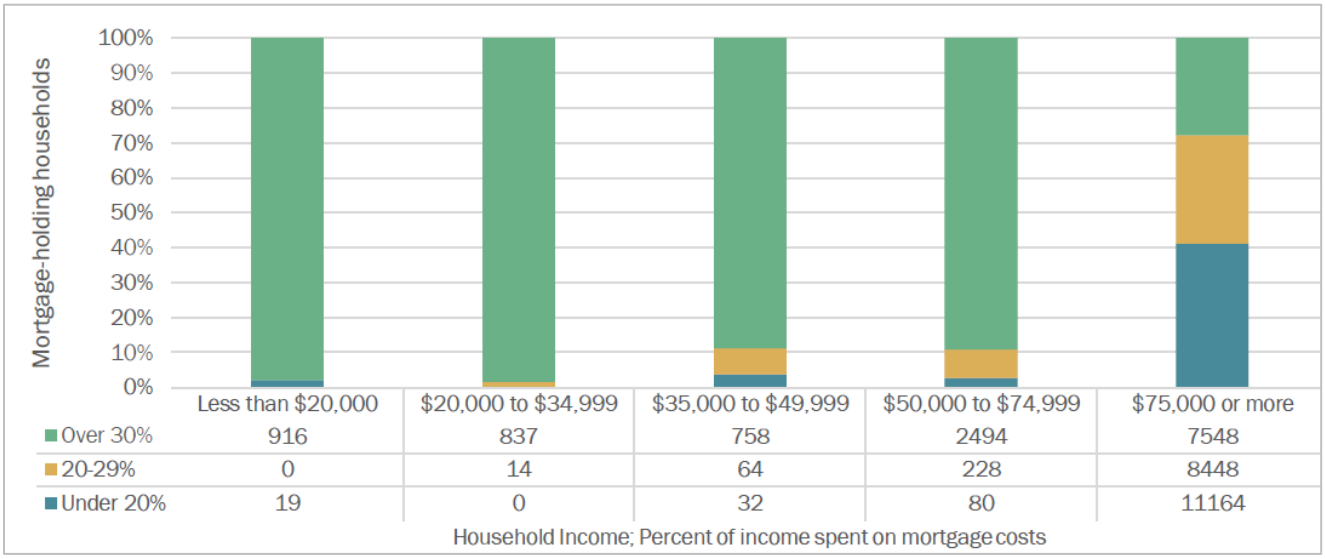


2.5.7.7 Costs for Mortgage Holders by Income

The data on mortgage-holding households in Irvine (by income and the percentage of income spent on mortgage costs) indicates that lower-income households spend a higher share of income on housing costs, while higher-income households spend a lower share of income on housing costs.

Approximately 92 percent of Irvine mortgage-holding households with incomes of $74,999 or less have payments that exceed 30 percent of the household income, while only 28 percent of households with incomes of $75,000 or more have payments that exceed 30 percent of income (Figure 2-25, Costs for Mortgage Holders by Income).

Figure 2-25. Costs for Mortgage Holders by Income



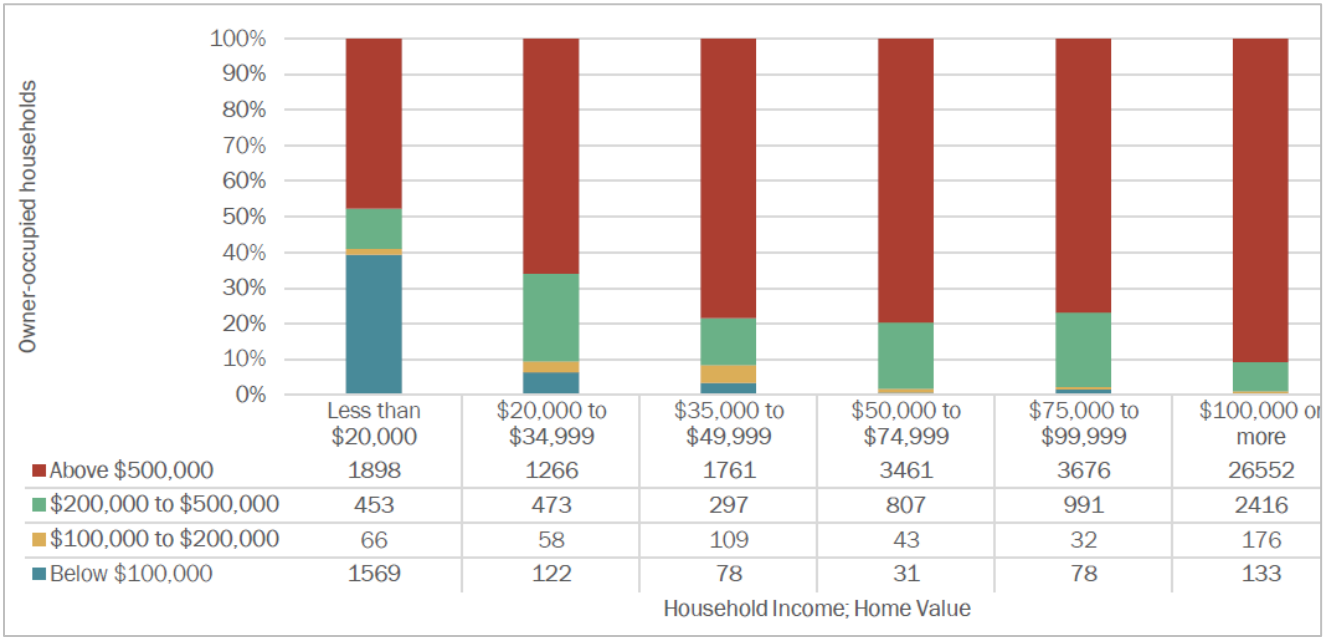
	Less than $20,000	$20,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 or more
Over 30%	916	837	758	2494	7548
20-29%	0	14	64	228	8448
Under 20%	19	0	32	80	11164

Source: ACS 2014–2018 5-Year Estimates. Provided by SCAG.

2.5.7.8 Household Income by Home Value (for Owned Units)

The relationship between housing and income can be analyzed by comparing incomes and home values in Irvine. The most common income category for homeowner households is $100,000 or more (29,277 households), and the most common home value category is above $500,000 (26,552 households) (Figure 2-26, Housing Income by Home Value (for Owned Units)).

Figure 2-26. Housing Income by Home Value (for Owned Units)



	Less than $20,000	$20,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 to $99,999	$100,000 or more
Above $500,000	1898	1266	1761	3461	3676	26552
$200,000 to $500,000	453	473	297	807	991	2416
$100,000 to $200,000	66	58	109	43	32	176
Below $100,000	1569	122	78	31	78	133

Source: ACS 2014–2018 5-Year Estimates. Provided by SCAG.

2.5.7.9 Overcrowding by Extent and Tenure

According to the SCAG pre-certified data, 6 percent of the total housing units in Irvine meet the ACS definition of “overcrowding.” More specifically, the ACS reports that 958 owner-occupied and 4,921 renter-occupied households had more than one occupant per room. Of these households, 288 owner-occupied households and 1,484 renter-occupied households, representing 2 percent of Irvine’s total households, had more than 1.5 occupants per room, which meets the ACS definition for “severe overcrowding.” Table 2-12, Overcrowding by Tenure, below provides a summary of overcrowding in the City by tenure. Figure 2-27, Crowding by Extent and Tenure, below provides a chart comparing overcrowding by tenure in the City versus the SCAG region. In general, the City has less overcrowding than the SCAG region for both renter- and owner-occupied housing units. A greater proportion of renter-occupied housing units have overcrowding than owner-occupied housing units in both the City and the SCAG region.

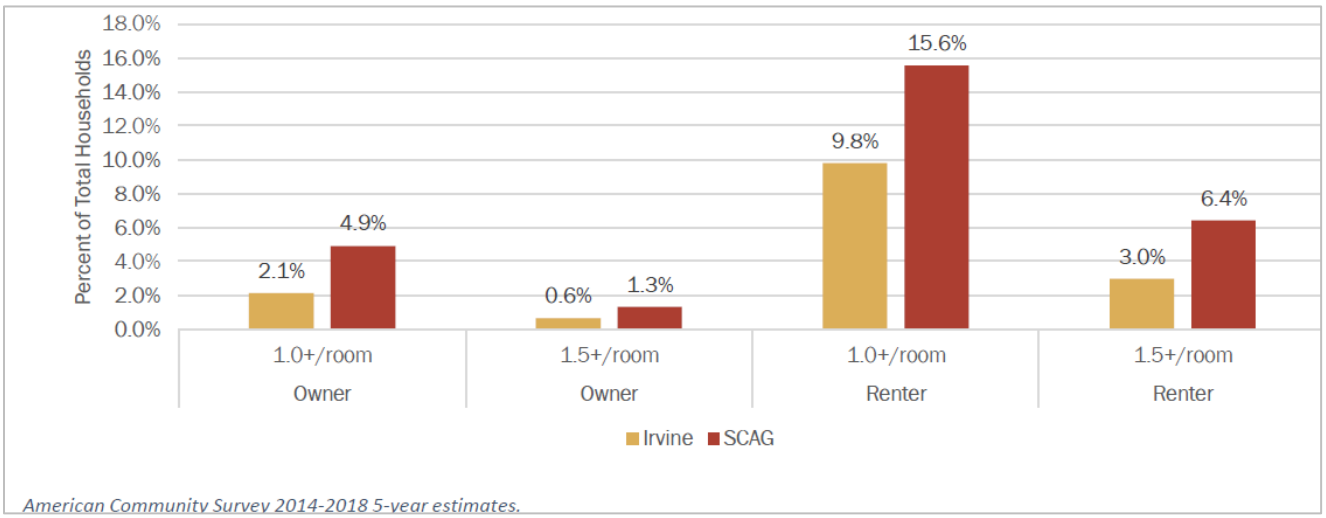
Table 2-12. Overcrowding by Tenure

Housing Type	Owner		Renter		Total Overcrowded	
Persons per room	Households	Percent	Households	Percent	Households	Percent
1.00 or fewer	44,150	98%	45,342	90%	89,492	94%
1.01 to 1.50	670	1%	3,437	7%	4,107	4%
1.51 or more	288	1%	1,484	3%	1,772	2%
TOTAL	45,108		50,263		95,371	
% Overcrowded by tenure	**2%**		**10%**		**6%**	

Source: U.S. Census 2018 5-Year Estimates ACS. Tenure by occupants per room. B25014

This data indicates that overcrowding is significantly less prevalent in Irvine than in the SCAG region as a whole, as shown on Figure 2-27.

Figure 2-27. Crowding by Extent and Tenure



2.6 Extremely Low-Income Housing Needs

Extremely low income is defined as households with income less than 30 percent of AMI. According to the HCD "State Income Limits for 2021" letter dated April 26, 2021, the 2021 AMI in Orange County is $103,000. For extremely low-income households, this results in an income of $38,450 or less for a four-person household or $26,950 or less for a one-person household. Households with extremely low income have a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance, are considered extremely low-income households. At the same time, a minimum wage worker with an annual income of approximately $27,400 or less could be part of an extremely low-income household, depending on their household size. Figure 2-7 provides examples of occupations with wages that could qualify as extremely low-income households, including personal care aides, laborers, food preparation and serving workers, cashiers, and retail salespeople.

2.6.1 Existing Needs

According to a CHAS data query for the 2014–2018 period, approximately 14,315 extremely low-income households resided in the City, representing approximately 15 percent of the total households as shown in Table 2-13, Housing Needs for Extremely Low-Income Households by Tenure.

As shown in Table 2-13, most (11,205) extremely low-income households are renters and experience a high incidence of housing problems. For example, 71 percent of extremely low-income households faced housing problems (defined as cost burden greater than 30 percent of income and/or overcrowding and/or without complete kitchen or plumbing facilities), and 66 percent were in overpayment situations. Even further, 62 percent of extremely low-income households paid more than 50 percent of their income toward housing costs compared to 20 percent for all households.

Table 2-13. Housing Needs for Extremely Low-Income Households by Tenure

	Total Owners	Total Renter	Total Households
Total Number of ELI Households	3010	11305	14315
Percent with Any Housing Problems	80%	68%	71%
Percent with Cost Burden (30% of income)	80%	64%	66%
Percent with Severe Cost Burden (50% of income)	72%	60%	62%

Sources: Department of Housing and Urban Development (HUD) and Comprehensive Housing Affordability Strategy (CHAS) (2014-2018)

2.6.2 Projected Needs

To calculate the projected housing needs, the City assumed 50 percent of its very-low-income RHNA (6,396) are extremely low-income households, or 3,198 units. Many extremely low-income households will be seeking rental housing and most likely facing an overpayment, overcrowding or substandard housing conditions. Some extremely low-income households could be diagnosed with disabilities or have other special needs.

Supportive housing is generally defined as permanent, affordable housing with on-site services that help residents transition into more stable and productive lives. Services may include childcare, after-school tutoring, and career counseling. Most transitional housing includes a supportive services component. The City regulates supportive housing as a residential use, provided supportive services are subordinate to the residential use.

To address the housing needs of extremely low-income households, the City has identified several initiatives to help expand affordable housing opportunities for the low income. These include the following programs from the Housing Plan focused on lower-income housing development (including extremely low-income housing units):

- **PP-A.1:** Maintain/Update the Site Inventory.
- **PP-B.1:** Assist with Development of Lower-Income Housing.
- **PP-B.2:** Expedite Development.
- **PP-B.5:** Dedicate Staff for Affordable Housing Entitlement, Permit, and Fee Processes.
- **PP-B.6:** Funding, Incentives, and Concessions for Extremely Low-Income Developments.
- **PP-D.1:** Affordable Housing Preservation/Committed Assistance Program (including Financial Resources and In-Kind Services).
- **PP-D.2:** Continue the Preservation and Monitoring of Existing and Future Affordable Units.
- **PP-D.3:** Replacement Housing.
- **PP-E.3:** Inclusionary Housing Ordinance Update.
- **PP-E.4:** Explore Local Funding Options.
- **PP-F.1:** Leverage City-Owned Land for the Development of 100 Percent Affordable Housing Projects.
- **PP-F.2:** Irvine Community Land Trust.
- **PP-G.5:** Housing Choice Vouchers.
- **PP-G.6:** Irvine Housing Authority.
- **PP-I.1:** Update the City's Zoning Ordinance and Policies Related to Emergency Shelters, Low-Barrier Navigation Centers, Transitional and Supportive Housing, and Group Care Facilities to Comply with Current Laws.
- **PP-I.4:** Services for People Experiencing Homelessness.
- **PP-I.6:** Shared Housing.

As part of this effort, the City will follow its Housing Plan and collaborate with housing providers and stakeholders to meet the City's affordable housing needs.

2.7 Special Housing Needs

California Government Code, Section 65583(a), requires an assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs. Per California Government Code, Section 65583(a)(7), this section includes an analysis of any special housing needs. This section details the needs of seniors, people with disabilities (including those with developmental disabilities), large families, farmworkers, families with female heads of households, and families and individuals in need of emergency shelter in the City. Studying these groups is an important component of identifying special housing needs and meeting them through plans, programs, and projects.

These specific segments of the population may have more difficulty finding decent, affordable housing due to special needs. Special circumstances may be related to one's employment and income, family characteristics, disability, and household characteristics, among other factors. Furthermore, many of these groups overlap. For example, many seniors have a disability, and many single mothers experience homelessness. Generally, these groups would be assisted by an increase in affordable housing, especially housing located near public transportation and services.

2.7.1 Data Sources

The SCAG pre-certified data was used for data identifying special housing needs for the purposes of this 6th Cycle Housing Element. Additionally, the goals, resources, and services dedicated to serving special housing needs are derived from the City's 2020–2024 Consolidated Plan, adopted in 2020.

2.7.2 Resource Challenges

Regarding resources for special needs housing, it is important to note that, in the last eight years, demand for housing in Irvine and the rising costs of land and construction have presented challenges to development of affordable housing. State housing measures over the last several years have been slow to provide an alternative revenue stream equal to the former redevelopment housing set-aside funds that were lost when local redevelopment agencies were eliminated in 2011–2012. This public policy change exacerbated already difficult local conditions and remains the most significant public policy change that has negatively impacted the development and preservation of affordable housing.

2.7.3 Seniors

Federal housing data defines a household type as a "senior family" if it consists of two people and at least one of these people is 62 years old or over. The special needs of many senior households result from their fixed incomes, higher rate of physical disabilities, and common need for assistance from others. Senior households have special housing needs primarily due to three major concerns: physical disabilities or limitations, income, and healthcare costs.

2.7.3.1 Needs Assessment

According to the HUD CHAS for the 2012–2016 period, 16,115 households (roughly 35 percent of the total households) in Irvine were senior households (Table 2-14, Senior Households by Income and Tenure). Of this total:

- 10,930 (or 68 percent) were owner households.
- 5,185 (or 32 percent) were renter households.
- 3,285 (or 20 percent) earn less than 30 percent of the family AMI (compared to 24 percent in the SCAG region).
- 5,080 (or 32 percent) earn less than 50 percent of the family AMI (compared to 31 percent in the SCAG region).

Table 2-14. Senior Households by Income and Tenure

		Owner	Renter	Total	Percent of Total Elderly Households:
Income category, relative to surrounding area:	< 30% HAMFI	1,300	1,985	3,285	20.4%
	30-50% HAMFI	1,205	590	1,795	11.1%
	50-80% HAMFI	1,805	675	2,480	15.4%
	80-100% HAMFI	1,145	415	1,560	9.7%
	> 100% HAMFI	5,475	1,520	6,995	43.4%
	TOTAL	10,930	5,185	16,115	

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

As a special needs group, seniors are unique in some aspects. As shown in Table 2-14, the majority of Irvine's senior households are homeowners and represent 68 percent of all senior households. According to the 2014–2018 ACS 5-Year Estimates, 45,108 homeowner households exist, 10,930 (or 24 percent) of which are senior homeowner households, which is a high percentage considering that senior households represent approximately 15 percent of the total households in the City. Furthermore, of the total 10,930 senior homeowner households in Irvine, 5,475 (or 50 percent) have incomes above the 100 percent AMI.

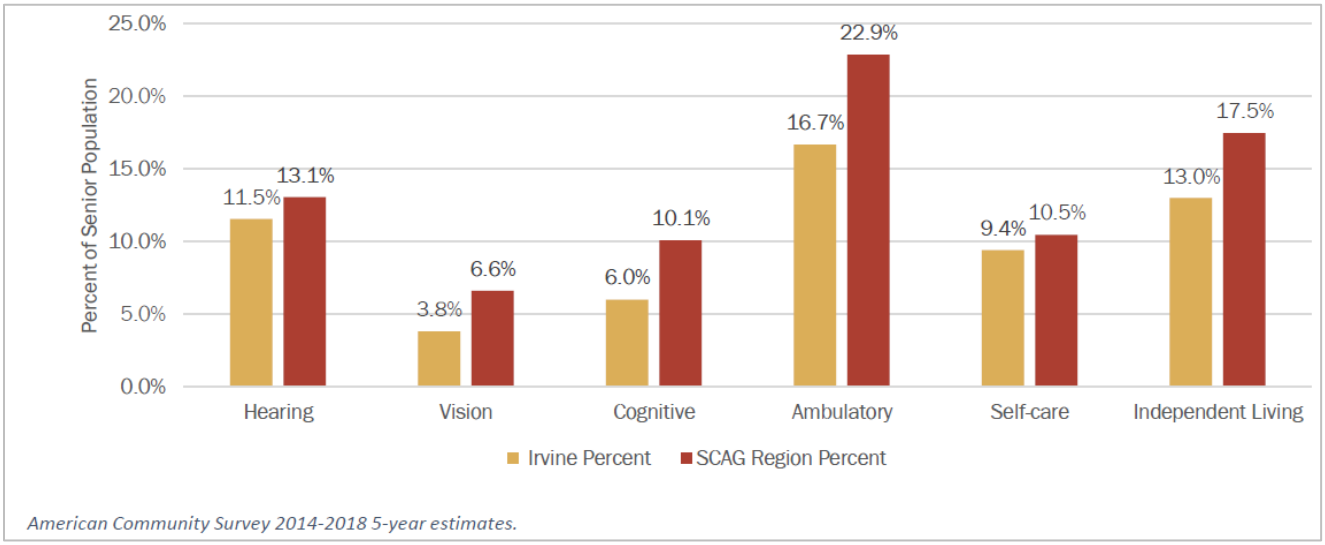
While the majority of senior households in Irvine enjoy stable incomes, it is important to recognize that, within the senior renter household category, 2,575 (or 50 percent) of the total 5,185 fall below the 50 percent AMI, making very-low-income senior renters a significant demographic in the City.

Poverty thresholds, as defined by the ACS, vary by household type. For instance, in 2018, a single-person senior household was considered to be in poverty with an annual income below $13,064 per year. Alternatively, a two-person senior household was considered to be in poverty with an annual income of $25,465, assuming they lived with no children under the age of 18. With these figures in consideration, the 2014–2018 ACS 5-Year Estimates reported the following:

- 2,581 (or 8 percent) of Irvine residents with incomes below the poverty level were age 65 or older.
- 8,172 households in Irvine have a household member age 65 or older who worked, and 9 percent of these families live below the poverty level.

Seniors typically have additional physical and social needs. As shown on Figure 2-28, Disability by Type – Seniors (Age 65 or Older), the most commonly occurring disability among seniors is an ambulatory disability, which 17 percent of seniors in the City experience (compared to 23 percent of seniors in the SCAG region). Ambulatory disabilities are those that result in serious difficulty walking or climbing stairs, which requires that housing be more accessible to transportation, in-house assistance, and housing options with more accessible accommodations. Although the percentage of seniors experiencing an ambulatory disability in Irvine is lower than the SCAG region, the City shall take this need in consideration during the development of housing for seniors.

Figure 2-28. Disability by Type – Seniors (Age 65 or Older)



In terms of housing, seniors typically require smaller, more affordable housing options and/or assistance with accessibility and home maintenance. Seniors often require ramps, handrails, and lower cupboards and counters to allow greater access and mobility for wheelchairs or walkers. Housing options that provide proximity to transportation assistance to shopping and medical facilities are often required for seniors with mobility issues.

2.7.3.2 Resources and Services

Irvine currently has a number of existing housing programs available exclusively or primarily to seniors. These services are outlined in Table 2-15, Senior Resources, below.

Furthermore, the Consolidated Action Plan includes the following goals to address any gaps in senior housing and services:

- Increase the supply of affordable housing for low-income individuals, families, people with special needs, and people experiencing homelessness or at risk of homelessness.
- Preserve the supply of affordable housing for extremely low-, low-, and moderate-income households.
- Provide equal access to housing opportunities for families below the moderate-income level, large families, families with children, seniors, people with disabilities, people with HIV/AIDS and their families, veterans, and people designated as a protected class.
- Provide public services for low-income youth, families, and seniors.
- Provide public services for residents with special needs, including households below the moderate-income level, people with disabilities, people experiencing chronic substance abuse, people with HIV/AIDS and their families, victims of domestic violence, victims of human trafficking, and veterans.
- Improve public facilities and infrastructure of the City's parks and recreational facilities to serve residents with lower incomes and residents with special needs, such as childcare centers, health facilities, homeless facilities, and facilities for victims of domestic violence.
- Address material barriers to accessibility to any public facilities, such as lack of wheelchair accessibility, lack of Americans with Disabilities Act (ADA)-compliant door hardware, and ramps, among others.

The Consolidated Action Plan also contains strategies to make progress on the above goals:

- Partner with housing developers to leverage HOME Investment Partnerships (HOME) and Community Development Block Grant (CDBG) funds in support of the development or creation of affordable rental housing opportunities for households earning less than 60 percent of the AMI, including units for individuals, families, people with special needs, and people experiencing homelessness or at risk of homelessness.
- Provide public services for residents with special needs, including but not limited to those concerned with domestic violence, human trafficking, mental disabilities, physical disabilities, developmental disabilities, substance abuse/alcoholism, health, HIV/AIDS, and other conditions.

- Provide public services for seniors so senior residents can live as independently as possible.
- Improve public facilities and infrastructure to benefit lower-income residents or those presumed under HUD regulations to fall under this category, such as seniors and adults with disabilities. This includes facilities owned and operated by the City that are open and available to residents and facilities owned and operated by nonprofit organizations serving the public that are open to the public during normal business hours. Where possible, improvements will focus on removing material and architectural barriers to accessibility for seniors and adults with severe disabilities.
- Through the City's Residential Rehabilitation Program and similar initiatives, design and implement programs for the preservation of the physical and functional integrity of existing housing units occupied by very-low- and low-income households.

Table 2-15. Senior Resources

Resources	Description
Section 8 Housing Choice Voucher Program (County)	The Orange County Housing Authority administers the Section 8 Housing Choice Voucher Program, which provides rental assistance in all unincorporated areas of Orange County and in 34 participating cities, including Irvine. OCHA provides vouchers for low-income families, seniors, and disabled persons.
Senior Housing (City)	Irvine has 6 senior housing developments with a total of 1,183 units reserved exclusively for extremely low, very low, and moderate income senior households. These developments include Inn at Woodbridge, Luxaira, Solaira at Pavilion Park, The Meadows Mobile Home Park, Woodbridge Manor and Montaira.
Residential Rehabilitation Program (City)	Provides grants and loans to assist low-income seniors make health & safety repairs to their homes. Since the inception of this program in 2003, over 130 residents from these communities have been assisted through the program.
Senior Centers (City)	Irvine is home to three centers offering senior services and recreation including the Lakeview Senior Center, Rancho Senior Center, and Trabuco Center. Each of these centers serves as a place to connect seniors with resources, including but not limited to, counseling, caregiver support, support groups, meal service, and recreational activities.
TRIPS Bus Service (City)	Irvine sponsors a transportation program designed specifically for seniors and persons with disabilities. The TRIPS bus service is available to Irvine residents 18 and older who are unable to drive due to a permanent physical and/or cognitive disability. The TRIPS program provides low-cost, door to door, wheelchair accessible transportation service to travel to medical appointments, work, school, and social activities.
Irvine Seniors Services Outreach Program (City)	Provides transportation for medical appointments, work, school, social, etc.
Irvine Adult Day Health Services (City)	Irvine will provide CDBG funds to the Irvine Adult Day Health Services to provide skilled nursing care services to 85 people.
Irvine Meals on Wheels (City)	Irvine will provide CDBG funds to the Meals on Wheels program to provide meal services to 200 people. Meal on Wheels assists eligible homebound senior residents in maintaining their independence by providing nutritious, healthy, great-tasting meals delivered to their homes.
Food Commodities (Non-Profit)	Income-qualifying seniors 60 and older receive a free non-perishable box of food. Sponsored by Community Action Partnership. Self-reported income and photo ID with proof of age required.
Individual Medication Review (County)	Pharmacists will review medications for dosage strength and frequency, correct usage, and potential interactions or duplications. Bring your questions along with daily medications, over-the-counter drugs, vitamins, and supplements to your appointment. Sponsored by OCOAS. Registration required.
Legal Aid for Seniors (Non-Profit)	Brief 20-minute consultations for adults 60 and older, addressing general legal questions. Sponsored by Community Legal Aid SoCal.
Keen Family Center for Senior Resources	Provides resource referral and services for a wide range of services and programs including: healthcare, health insurance, social security, safety, finances, alternative living, transportation, homecare and care giving. The Center also offers free assistance programs such a hearing testing, notary services, income tax preparation, and health insurance counseling.

2.7.4 Large Families

Large households are identified in State housing law as a "group with special housing needs based on the generally limited availability of adequately sized, affordable housing units." Large households are defined as those with five or more members. Due to the limited supply of adequately sized units to accommodate large family households, large families face an above-average level of difficulty in locating adequately sized, affordable housing. Even when larger units are available, the cost is generally higher than that of smaller units. The lack of supply, compounded with the low incomes of larger families, results in many large families living in overcrowded conditions.

2.7.4.1 Needs Assessment

According to the 2014–2018 ACS 5-Year Estimates, 95,371 households[3] are in Irvine (see Figure 2-29, Households by Household Size, below). Of that total:

- 50,263 were renters, and 45,108 were homeowners.
- 7,470 (or 8 percent) were households with five or more members.
- 3,811 of the total 50,263 (or 8 percent) renter households were large family households.
- 3,659 of the total 45,108 (or 8 percent) homeowner households were large family households.

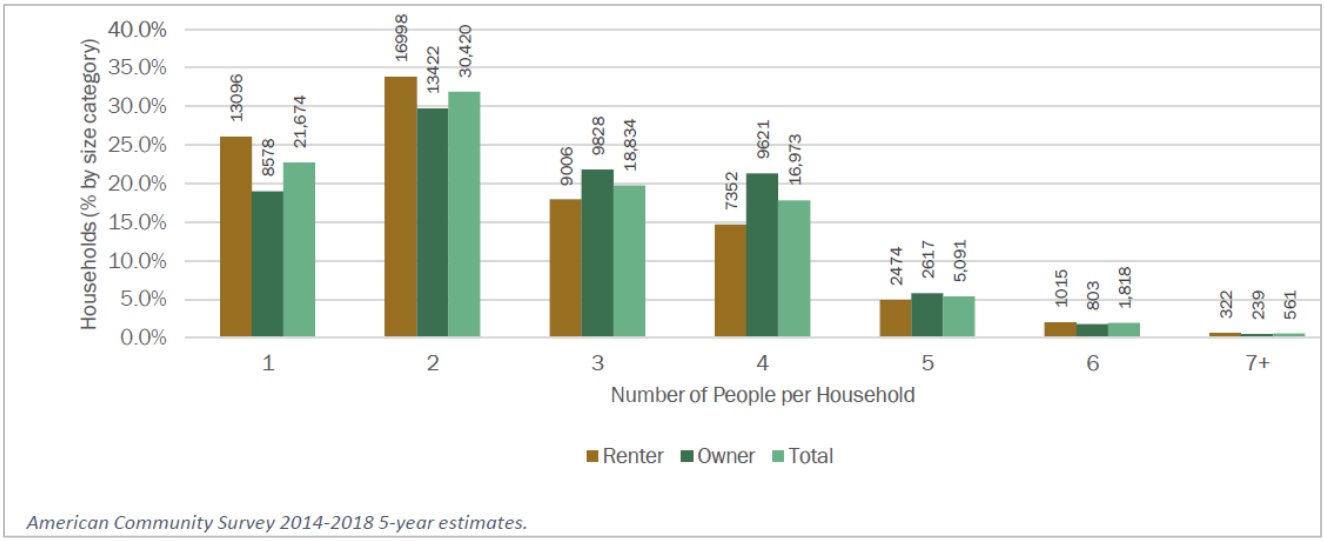
In addition, the most common household size is two people (32 percent), and the second most common household size is one person (23 percent).

Compared to the SCAG region, Irvine has the following:

- A slightly lower share of single-person households than the SCAG region overall (23 percent versus 24 percent).
- A lower share of seven+-person households than the SCAG region overall (0.6 percent versus 3 percent).

[3] According to the Pre-Certified Local Housing Data for the City of Irvine (August 2020 [pre-certified by HCD for use in the Housing Element Update]), the ACS and the DOF estimates for housing units in Irvine are different. DOF estimates the number of housing units at 108,882, while the ACS indicates 95,371 households/housing units. ACS data is the required source for this purpose per SCAG and HCD.

Figure 2-29. Households by Household Size

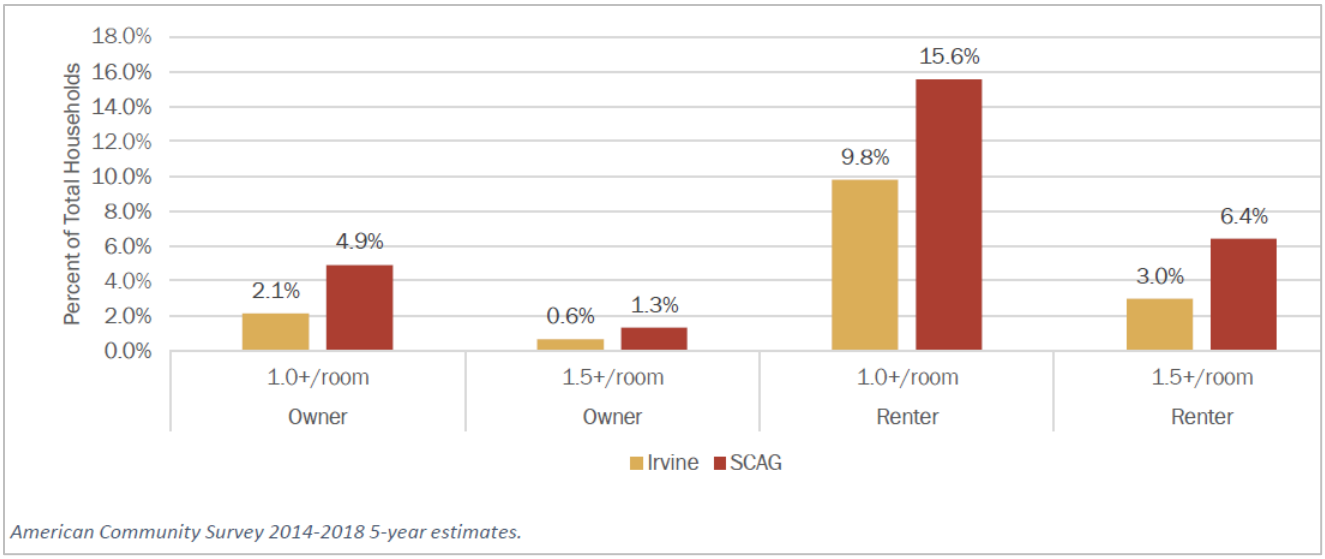


American Community Survey 2014-2018 5-year estimates.

As mentioned previously, the ACS defines "overcrowding" as a unit with more than one person per room and "severe overcrowding" as a unit with more than 1.5 people per room.

As shown on Figure 2-30, Crowding by Extent and Tenure, the incidence of overcrowding in Irvine is lower than it is in the SCAG region as a whole, suggesting that the City has an adequate supply of larger homes to accommodate its households. However, nearly 84 percent of the total 5,879 overcrowded households are renter households, pointing to a need for larger rental units. More specifically, 4,921 of the total 50,263 (10 percent) renter households are overcrowded, and 1,484 (3 percent) are severely overcrowded. In contrast, 958 of the total 45,108 (2 percent) owner households are overcrowded, and 288 (or 0.6 percent) are severely overcrowded.

Figure 2-30. Crowding by Extent and Tenure



American Community Survey 2014-2018 5-year estimates.

2.7.4.2 Resources and Services

Orange County, the City, and Families Forward (a local nonprofit organization) provide resources and services to assist housing affordability for large families, specifically large renter households. These services are presented in Table 2-16, Resources for Large Families.

Table 2-16. Resources for Large Families

Program	Description
Section 8 Housing Choice Voucher Program (County)	The Orange County Housing Authority administers the Section 8 Housing Choice Voucher Program, which provides rental assistance in all unincorporated areas of Orange County and in 34 participating cities, including Irvine. OCHA provides vouchers for low-income families, seniors, and disabled persons.
Families Forward (Non-Profit)	Families Forward of Irvine exists to help families in need achieve and maintain self-sufficiency through housing, food, counseling, education, and other support services.
Irvine Children's Fund Before & After School Child Care Program	The Irvine Children's Fund provides before and after school child care scholarships for low income, working families. The child care programs have expanded and are now located on all 28 elementary schools in the Irvine Unified School District.

Sources: https://www.ocgov.com/gov/occr/occs/hcd/housing/rehab/, https://www.occommunityservices.org/.

In addition to these programs, several affordable housing developments are in the City that accommodate large families (Table 2-17, Affordable Housing for Large Families, below).

Table 2-17. Affordable Housing for Large Families

Project Name	Total Units	Assisted Units/ Income Level	Unit Size
Alegre Apartments	106	38 EL, 66 VL	1, 2, 3, 4 BR
Columbus Grove Savanna	13	1 VL, 12 Low	2, 3 BR
Columbus Grove Families Forward	14	14 EL	2, 3 BR
Cornell Court	109	6 VL	1, 2, 3 BR
Cross Creek	136	17 VL	2, 3 BR
Doria Apartments Phase I	60	45 EL, 14 VL, 1 Mod	1, 2, 3 BR
Doria Apartments Phase II	74	55 EL, 19 VL	1, 2, 3 BR
Elements Phase I	700	42 VL, 28 Mod	1, 2, 3 BR
Espaira	84	83 VL, 1 Mod	2, 3 BR
Families Forward - Family	7	7 VL	2, 3 BR
Granite Court	71	25 EL, 46 VL	1, 2, 3 BR
Harvard Manor	161	100 VL	1, 2, 3, 4 BR
Irvine Community Land Trust	9	9 Low	2, 3 BR
Kelvin Court	132	27 VL	0, 1, 2, 3 BR
Laguna Canyon	120	120 VL	1, 2, 3 BR
Luminaira	82	81 VL, 1 Mod	2, 3 BR
Metropolis	457	29 VL, 18 mod	0, 1, 2, 3 BR
Montecito Vista	162	161 VL	2, 3 BR
Northwood Park	168	9 VL	1, 2, 3 BR
Northwood Place	604	65 VL	1, 2, 3 BR
OC Community Housing Corporation	6	6 VL	2, 3 BR
Orchard Park	60	59 VL	2, 3, 4 BR
Parc Derian	80	9 EL, 70 VL	1, 2, 3 BR
Salerno Apartments	80	35 EL, 34 VL, 10 Low	1,2,3 BR
San Leon Villas	248	23 VL	1, 2, 3 BR
San Marco Villas	426	47 VL	1, 2, 3 BR
San Marino Villas	199	19 VL	1, 2, 3 BR
San Paulo Apartments	382	153 VL, 20 Low, 30 Mod	1, 2, 3 BR
Santa Alicia	84	34 VL, 50 Low	1, 2, 3, 4 BR
The Arbor at Woodbury	90	27 EL, 45 VL, 18 Low	1, 2, 3 BR
The Kelvin	194	12 VL, 8 Mod	0, 1, 2, 3 BR
The Parklands	121	120 VL	1, 2, 3, 4 BR
The Residences on Jamboree	381	22 VL, 1 Low, 15 Mod	0, 1, 2, 3 BR
Turtle Rock Canyon	217	22 VL, 1 Low, 15 Mod	1, 2, 3 BR
Villa Siena	1442	149 VL	0, 1, 2, 3 BR
Windrow Apartments	96	96 VL	1, 2, 3 BR
Windwood Glen	196	10 VL	1, 2, 3 BR
Windwood Knoll	248	60 VL	2, 3, 4 BR
Woodbridge Oaks	120	60 VL, 60 Low	2, 3 BR
Woodbridge Villas	258	39 VL, 21 Low	2, 3, 4 BR
Woodbridge Willows	200	10 VL	1, 2, 3 BR
Woodbury Walk	150	150 VL	1, 2, 3 BR

The Consolidated Action Plan includes the following goals to address the availability of quality housing, including housing for large families:

- Increase the supply of affordable housing for low-income individuals, families, people with special needs, and people experiencing homelessness or at risk of homelessness.
- Preserve the supply of affordable housing for extremely low-, low-, and moderate-income households.
- Provide equal access to housing opportunities for families below the moderate-income level, large families, families with children, seniors, people with disabilities, people with HIV/AIDS and their families, veterans, and people designated as a protected class.
- Provide public services for low-income youth, families, and seniors.
- Provide public services for residents with special needs, including households below the moderate-income level, people with disabilities, people experiencing chronic substance abuse, people with HIV/AIDS and their families, victims of domestic violence, victims of human trafficking, and veterans.
- Improve public facilities and infrastructure of the City's parks and recreational facilities to serve residents with low incomes and residents with special needs, such as childcare centers, health facilities, homeless facilities, and facilities for victims of domestic violence.

The Consolidated Action Plan also contains strategies to make progress on the above goals:

- Partner with housing developers to leverage HOME and CDBG funds in support of the development or creation of affordable rental housing opportunities for households earning less than 60 percent of the AMI, including units for individuals, families, people with special needs, and people experiencing homelessness or at risk of homelessness.
- Through the City's Residential Rehabilitation Program and similar initiatives, design and implement programs for the preservation of the physical and functional integrity of existing housing units occupied by very-low- and low-income households.
- Provide public services designed to affirmatively further fair housing choice and to provide youth and low-income families with services including but not limited to childcare, youth educational activities, and other activities related to volunteerism, health, fitness, recreation, and risky behavior reduction.
- Improve public facilities and infrastructure to benefit lower-income residents or those presumed under HUD regulations to fall under this category, such as seniors and adults with disabilities. This includes facilities owned and operated by the City that are open and available to residents and facilities owned and operated by nonprofit organizations

serving the public that are open to the public during normal business hours. Where possible, improvements will focus on removing material and architectural barriers to accessibility for seniors and adults with severe disabilities.

2.7.5 People with Disabilities

The ADA defines a person with a disability as a person having a physical or mental impairment that substantially limits one or more major life activities. People with disabilities have special needs, and many earn little income, have high healthcare costs, are dependent on supportive services, and/or require special accessibility accommodations, such as access ramps or elevators.

People with disabilities face unique problems obtaining adequate housing. This specific segment of the population, which includes individuals with mental, physical, and developmental disabilities, requires affordable housing conveniently located to needed services that is specially adapted for their specific needs. Living arrangements for people with disabilities depend on the severity of the disability and can include arrangements such as living at home in an independent environment with the help of other family members, special housing design features for those with physical disabilities, income support for those unable to work, and in-home supportive services for people with medical conditions.

2.7.5.1 People with Physical and Mental Disabilities

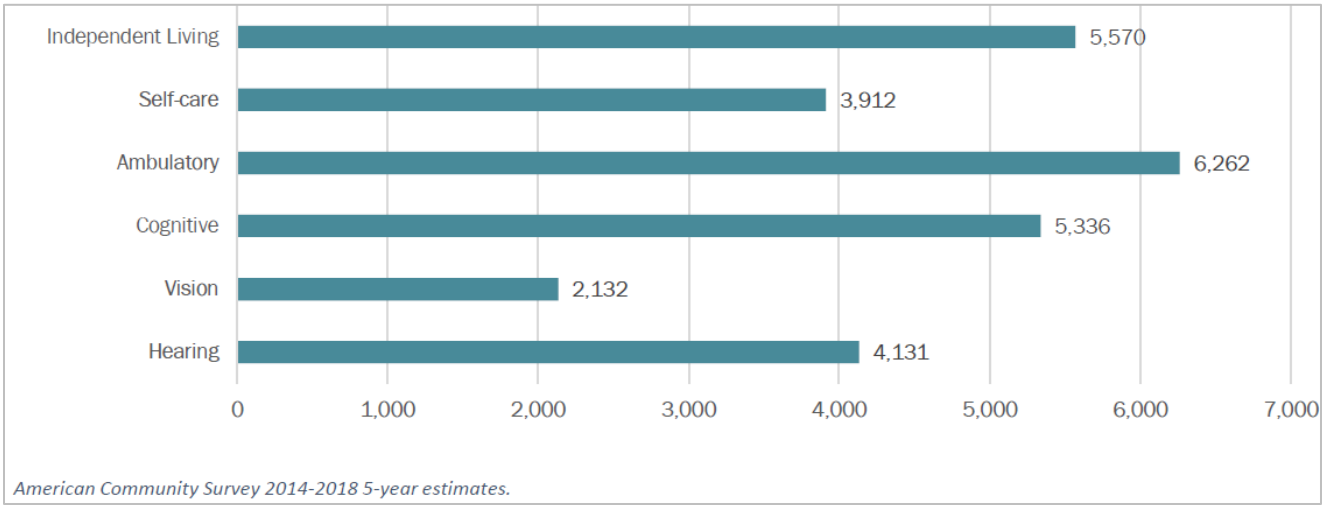
Physical and mental disabilities can hinder access to housing units of conventional design and limit the ability of the individuals with disabilities to earn an adequate income. The proportion of individuals with physical disabilities is increasing nationwide due to overall increased longevity and lower fatality rates. Individuals with mental disabilities include those disabled by a mental illness or injury, including schizophrenia, Alzheimer's disease, and conditions related to brain trauma. Disabilities tabulated by the census include sensory, physical, and mental limitations.

Needs Assessment

According to the 2014–2018 ACS 5-Year Estimates, 27,343 Irvine residents (approximately 10 percent of the City's population) were identified as having a disability. Disabilities included each of the categories tabulated by the census, with the majority of residents having a physical disability.

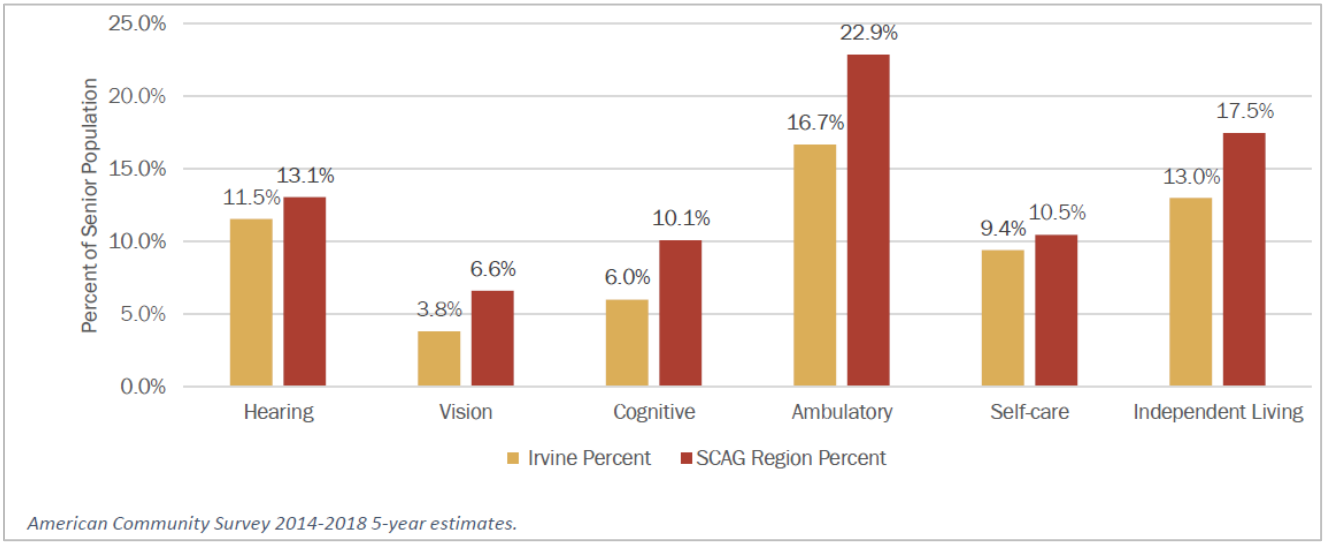
Figure 2-31, Disability by Type, below presents the number of residents in the City with a disability as reported by the 2014–2018 ACS 5-Year Estimates.

Figure 2-31. Disability by Type



Per the 2014–2018 ACS 5-Year Estimates, 26,228 seniors are in the City. Of this total, 4,380 seniors (or 17 percent of the senior population) live with an ambulatory disability (ambulatory disability is the most occurring among seniors age 65 or older in the City. Compared to the SCAG region, Irvine is home to a lower percentage of seniors with disabilities. However, as the general population ages, the City will remain vigilant to address the needs of senior residents who are part of the City's population with disabilities (Figure 2-32, Disability by Type – Seniors (Age 65 or Older)).

Figure 2-32. Disability by Type – Seniors (Age 65 or Older)



Understanding the employment status of individuals with disabilities may also be an important component in evaluating specialized housing needs. In Irvine, only 42 percent of the population with a disability are employed compared to 69 percent of the population with no disability. Additionally, the unemployment rate for individuals with a disability in Irvine is higher than it is for those with no disability (8 percent and 3 percent, respectively). Although it is expected for

unemployment rates to be higher for individuals with disabilities, it is important to consider that 50 percent of individuals with a disability are not in the labor force (see Table 2-18, Disability by Employment Status). Overall, individuals with a disability are seldom employed and, thus, require more assistance with finding affordable housing options.

Table 2-18. Disability by Employment Status

	With a Disability	Percent of Total	No Disability	Percent of Total
Employed	2,635	42%	119,249	69%
Unemployed	491	8%	5,571	3%
Not in Labor Force	3,109	50%	48,617	28%
TOTAL	6,235		173,437	

American Community Survey 2014-2018 5-year estimates.

2.7.5.2 People with Developmental Disabilities

Pursuant to California Welfare and Institutions Code, Section 4512(a), developmental disabilities are those disabilities that begin before adulthood and include intellectual disability, cerebral palsy, epilepsy, autism, and those disabling conditions that are closely related to intellectual disabilities or require treatment similar to that of those with intellectual disabilities. This definition does not include handicapping conditions that are solely physical in nature.

Using this definition as a benchmark for the purpose of this analysis, data provided by the ACS for the population of the City with cognitive difficulties was used to quantify the total number of people with developmental disabilities. The definition of a "cognitive difficulty" provided by the ACS includes those resulting "because of a physical, mental, or emotional problem, having difficulty remembering, concentrating, or making decisions." Therefore, the ACS estimates used as the definitions provided by the ACS incorporate those noted by the California Welfare and Institutions Code.

Needs Assessment

As mentioned previously, the 2014–2018 ACS 5-Year Estimates indicate that 27,343 Irvine residents (approximately 10 percent of the City's population) were identified as having a disability. Of this total:

- Approximately 5,336 (or 20 percent) of residents with a disability have a disabling cognitive difficulty.
- Of those 5,336 residents with a disabling cognitive difficulty, approximately 1,574 are age 65 or older (or 30 percent of residents with a disabling cognitive difficulty) (see Figure 2-31 and Figure 2-32).

The California Department of Developmental Services also provides data on developmental disabilities by age and type of residence. This information includes a breakdown of the housing types individuals with developmental disabilities reside in and a breakdown by age (minors versus adults). This data is collected at the ZIP-code level and may not perfectly match the ACS data used in this chapter. However, the data provides more context of the housing conditions of individuals with disabilities (see Table 2-19, Developmental Disabilities). As shown below, individuals with developmental disabilities typically reside with a parent, family member, or guardian. However, many individuals reside in independent/supported living and foster homes.

Table 2-19. Developmental Disabilities

		Irvine
By Residence:	Home of Parent/Family/Guardian	1159
	Independent/Supported Living	63
	Community Care Facility	31
	Intermediate Care Facility	5
	Foster/Family Home	10
	Other	5
By Age:	0 - 17 Years	1273
	18+ Years	792
TOTAL		3338

CA DDS consumer count by CA ZIP, age group and residence type for the end of June 2019. Data available in 161/197 SCAG jurisdictions.

Developmental disabilities can result in individuals with self-care and/or independent living difficulties, thereby preventing usability of housing units of typical design and function without personal care. Due to these individuals ability to remember, concentrate, and make decisions, their housing opportunities are further hindered because of economic constraints. These factors together drive the need for facilities designed to accommodate individuals with developmental disabilities.

2.7.5.3 Resources and Services (All Disability Types)

Fair Housing Accessibility Standards and California Administrative Code, Title 24, set forth access and adaptability requirements for those with physical disabilities. These regulations apply to public buildings such as motels, employee housing, factory-built housing, and privately funded newly constructed apartment houses containing five or more dwelling units. The regulations also require that ramp ways, wider doorways, and restroom modifications be designed to enable free access. Such standards, however, are not mandatory of new single-family residential construction.

The City's Residential Rehabilitation Program provides simple, low-interest deferred loans for home improvements and modifications necessary to ensure that Irvine residents can continue

to live in quality housing that is already affordable to the occupants. The City will continue offering low-interest loans and/or emergency grants to lower-income Irvine homeowners through this program using CDBG and HOME funds allocated in previous years. Additionally, the City plans to assist lower-income homeowners in the North El Camino Real neighborhood with residential energy efficiency improvements through the One Irvine Energy Efficiency Program, a component of the One Irvine Neighborhood Action Plan adopted in February 2020.

A full listing of available resources through the City and other agencies for people with disabilities is provided in Table 2-20, Resources for People with Disabilities, below.

Table 2-20. Resources for People with Disabilities

Services	Description
Accommodation & Inclusion Support	Temporary accommodation services to help assist persons with disabilities. This includes temporary 1:1 inclusion support, modification of equipment or modification of other methods resulting in making the City's services readily accessible and usable.
Recreational Classes & Activities	Programs and activities for persons with disabilities of all ages to help promote wellness, physical fitness, self-expression, independence, and socialization.
TRIPS Bus Service	Irvine sponsors a transportation program designed specifically for seniors and persons with disabilities. The TRIPS bus service is available to Irvine residents 18 and older who are unable to drive due to a permanent physical and/or cognitive disability. The TRIPS program provides low-cost, door to door, wheelchair accessible transportation service to travel to medical appointments, work, school, and social activities.
Disability Services	A number of disability resources can be found on the City of Irvine website under disability services.
Special Housing Programs	Implementing and reporting requirements for specialized HUD programs such as Homeownership, Family Self-Sufficiency, Family Unification, Shelter Plus Care, Veteran Affairs Supportive Housing, and Non-Elderly Disabled through Orange County services.
In-Home Supportive Services Program	Household and heavy cleaning, meal preparation, laundry, reasonable shopping and errands. Personal care services, such as feeding, bathing, bowel and bladder care, dressing, and other services. Assistance with transportation for medical appointments and health related services.
Medicare	Medicare is a federally funded health insurance program for people age 65 or older. This program helps with the cost of health care, but it does not cover all medical expenses or the cost of most long-term care.
Elder/Disabled Abuse	Adult Protective Services (APS) are directed at preventing or remedying neglect, abuse or exploitation of adults who are unable to protect their own interests because of age or disability.
Senior Financial Assistance	Financial relief is available for low-income or disabled Orange County seniors including Affordable Housing and Food Stamps.
Senior & Disabled Medical Assistance	Examples of services that might be covered through Medi-Cal include: comprehensive preventative care services; primary and/or specialty care medical office visits; vision and dental care; mental health services; hospitalization: and, prescription medications.
Veteran Service	Various benefit programs are available on the Orange County website for veterans.
Irvine Meals on Wheels	Irvine will provide CDBG funds to the Meals on Wheels program to provide meal services to 200 people. Meal on Wheels assists eligible homebound senior residents in maintaining their independence by providing nutritious, healthy, great-tasting meals delivered to their homes.
Regional Center of Orange County	The Regional Center of Orange County is one of 21 nonprofit organizations contracted by the State of California to coordinate lifelong services and support for individuals with developmental disabilities and their families.
Vocational Visions	Vocational Visions is a non-profit agency in Mission Viejo, which provides vocational and other life skills training and support services to adults with intellectual/developmental and other disabilities.
Section 8 Housing Choice Voucher Program	The Orange County Housing Authority administers the Section 8 Housing Choice Voucher Program, which provides rental assistance in all unincorporated areas of Orange County and in 34 participating cities, including Irvine. OCHA provides vouchers for low-income families, seniors, and disabled persons.

The Consolidated Action Plan includes the following goals to address the availability of quality housing, including housing for individuals living with a disability:

- Increase the supply of affordable housing for lower-income individuals, families, people with special needs, and people experiencing homelessness or at risk of homelessness.
- Preserve the supply of affordable housing for lower-income households.
- Provide equal access to housing opportunities for lower-income households, large families, families with children, seniors, people with disabilities, people with HIV/AIDS and their families, veterans, and people designated as a protected class.
- Provide public services for residents with special needs, including lower-income households, people with disabilities, people experiencing chronic substance abuse, people with HIV/AIDS and their families, victims of domestic violence, victims of human trafficking, and veterans.
- Improve public facilities and infrastructure of the City's parks and recreational facilities to serve lower-income residents and residents with special needs, such as childcare centers, health facilities, homeless facilities, and facilities for victims of domestic violence.
- Address material barriers to accessibility to any public facilities, such as lack of wheelchair accessibility, lack of ADA-compliant door hardware, and ramps, among others.

The Consolidated Action Plan also contains strategies to make progress on the above goals:

- Partner with housing developers to leverage HOME and CDBG funds in support of the development or creation of affordable rental housing opportunities for households earning less than 60 percent of the AMI, including units for individuals, families, people with special needs, and people experiencing homelessness or at risk of homelessness.
- Through the City's Residential Rehabilitation Program and similar initiatives, design and implement programs for the preservation of the physical and functional integrity of existing housing units occupied by lower-income households.
- Provide public services for residents with special needs, including but not limited to those concerned with domestic violence, human trafficking, mental disabilities, physical disabilities, developmental disabilities, substance abuse/alcoholism, health, HIV/AIDS, and other conditions.
- Improve public facilities and infrastructure to benefit lower-income residents or those presumed under HUD regulations to fall into this category, such as seniors and adults with disabilities. This includes facilities owned and operated by the City that are open and available to residents and facilities owned and operated by nonprofit organizations

serving the public that are open to the public during normal business hours. Where possible, improvements will focus on removing material and architectural barriers to accessibility for seniors and adults with severe disabilities.

2.7.6 Female-Headed Household

Single-parent households require special consideration and assistance because of their greater needs for daycare, healthcare, and other facilities. According to HCD's website, "female-headed households can have lower incomes and higher living expenses and may lack the resources needed for adequate childcare or job training services, often making the search for affordable, decent, and safe housing more difficult."

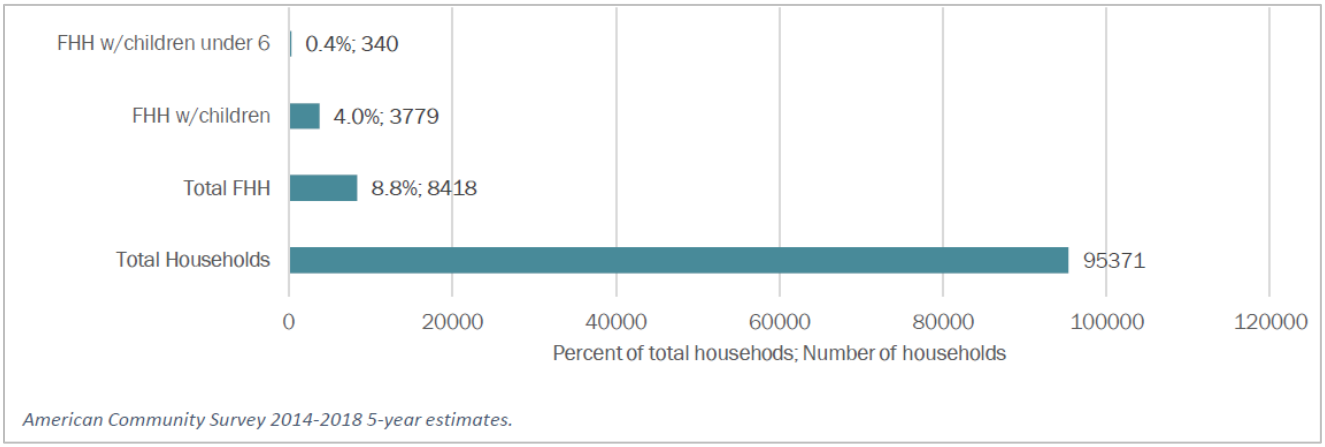
2.7.6.1 Needs Assessment

As shown on Figure 2-33, Female-Headed Households, the 2014–2018 ACS 5-Year Estimates report 8,418 female-headed households in Irvine. This number represents 9 percent of the 95,371 households in the City (compared to 14 percent of all households in the SCAG region) with the following additional characteristics:

- 3,779 (or 4 percent of total households) had children 18 years or younger compared to 7 percent in the SCAG region.
- 340 (or 0.4 percent of total households) had children under six years compared to 1 percent in the SCAG region.

Overall, Irvine has lower ratios of female-headed households than the SCAG region. Although there is slightly less demand for female-headed households services than the demand in the SCAG region, services are still needed for these families.

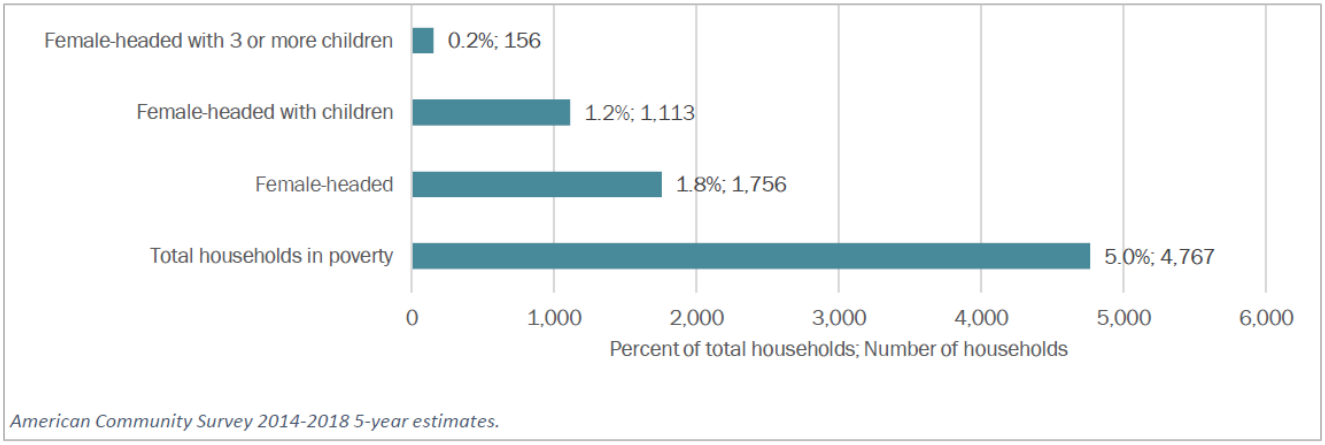
Figure 2-33. Female-Headed Households



Approximately 5 percent of Irvine's households (4,767 households) are experiencing poverty compared to the 7 percent in the SCAG region. The distribution of this total includes the following (Figure 2-34, Households by Poverty Status):

- 1,756 (or 37 percent of the total households in poverty) are female-headed households.
- 1,113 (or 23 percent of the total households in poverty) are female-headed households with at least one child 18 years or younger.
- 156 (or 3 percent of the total households in poverty) are female-headed households with three or more children 18 years or younger.

Figure 2-34. Households by Poverty Status



High-quality, affordable childcare is a challenging issue that affects all family households, but especially those headed by women. This can be a significant constraint that can prevent parents from being fully employed, resulting in lower income for the household and an inability to pay market rents or mortgages.

Although female-headed households in Irvine represent a smaller special needs group than seniors and people with disabilities, the Housing Element provides for the needs of this group through policies that promote maintenance and construction of affordable housing, specifically in areas close to commercial districts and transportation corridors.

2.7.6.2 Resources and Services

Irvine currently provides funding for programs and nonprofit organizations to assist housing affordability for female-led households. These services are presented in Table 2-21, Resources for Female-Headed Households, below.

Table 2-21. Resources for Female-Headed Households

Program	Description
Emergency Solutions Grant (State)	Provides persons experiencing homelessness with basic shelter and essential supportive services. This program also provides short-term homelessness prevention assistance to persons at imminent risk of losing their own housing due to eviction, foreclosure, or utility shutoffs.
Project Self Sufficiency (Non-Profit)	Provides security deposit assistance, emergency rental assistance, and utility payment assistance for low-income single parents to avoid homelessness.
Families Forward (Non-Profit)	Families Forward of Irvine exists to help families in need achieve and maintain self-sufficiency through housing, food, counseling, education, and other support services.

The Consolidated Action Plan includes the following goals to address the availability of quality housing, including housing for female-headed households:

- Increase the supply of affordable housing for lower-income individuals, families, people with special needs, and people experiencing homelessness or at risk of homelessness.
- Preserve the supply of affordable housing for lower-income households.
- Provide equal access to housing opportunities for lower-income households, large families, families with children, seniors, people with disabilities, people with HIV/AIDS and their families, veterans, and people designated as a protected class.
- Provide public services for lower-income youth, families, and seniors.
- Provide public services for residents with special needs, including lower-income households, people with disabilities, people experiencing chronic substance abuse, people and their families, victims of domestic violence, victims of human trafficking, and veterans.
- Improve public facilities and infrastructure of the City's parks and recreational facilities to serve lower-income residents and residents with special needs, such as childcare centers, health facilities, homeless facilities, and facilities for victims of domestic violence.

The Consolidated Action Plan also contains strategies to make progress on the above goals:

- Partner with housing developers to leverage HOME and CDBG funds in support of the development or creation of affordable rental housing opportunities for households earning less than 60 percent of the AMI, including units for individuals, families, people with special needs, and people experiencing homelessness or at risk of homelessness.
- Through the City's Residential Rehabilitation Program and similar initiatives, design and implement programs for the preservation of the physical and functional integrity of existing housing units occupied by lower-income households.

- Provide public services designed to affirmatively further fair housing choice and to provide youth and lower-income families with services including but not limited to childcare, youth educational activities, and other activities related to volunteerism, health, fitness, recreation, and risky behavior reduction.
- Improve public facilities and infrastructure to benefit lower-income residents or those presumed under HUD regulations to fall into this category, such as seniors and adults with disabilities. This includes facilities owned and operated by the City that are open and available to residents and facilities owned and operated by nonprofit organizations serving the public that are open to the public during normal business hours. Where possible, improvements will focus on removing material and architectural barriers to accessibility for seniors and adults with severe disabilities.

2.7.7 Farmworkers

According to the U.S. Department of Agriculture, farmworkers make up less than 1 percent of all U.S. wage and salary workers and play an essential role in U.S. agriculture. The special housing needs of many farmworkers stem from their low wages and the seasonal nature of their employment. Farmworkers are particularly vulnerable to substandard dwelling conditions, including inadequate kitchen, heating, and bathroom facilities, and overcrowding.

Estimates of the farmworker population in the City are based on individuals who categorize their employment as Agriculture, Forestry, Fishing and Hunting, and Mining in the census. This category also includes people who work in such non-agricultural fields as boating, veterinarian services, and landscape and horticultural.

2.7.7.1 Needs Assessment

According to the 2014–2018 ACS 5-Year Estimates, 158 farmworkers by occupation and 231 individuals with employment in the agricultural industry are in the City. These individuals make up less than 1 percent of the SCAG region population (see Table 2-22, Farmworkers Employment, below). However, ACS data does not provide an accurate representation of the farmworker population, given the data combines people employed in farming with people employed in forestry and fishing. Additionally, ACS data does not provide any distinction between high and low wage occupations or hired and contract labor.

Table 2-22. Farmworkers Employment

Farmworkers by Occupation:

Irvine	Percent of total Irvine workers:	SCAG Total	
158	0.12%	57,741	Total jobs: Farming, fishing, and forestry occupations
51	0.06%	31,521	Full-time, year-round jobs: Farming, fishing, and forestry occupations

Employment in the Agricultural Industry:

Irvine	Percent of total Irvine workers:	SCAG Total	
231	0.18%	73,778	Total in agriculture, forestry, fishing, and hunting
60	0.07%	44,979	Full-time, year-round in agriculture, forestry, fishing, and hunting

American Community Survey 2014-2018 5-year estimates using groupings of NAICS and SOC codes.

The 2017 U.S. Department of Agriculture Census of Agriculture (2017 USA Census of Agriculture) listed 1,772 agricultural workers in Orange County: 1,106 workers who worked 150 days or more and 666 workers who worked less than 150 days. Of the total number of workers, 340 are migrants. Furthermore, there are 193 farms in Orange County, 99 of which have hired labor and 94 of which have contract labor. Table 2-23, Farmworkers in Orange County and California, 2017, presents data on farmworkers in Orange County.

Table 2-23. Farmworkers in Orange County and California, 2017

Employer	Orange County	California
Farms (number)	193	70,521
Hired farm labor (farms)	99	30,421
Hired farm labor (workers)	1,772	377,593
Workers by days worked (150 days or more)	1,106	187,875
Workers by days worked (less than 150 days)	666	189,718
Migrant farm labor on farms with hired labor	340	86,179
Migrant farm labor on farms reporting only contract labor	0	18,878

Source: 2017 USDA Census of Agriculture, Tables 1 and 7

2.7.7.2 Resources and Services

The City does not currently provide services or programs specifically geared toward helping farmworkers. However, the low wages generally associated with farmworkers can generally classify them as very-low- or extremely low-income households, for which the City provides resources and services.

Orange County, the City, the State, and some nonprofit organizations provide resources and services to assist housing affordability for lower-income families. These services are presented in Table 2-24, Resources for Lower-Income Households.

Table 2-24. Resources for Lower-Income Households

Resources	Description
Section 8 Housing Choice Voucher Program (County)	The Orange County Housing Authority administers the Section 8 Housing Choice Voucher Program, which provides rental assistance in all unincorporated areas of Orange County and in 34 participating cities, including Irvine. OCHA provides vouchers for low-income families, seniors, and disabled persons.
Families Forward (Non-Profit)	Families Forward of Irvine exists to help families in need achieve and maintain self-sufficiency through housing, food, counseling, education, and other support services.
Irvine Children's Fund Before & After School Child Care Program	The Irvine Children's Fund provides before and after school child care scholarships for low income, working families. The child care programs have expanded and are now located on all 28 elementary schools in the Irvine Unified School District.
Emergency Solutions Grant (State)	Provides persons experiencing homelessness with basic shelter and essential supportive services. This program also provides short-term homelessness prevention assistance to persons at imminent risk of losing their own housing due to eviction, foreclosure, or utility shutoffs.
Project Self Sufficiency (Non-Profit)	Provides security deposit assistance, emergency rental assistance, and utility payment assistance for low-income single parents to avoid homelessness.

In addition to these programs, several affordable housing developments are in the City that accommodate lower-income families (Table 2-25, Affordable Housing for Lower-Income Families).

Table 2-25. Affordable Housing for Lower-Income Families

Project Name	Total Affordable Units	Assisted Units/ Income Level
Alegre Apartments	104	38 ELI, 66 VLI
Anton/Portola	253	253 VLI
Avalon Irvine Phase I	23	23 VLI
Avalon Irvine Phase II	19	12 VLI
Avalon Irvine Phase III	16	10 VLI
AXIS 2300	18	18 LI
Berkeley Court I	6	6 VLI
Berkeley Court II	3	3 VLI
Camden Apartments	58	15 VLI, 15 LI
Cedar Creek	9	9 VLI
Columbia Court	3	3 VLI
Cornell Court	6	6 VLI
Cross Creek	17	17 VLI

Table 2-25. Affordable Housing for Lower-Income Families (Continued)

Project Name	Total Affordable Units	Assisted Units/ Income Level
Dartmouth Court	30	30 VLI
Deerfield Apartments	5	5 VLI
Doria Apartments Phase I	59	45 ELI, 14 VLI
Doria Apartments Phase II	74	55 ELI, 19 VLI
Elements Phase I	70	42 VLI
Espaira	84	83 VLI
Families Forward	7	7 ELI
Families Forward Savannah Units	14	14 ELI
Fusion	29	17 VLI, 1 LI
Granite Court Apartments	71	25 ELI, 46 VLI
Harvard Court	11	11 VLI
Harvard Manor	100	100 VLI
Irvine Community Land Trust Condos	9	9 LI
Irvine Inn	192	192 VLI
Kelvin Court Apartments	27	27 VLI
Laguna Canyon Apartments	120	120 VLI
Luminaira	82	81 VLI
Mariposa Villas	40	40 VLI
Metropolis	47	29 VLI
Montecito Vista	161	161 VLI
Northwood Park	9	9 VLI
Northwood Place	65	65 VLI
OCCHC	6	6 VLI
Orchard Park	59	59 VLI
Parc Derian	79	9 ELI, 70 VLI
Rize	44	26 VLI, 1 LI
San Leon Villas	23	23 VLI
San Marco Villas	47	47 VLI
San Marino Villas	19	19 VLI
San Paulo Villas	153	153 VLI
San Paulo Villas	50	20 LI
San Remo Villas I	13	13 VLI
San Remo Villas II	12	12 VLI
Santa Alicia Apartments	84	34 VLI, 50 LI
Skyloft	39	24 VLI

Table 2-25. Affordable Housing for Lower-Income Families (Continued)

Project Name	Total Affordable Units	Assisted Units/ Income Level
Stanford Court	32	32 VLI
The Arbor at Woodbury	90	27 ELI, 45 VLI, 18 LI
The Kelvin (formerly Modera)	20	12 VLI
The Parklands	120	120 VLI
The Residences on Jamboree	38	22 VLI, 1 LI
Salerno	80	80 VLI
Toscana Apartments	84	56 VLI, 28 LI
Turtle Rock Canyon	22	22 VLI
Villa Siena Building 1	87	87 VLI
Villa Siena Building 5	41	41 VLI
Villa Siena Building 6/7	21	21 VLI
Windrow Apartments	96	96 VLI
Windwood Glen	10	10 VLI
Windwood Knoll	60	60 VLI
Woodbridge Oaks	120	60 VLI, 60 LI
Woodbridge Villas	60	39 VLI, 21 LI
Woodbridge Willows	10	10 VLI
Woodbury Walk	150	150 VLI

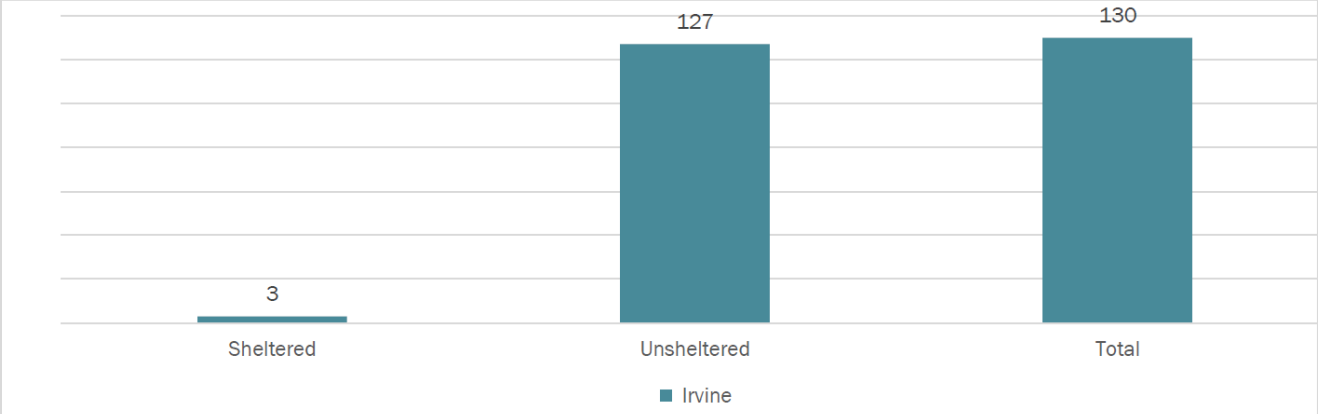
2.7.8 Homelessness, Transitional, and Emergency Shelters

Throughout Orange County, homelessness has become a substantial issue. Previous factors contributing to the rise in people experiencing homelessness included the general lack of housing affordable to lower-income people, increases in the number of people whose incomes fall below the poverty level, reductions in public subsidies, the de-institutionalization of those with mental illness, and increasing substance abuse issues. The increase in the number of layoffs and the loss of employment during the COVID-19 pandemic have likely contributed to an increase in this population because these effects resulted in the inability to afford housing. The impact of the COVID-19 on homelessness in Orange County will likely continue when eviction moratoriums are lifted, which could result in a further increase in people experiencing homelessness.

2.7.8.1 Needs Assessment

According to the SCAG pre-certified data, 130 individuals are experiencing homelessness in Irvine, with three individuals (2 percent) who are sheltered and 127 individuals (or 98 percent) who are unsheltered (Figure 2-35, People Experiencing Homelessness, below).

Figure 2-35. People Experiencing Homelessness



2019 city and county homelessness point-in-time counts processed by SCAG. Jurisdiction-level counts were not avialable in Imperial County and sheltered population (and thus total) counts were not available in Riverside County. As a result, SCAG region totals from this compilation of data sources likely undercount true totals.

2.7.8.2 Resources and Services

In Orange County, homelessness is addressed regionally by the Orange County Continuum of Care (COC), an umbrella organization that brings together government agencies and community-based nonprofit organizations in a coordinated effort to meet the urgent needs of people experiencing homelessness or that are in imminent danger of experiencing homelessness. The County of Orange Health Care Agency is the collaborative applicant, and 2-1-1 OC is the Homeless Management Information System lead agency.

Both Irvine and Orange County currently has a number of existing programs to assist individuals experiencing homelessness, including shelters, provided by Orange County. These services are presented in Table 2-26, Homeless Resources and Services, below.

Table 2-26. Homeless Resources and Services

Resources	Description
Housing Assistance Referral (County)	211 Orange County is a comprehensive information and referral system that links Orange County residents to community health and human services and support. 211 OC is the Homeless Management Information System lead agency.
Human Options (Non-Profit)	Emergency shelter, transitional housing, and counseling for victims of domestic violence.
Families Forward (Non-Profit)	Families Forward of Irvine exists to help families in need achieve and maintain self-sufficiency through housing, food, counseling, education, and other support services.
Emergency Solutions Grant (State)	Provides persons experiencing homelessness with basic shelter and essential supportive services. This program also provides short-term homelessness prevention assistance to persons at imminent risk of losing their own housing due to eviction, foreclosure, or utility shutoffs.
Second Harvest Food Bank OC (Non-Profit)	Through a network of more than 300 nonprofit partner agencies, Irvine-based Second Harvest Food Bank brings nourishment and hope to more than 250,000 hungry children, seniors, and families in Orange County every month.
South County Outreach (Non-Profit)	This nonprofit works to prevent hunger and homelessness in South Orange County. South County Outreach provides a variety of housing and support services to prevent hunger and homelessness in South Orange County.
Project Self Sufficiency (Non-Profit)	Provides security deposit assistance, emergency rental assistance, and utility payment assistance for low-income single parents to avoid homelessness.
Volunteers of America (Non-Profit)	This nonprofit provides many services including affordable housing, assistance for people with disabilities, assistance with basic needs, assistance for persons experiencing homelessness, behavioral and mental health services, children, youth and families programs, community outreach and investment programs, re-entry services, family-focused treatment, substance use services, services for the elderly, and veteran services.
Illumination Foundation (Non-Profit)	This nonprofit provides targeted, interdisciplinary services to the most vulnerable persons experiencing homelessness.
StandUp for Kids (Non-Profit)	StandUp for Kids has the overall goal of leading homeless youth to self-sufficiency and preventing at-risk youth from gang involvement, substance abuse, teen pregnancy, and dropping out of school. The organization provides for basic needs including food, hygiene, clothing and linkage to housing resources.
U.S. Department of Veteran Affairs (Federal)	The U.S. Department of Veterans Affairs offers a free “Help for Homeless Veterans” hotline at 877-424-3838.
Radiant Health Centers (Non-Profit)	Housing assistance for persons with HIV. Mental health programs, food subsidies, transportation subsidies, and case management.
Emergency Shelter (County)	The County provides emergency shelter in the form of 3,094 year-round beds and 528 vouchers or seasonal beds. This shelter is temporary and does not require occupants to sign leases or occupancy agreements.
Transitional Housing (County)	The County provides transitional housing in the form of 1,131 transitional housing beds. Transitional housing is designed to provide individuals experiencing homelessness with stability and support to successfully move to and maintain permanent housing.
Permanent Supportive Housing (County)	The County has provided 4,763 permanent supportive housing beds and is developing 194 additional beds. Permanent supportive housing is housing paired with supportive services to serve households in which at least one member has a disability.

It is anticipated that HUD and the State will provide additional grant funding opportunities over the next eight years for housing and shelter solutions for those experiencing homelessness because it is one of the State’s highest priorities.

A number of facilities that provide emergency and short-term shelter, as well as financial, employment, family counseling, and other services, are in Irvine and Orange County. These facilities are listed in Table 2-27, Public Services.

Table 2-27. Public Services

Type	Facility	Location	Description
Public Agency	Social Services Agency - CalFresh/Medical	115 Columbia Aliso Viejo, CA	Food Service
	Social Services Agency - CalWORKs	23330 Moulton Pkwy Laguna Hills, CA 92653	Cash assistance
	Social Services Agency - General Relief	2020 West Walnut Street Santa Ana, 92703	
	Social Security Administration	26051 Acero Rd Mission Viejo, CA 92691	Benefit services
Employment Services	One-Stop Center	17891 Cartwright Road Irvine, CA 92614	Job Search Assistance
	Working Wardrobes for a New Start	17392 Daimler St, Irvine 92614	Career Resource
Community Health Clinics	Camino Health Center - Medical and Mental Health Clinic	222481 Aspan St Lake Forest, CA 92630	Medical Care
	Camino Health Center - Medical and Mental Health Clinic	30300 Camino Capistrano, 2nd floor, San Juan Capistrano, CA 92675	
	Camino Health Center - Medical and Mental Health Clinic	1031 Avenida Pico, Ste 104, San Clemente, CA 92673	
	Laguna Beach Community Clinic	362 Third Street, Laguna Beach, CA 92651	
Behavioral Health Services	OC Health Care Agency Outreach & Engagement	Phone: 800-264-2221	Health Services
	OC Health Care Agency Mental Health & Substance Use Disorder Services	5 Mareblu, Ste 250 Aliso Viejo, CA 92656	
Soup Kitchens & Food Pantries	Talega Life Church Food Pantry	1040 Calle Negocio San Clemente, CA 92673	Food Service
	Second Harvest Food Bank of Orange County	8014 Marine Way, Irvine, CA 92618	
	Family Assistance Ministries Food Pantry	1030 Calle Negovio San Clemente, CA 92673	
	Family Assistance Ministries Food Pantry	26010 Domingo Ave, Dana Point, CA 92624	
	Family Assistance Ministries Food Pantry	32203 Del Obispo St San Juan Capistrano, CA 92675	
	Families Forward Food Pantry	8 Thomas Irvine, CA 92618	
	Vineyard Community Church	27631 El Lazo, Ste A Laguna Niguel, CA 92677	
	Father Serra's Food Pantry	31520 Camino Capistrano San Jan Capistrano, CA 92675	
	Laguna Beach Food Pantry	20652 Laguna Canyon Road Laguna Beach, CA 92651	
	South County Outreach Food Pantry	7 Watney, Ste B Irvine, CA 92618	
Veteran Services	OC Health Care Agency OC4Vets	1300 S Grand Ave., Bldg B, Santa Ana, CA 92705	Veteran Health Services
	OC Veteran Service Office	1300 S Grand Ave., Bldg B, 2nd Floor, Santa Ana, CA 92705	Veteran Benefit Services
	VA Community Resource and Referral Center	888 W Santa Ana Blvd., Ste 150 Santa Ana, CA 92701	Homeless Veteran Services
	Volunteers of America	2100 N Broadway, Ste 300 Santa Ana, CA 92705	
	1736 Family Crisis Center	888 W Santa Ana Blvd., Ste 200 Santa Ana, CA 92701	
Domestic Violence Resources	Women's Transitional Living Center	Phone: 877-531-5522	Emergency Services
	Human Options	Phone: 877-854-3594	
	Interval House	Phone: 714-891-8121	
	Laura's House	Phone: 866-498-1511	
Legal Services	Orange County Bar Association	Phone: 949-440-6747	Legal Services
	Legal Aid Society of Orange County	250 E. Center St., Anaheim, CA 92805	
	Public Law Center	Phone: 714-541-1010	
Emergency Shelter Individuals	Friendship Shelter	Phone: 949-494-6928	Emergency Services
	Hospitality House	818 E. Third St, Santa Ana, CA 92701	
	Courtyard Transitional Center	400 W Santa Ana Blvd. Santa Ana, CA 92701	
	Family Assistance Ministries	Phone: 949-492-8477	Emergency Services For Families
	HomeAid Family Care Center	Phone: 714-263-1449	
Family Resource Centers	15 FaCT	www.FaCToc.org	Family Services
Help & Emergency Hotlines	Adult Protective Services	Phone: 800-451-5155	Emergency Hotlines
	Alcoholics Anonymous	Phone: 714-773-4357	
	Child Abuse Registry	Phone: 800-207-4464	
	Domestic Violence - National	Phone: 800-799-7233	
	Fair Housing Foundation	Phone: 800-446-3247	
	Narcotics Anonymous	Phone: 800-333-3610, 714-590-2388	
	National Sexual Assault Hotline	Phone: 800-656-4673	
	OC Health Care Agency Crisis Assessment Team	Phone: 866-830-6011	
	OC Health Care Agency Crisis Stabilization Unit	Phone: 714-834-6900	
	OC Health Care Agency OCLINKS Behavioral Health Services Information and Referral Line	Phone: 855-625-4657	
	OC Health Care Agency Warmline	Phone: 877-910-9276	
	Suicide Prevention Hotline	Phone: 877-727-4747	
	Trevor Project: Suicide Prevention for LGBT	Phone: 866-488-7386	
	2-1-1 Orange County	Phone: 211, 888-600-4357	

Furthermore, the Consolidated Action Plan includes the following goals to address the availability of housing for people experiencing homelessness:

- Increase the supply of affordable housing for lower-income individuals, families, people with special needs, and people experiencing homelessness or at risk of homelessness.
- Provide street outreach to address homelessness. Outreach would be provided to individuals and families experiencing chronic homelessness, individuals with mental illness, people experiencing chronic substance abuse, veterans, unaccompanied youth, and emancipated foster youth.
- Provide homelessness prevention services for individuals and families experiencing chronic homelessness, individuals with mental illness, people experiencing chronic substance abuse, veterans, unaccompanied youth, and emancipated foster youth.
- Provide rapid rehousing services for individuals and families experiencing chronic homelessness, individuals with mental illness, people experiencing chronic substance abuse, veterans, unaccompanied youth, and emancipated foster youth.

The Consolidated Action Plan also contains strategies to make progress on the above goals:

- Partner with housing developers to leverage HOME and CDBG funds in support of the development or creation of affordable rental housing opportunities for households earning less than 60 percent of the AMI, including units for individuals, families, people with special needs, and people experiencing homelessness or at risk of homelessness.
- Provide a comprehensive set of programs designed to address literal homelessness through street outreach and rapid rehousing activities and to prevent homelessness through the implementation of homelessness prevention programs to help Irvine residents experiencing severe housing cost burdens to remain stably housed and not fall into homelessness.

3 REVIEW OF PREVIOUS HOUSING ELEMENT (2013–2021)

The City implemented various programs as part of its 5th Cycle Housing Element in an effort to maintain its existing housing stock, conserve and improve existing affordable housing, increase housing production, provide assistance to households in need, create equal opportunity to housing, and comply with State law and code amendments. Table 3-1, 5th Cycle Program Accomplishments, and Table 3-2, Progress in Achieving Quantified Objectives 2013–2021, below provide an analysis of the progress and effectiveness of each program and reviews the appropriateness of the program to determine if it should be continued, modified, or removed from the 6th Cycle Housing Element.

A number of the City's programs addressed the housing needs of special needs populations during the 5th Cycle planning period. Special needs populations include seniors, people with disabilities (including developmental disabilities), large families, families with female heads of household, and families and individuals in need of emergency shelter. The City addressed the housing needs of special needs populations through the following programs:

- **Seniors:** The City referred income-eligible seniors to the Orange County Housing Authority (OCHA), and 3,477 seniors were issued housing choice vouchers, accounting for 44.9 percent of all housing choice vouchers issued to City residents.

- **Large Families:** The City has created affordable housing opportunities through various programs, such as the Inclusionary Zoning Ordinance, financial participation, housing for those experiencing homelessness/special needs populations/extremely low-income households, and assistance in development of extremely low-income housing, that resulted in the development of 338 housing units for families with lower incomes during the 5th Cycle planning period, and referred income-eligible households to the OCHA for housing choice vouchers.

- **People with Disabilities:** The City referred people with disabilities to the OCHA, and 1,952 people with disabilities were issued housing choice vouchers, accounting of 25.2 percent of all housing choice vouchers issued to City residents. The City's Universal Design Program encouraged developers to offer universal design features to potential homebuyers that would make homes and associated living environments more usable by people with disabilities.

- **Female-Headed Households:** The City has created affordable housing opportunities through various programs, such as the Inclusionary Zoning Ordinance, financial participation,

housing for people experiencing homelessness/special needs populations/extremely low-income households, and assistance in development of extremely low-income housing, that resulted in the development of 338 housing units for families with lower incomes, creating affordable housing opportunities for female-headed households.

- **Families and Individuals in Need of Emergency Shelter:** In Orange County, homelessness is addressed regionally by the Orange County CoC, an umbrella organization that brings together government agencies and community-based nonprofit organizations in a coordinated effort to meet the urgent needs of people experiencing homelessness or who are in imminent danger of experiencing homelessness. The City has helped create housing opportunities through various programs, such as the Inclusionary Zoning Ordinance, financial participation, housing for people experiencing homelessness/special needs populations/extremely low-income households, and assistance in development of extremely low-income housing, that resulted in the development of 14 housing units—10 units at the Alegre Apartments and four units at Parc Derian—for formerly homeless households.

Table 3-1. 5th Cycle Program Accomplishments

PROGRAM NAME	PROGRAM OBJECTIVE	PROGRAM ACTION	PROGRESS AND CONTINUED APPROPRIATENESS
CONSERVE AND IMPROVE THE EXISTING HOUSING STOCK			
Housing Rehabilitation	Rehabilitate 80 owner-occupied housing units by assisting low-income homeowners with repairs related to health and safety, Building Code, and accessibility to maintain the housing stock.	Provide 3 percent interest deferred loans and emergency grants to low-income homeowners to rehabilitate their homes.	The City made 130 loans using CDBG and HOME funds in addition to providing two grants. Program information was available through the City's website, the Keen Center for Senior Resources at Lakeview Senior Center, through Code Enforcement and verbally through the phone on an ongoing basis. In addition to providing comprehensive repairs through the loan program, the City built a revolving loan portfolio. When loans are repaid, the proceeds are deposited into the City's revolving loan fund to assist future applicants. As of January 2021, the current value of outstanding loans in the portfolio is over $2.6 million. Staff anticipates that within 2 more years the program will be self-sustaining with future loans made from revolving loan fund proceeds generated from loan payoffs. The program had 50 applicants over the last three years (Fiscal Year 2018–19 and 2020–21) with 28 loans being made during that time. **Therefore, over 50 percent of applicants were approved for funding through the program.** In total, 22 of the 50 applicants were declined. This program will be continued.
PRESERVATION OF AT-RISK UNITS			
Preservation of At-Risk Units	Preserve the City's publicly assisted affordable housing projects at risk of conversion to market-rate housing.	Annually monitor the status of at-risk units in conjunction with the Annual Progress Report to HCD. Work with potential purchasers or property owners to provide technical assistance, where feasible, to public and nonprofit agencies (including the ICLT) interested in purchasing and/or managing units at risk. Work with existing property owners to explore options of preserving the at-risk units.	In the 5th Cycle planning period, the City maintained contact with owners of at-risk units and made use of available local incentives to preserve these units. The City monitored and worked with the IAC and other private owners to facilitate the preservation of at-risk bond financed and Section 8 HUD units. A total of 654 very-low-income IAC bond units were extended through a development agreement for an additional 30 years. A total of 528 assisted rental units were identified as at-risk of conversion to market rate in the 5th Cycle planning period. Therefore, the City successfully preserved more units than were at-risk of conversion to market rate. Also, the following 419 IAC affordable Section 8 units renew at a different time and for 5-year period(s): Orchard Park (59 units), Parklands (120 units), Windwood Knoll (60 units), Woodbridge Oaks (120 units), and Woodbridge Villas (60 units). Harvard Manor is a privately owned project at-risk of converting to market rate in 2025. In July 2016, the IAC mailed letters to over 67 low-income households at Villa Sienna Apartments, alerting them to the impending expiration of the State Bond Program regulating the affordability of their units. These low-income units expired on July 28, 2017. Staff worked closely with IAC to ensure that noticing requirements were completed properly and provided other affordable housing assistance to tenants receiving a notice of their bond unit expiring. This program will be continued.

Table 3-1. 5th Cycle Program Accomplishments

PROGRAM NAME	PROGRAM OBJECTIVE	PROGRAM ACTION	PROGRESS AND CONTINUED APPROPRIATENESS
		Ensure that tenants of at-risk units opting out of low-income use restrictions are properly noticed and informed of resources available to them for assistance.	In the 5th Cycle planning period, in July 2016, the IAC mailed letters to over 67 low-income households at Villa Sienna Apartments, alerting them to the impending expiration of the State Bond Program regulating the affordability of their units. These low-income units expired on July 28, 2017. Staff worked closely with IAC to ensure that noticing requirements were completed properly and provided other affordable housing assistance to tenants receiving a notice of their bond unit expiring. This program will be continued.
HOUSING PRODUCTION			
Residential Sites Inventory	Provide adequate residential and mixed-use designated sites to accommodate the City's RHNA of 12, 149 units. Provide information available vacant and underutilized sites to interested developers.	Maintain the City's GIS database and develop and implement an ongoing project-by-project list that is updated regularly and posted on the City's website. Produce map of vacant and underutilized sites available (subject to minimum reproduction costs) to interested developers upon request.	In the 5th Cycle planning period, the residential sites inventory was maintained in the City's GIS database and the City implemented an ongoing project-by-project list that is updated regularly and posted on the City's website. Staff continued to ensure that sufficient capacity was available. There were no requests by developers to provide maps of vacant and underutilized sites. This program will be continued.
ICLT	The City will coordinate with the ICLT to actively pursue land acquisition opportunities for a range of affordable housing options, including rental apartments, ownership housing, emergency shelters, transitional housing, supportive housing, and SRO housing.	Assist the ICLT in the development of 100 permanent affordable units, including units for extremely low-income households.	In the 5th Cycle planning period, the City negotiated the donation of a total of 17 acres of land via a conveyance of land from a private property owner. The City transferred the donation sites to the ICLT or other nonprofits for development of permanent affordable housing. The first donation of land consisted of approximately 3.67 acres and was conveyed by the City to the ICLT in October 2013. In 2015, the ICLT entered into an agreement with the Irvine Company for the acquisition of 4.16 acres for the development of affordable ownership housing. In late 2016, the ICLT entered into an agreement with the Irvine Company for the acquisition of 2.58 acres of land. This program will be continued. During the 5th Cycle planning period, the City assisted the ICLT with the development of 338 units. The ICLT assisted with the development of the following development of Doria Apartments, Alegre Apartments, Parc Derian, Salerno Apartments, and Sage Park through funding or a land lease. Doria Apartments – Phase II, construction commenced in late 2012, consists of 74 affordable units to families earning between 30 percent and 60 percent AMI with 10 units designated for individuals who are receiving services through the MHSA.

Table 3-1. 5th Cycle Program Accomplishments

PROGRAM NAME	PROGRAM OBJECTIVE	PROGRAM ACTION	PROGRESS AND CONTINUED APPROPRIATENESS
			Alegre Apartments, construction commenced in early 2013, which consists of 104 affordable units to families earning between 30 percent and 60 percent AMI with 11 extremely low- and very-low-income units designated for households eligible under MHSA and an additional 10 units are subleased to Families Forward as permanent housing for formerly homeless households that graduate from their transitional housing program. Parc Derian, which consists of 80 affordable units to families and individuals earning between 30 percent and 60 percent AMI, with four one-bedroom units restricted at 40 percent AMI set aside for the developmentally disabled, eight floating units set aside for veteran preference, and four units set aside for Families Forward (transitional housing) tenants. The ICLT leased the land Parc Derian was developed on to the developer for 99 years; the land is owned by the ICLT to ensure permanent affordability of these units. Salerno Apartments, construction commenced in 2020, consists of 80 affordable units. The ICLT has a long-term unsubordinated ground lease with the developer. Sage Park (formerly Native Spring) is being constructed ICLT. Construction broke ground for the 68 for-sale condominiums in 2020. The townhomes will be set a moderate-income level, and first sales are projected for January 2022 with final sales by July 2022.
Inclusionary Zoning Ordinance	Continue to implement the Inclusionary Zoning Ordinance.	Continue to require 15 percent of all new residential development be set aside as housing for very-low-, low-, and moderate-income households. As appropriate, payment of in-lieu fees, alternative methods of meeting affordable housing requirements, or modification of affordability levels will be permitted, subject to approval by the Planning Commission. Monitor the impact of the Inclusionary Zoning Ordinance on housing supply and price through the Zoning Ordinance required annual land appraisal.	In the 5th Cycle planning period, the City continued to implement the ordinance and require all new projects to comply with the requirements set forth in the ordinance. The required annual land appraisal to monitor the variables used in in-lieu fee calculations also happened each year of the 5th Cycle planning period. As stated in the Housing Plan, the City will pursue updating the existing Inclusionary Housing Ordinance.

Table 3-1. 5th Cycle Program Accomplishments

PROGRAM NAME	PROGRAM OBJECTIVE	PROGRAM ACTION	PROGRESS AND CONTINUED APPROPRIATENESS
Mixed-Use and Transit-Oriented Development	Offer increased densities and height limits in the IBC, the Irvine Spectrum Center, and private Great Park Neighborhoods development surrounding the Orange County Great Park areas.	Continue to implement on a project-by-project submittal basis the IBC Vision Plan and Mixed Use Overlay Zoning Ordinance that was approved by the Planning Commission on April 1, 2020, and the City Council on July 13, 2010.	In the 5th Cycle planning period, City staff ensured that each individual project in the IBC complied with the Vision Plan and Mixed Use Overlay outlined in the Zoning Code. As the Great Park develops, the developer and City staff will continue to respond to development trends and revise development standards accordingly. Staff will also continue to monitor development in the IBC and Great Park areas, as well as the rest of Irvine. The residential sites inventory was maintained in the City's GIS database and staff will continue to ensure that sufficient capacity is available. This program will be continued.
Financial Participation	Assist in the development of 100 new permanent affordable units.	Provide deferred payments loans and/or grants if available to local housing developers to subsidize the cost of developing affordable housing units.	In the 5th Cycle planning period, the City was able to facilitate the development of a number of affordable housing projects using former redevelopment housing set-aside funds, HOME, CDBG, and inclusionary housing in-lieu fees. Through the ICLT, $1.2 million in financial assistance was given in 2013 to two 100 percent permanently affordable projects: Doria Apartments Phase II (74 affordable units) and Alegre Apartments (104 affordable units). In 2015, the City provided $603,858 in HOME financial assistance to the ICLT and $1.5 million in assistance to C&C Development for an 80-unit permanently affordable rental housing project known as Parc Derian. The project has completed construction and is affordable to families earning between 30 percent and 60 percent of AMI. This property, along with Alegre Apartments, is owned by the ICLT and leased to the developer for 99 years to ensure permanent affordability. An approximately 80-unit affordable housing apartment complex called Salerno Apartments was developed in 2020 and constructed by Chelsea Investment Corporation in partnership with the ICLT to ensure 99 years of permanent affordability. For FY 2018–2019, Chelsea Investment Corporation was allocated $676,952 in HOME funds by the City Council. This program will be continued.

Table 3-1. 5th Cycle Program Accomplishments

PROGRAM NAME	PROGRAM OBJECTIVE	PROGRAM ACTION	PROGRESS AND CONTINUED APPROPRIATENESS
Universal Design	Simplify life by making homes and associated living environments more usable by more people, including children, aging populations, and people with disabilities.	Distribute materials on universal design principle to builders and homebuyers. Evaluate incentives to encourage participation in universal design principle program annually.	In the 5th Cycle planning period, the City provided information on an ongoing basis about the program on its website and provided links with more detailed information. Program materials were also available at City Hall in the Community Development Department. Typically, Building and Safety staff took calls from developers interested in offering universal design features to potential homebuyers and evaluated incentives to encourage participation in the program. While the progress of the program is not formally tracked, the City encourages developers to incorporate universal design in projects and has resources on the City's website. All affordable housing units developed by the Irvine Community Land Trust include accessible units, and units financed with Federal Low-Income Housing Tax Credits, HUD funding, and other State and Federal sources are required to provide accessible units. Furthermore, the California Building Code includes, under certain circumstances, accessibility requirements for residential developments. The City will not be continuing this program because the California Building Code has changed over time to place more requirements for universal design and accessibility, and affordable housing funding sources increasingly require these design features for projects to be competitive for limited revenues.

Table 3-1. 5th Cycle Program Accomplishments

PROGRAM NAME	PROGRAM OBJECTIVE	PROGRAM ACTION	PROGRESS AND CONTINUED APPROPRIATENESS
Assist in Development of Extremely Low-Income Housing	Work cooperatively with f or-profit and nonprofit affordable housing developers to apply for State and Federal monies for direct support of low-income housing construction and rehabilitation. The City shall continue to assess potential funding sources, such as, but not limited to, CDBG and HOME programs. The City shall also work cooperatively with for-profit and nonprofit affordable housing developers to seek State and Federal funding specifically targeted for the development of housing affordable to extremely low-income households, such as the LHTF program.	Seek funding opportunities to assist in the development of Extremely Low-Income housing. Promote the program to the development community through promotional material.	In the 5th Cycle planning period, The ICLT obtained $1.2 million in funding to assist two projects with the development of extremely low-income housing. Through a loan of redevelopment set-aside, CDBG, and HOME funds, the ICLT assisted JHC with the development of Doria Apartments – Phase I and Phase II, which consists of 134 units to families earning between 30 percent and 60 percent of AMI. The ICLT also secured funding to build a 104-unit apartment complex called Alegre Apartments, which serves families earning between 30 percent and 60 percent of AMI. In 2015, the 80-unit affordable rental housing project known as Parc Derian was approved and has since been constructed. Parc Derian is a multifamily residential development located on a 2.22-acre parcel at 17275 Derian Avenue and is composed of 80 one-, two-, and three-bedroom units. Nine units are rented at 30 percent of AMI, 16 units at 40 percent AMI, and 54 units at 60 percent AMI. An 80-unit affordable housing apartment complex called Salerno Apartments was constructed in 2020 by Chelsea Investment Corporation in partnership with the ICLT to ensure 99 years of permanent affordability. This project serves families between 30 percent and 80 percent of AMI with 35 units set aside for veterans, adults with developmental disabilities, and families experiencing homelessness or in jeopardy of homelessness. Leasing began in January 2021. In FY 2018–2019, Chelsea Investment Corporation was allocated $676,952 in HOME funds by the City Council. The Housing Plan contains multiple programs to leverage available funding, collaborate with the ICLT, work with non-profit organizations and update the Zoning Ordinance.
Housing for the Homeless/Special Needs Populations/Extremely Low-Income Households	Encourage the development of housing for extremely low-income households and people with special needs.	Encourage development through the following: financial assistance when available through funding sources, such as the Federal Section 811 program; reduced park fees; flexible development standards; and expedited processing.	In the 5th Cycle planning period, the City offered a variety of incentives, including reduced park fees, reduced development standards, expedited processing, and affordable housing credits to aid in the development of housing for extremely low-income households and people with special needs. These incentives were promoted through the Inclusionary Housing Ordinance, Subdivision Ordinance, and the City's website. In addition, financial assistance in the form of CDBG and HOME funds were given during the planning period to four 100 percent affordable projects with special needs and/or extremely low-income units: Doria Apartments Phase II, Alegre Apartments, Parc Derian, and Salerno. This program will be continued. In the 5th Cycle period, the City partnered with several housing developers to pursue affordable housing opportunities for special needs households. This program will be continued.

Table 3-1. 5th Cycle Program Accomplishments

PROGRAM NAME	PROGRAM OBJECTIVE	PROGRAM ACTION	PROGRESS AND CONTINUED APPROPRIATENESS
		Partner when feasible with for-profit and nonprofit housing developers and other entities to pursue affordable housing opportunities for special needs households.	At the Alegre Apartments, 11 extremely low- and very-low-income units are designated for households eligible under MHSA, and an additional 10 units are subleased to Families Forward as permanent housing for formerly homeless households that graduate from their transitional housing program. Additionally, two very-low-income units at Alegre are set aside for persons with developmental disabilities. Parc Derian provides four, one-bedroom units restricted at 40 percent AMI are set aside for the developmentally disabled, and eight floating units are set aside for veterans, allowing flexibility to help them qualify for available units. In addition, four floating units will be set aside for Families Forward (transitional housing) tenants. In 2015, during the entitlement process the City negotiated with the developers of Skyloft Apartments to set aside four one-bedroom apartments for people with developmental disabilities. Lastly, an 80-unit affordable housing apartment complex called Salerno Apartments was constructed in 2020 by Chelsea Investment Corporation in partnership with the ICLT to ensure 99 years of permanent affordability. The breakdown of unit income allocations and set-asides are as follows: • 10 units to lower income households (80 percent AMI) • 34 units to low-income households (50 percent AMI) • 35 units to extremely low-income households (30 percent AMI) • One managers unit at up to moderate income (120 percent AMI) Additionally, of the 35 units set aside to extremely low-income households, 15 will be for veterans and their families, 10 will be for adults with developmental disabilities, and 10 units will be subleased to Families Forward as housing for families experiencing homeless or are in jeopardy of becoming homeless. In the 5th Cycle planning period, on June 25, 2013, the Irvine City Council established a nine-member Housing Task Force with representatives from the City Council, developmentally disabled community, Planning Commission, Irvine Residents with Disabilities Advisory Board, local development community, the ICLT, and the Regional Center of Orange County to consider the concerns, policies, and programs proposed by the community and address those housing needs of the developmentally disabled. In addition to the Housing Task Force meetings, the City also conducted a Community Outreach meeting in January 2014 in order to allow the community to provide direct input regarding the needs of the developmentally disabled population.

Table 3-1. 5th Cycle Program Accomplishments

PROGRAM NAME	PROGRAM OBJECTIVE	PROGRAM ACTION	PROGRESS AND CONTINUED APPROPRIATENESS
		Establish a developmental disability task force to consider the concerns, policies, and programs proposed by the community and address housing needs of this special needs population.	At the June 24, 2014, City Council meeting, the Housing Task Force brought forth the following recommendations for consideration: 1. Task Force shall be converted to ad hoc status to meet a minimum of semi-annually for up to 1 year to ascertain the status of the recommended actions and allow for updates and continued public comment on the housing needs of those with developmental disabilities. 2. Housing for those with developmental disabilities should be considered among the priority needs for housing when allocating a portion of eligible resources, such as in-lieu affordable housing funds received through the Inclusionary Housing Ordinance and Federal entitlement programs, such as CDBG, HOME Investment Partnerships Act, and other eligible resources, to address housing for those with developmental disabilities, to the extent financially feasible. 3. Identify a demonstration project, working with the ICLT or other nonprofit organizations or private developers, and the Regional Center, to create or set aside units and identify service providers for affordable housing and services for those with developmental disabilities to the extent economically feasible. 4. Establish a priority for the City to work with the ICLT (for future sites received by the City for affordable housing) to create a set-aside of units for those with developmental disabilities to the extent economically feasible. 5. Recognizing that supportive services are an essential component of housing for special needs populations, the City will work with the broader community, including families, nonprofit organizations, and developers, to identify educational opportunities, advocacy, and referral to local services. In addition, and to the extent feasible, the City will strive to ensure funds and other municipal resources for services will be made available through local social services, such as Community Services and FOR Families, to those with developmental disabilities residing in homes developed and managed by nonprofit organizations. 6. Explore opportunities with the private sector to facilitate initiatives for individuals to donate privately owned homes that include services for those with developmental disabilities and request the ICLT, or other nonprofit organization engaged in owning permanently affordable housing, accept the property(is) for the benefit and occupancy by those with developmental disabilities.

Table 3-1. 5th Cycle Program Accomplishments

PROGRAM NAME	PROGRAM OBJECTIVE	PROGRAM ACTION	PROGRESS AND CONTINUED APPROPRIATENESS
			7. Support State and Federal legislation for: a. Funding development of affordable housing and ongoing services of residents with developmental disabilities. b. Federal and State tax incentives that could be accessed by nonprofit and for-profit agencies providing housing for those with developmental disabilities. c. Support amendments to fair housing law allowing special needs populations, including those with developmental disabilities, to be considered a protected class. d. Support development of Federal and State legislation to establish special “savings” accounts for those with developmental disabilities to create housing opportunities, including affordable ownership and rental choices. Although veterans housing was not included in Program 10 and veterans are not included in the definition of special needs populations, the Irvine City Council established the Ad Hoc Veterans Affordable Housing Committee on September 9, 2014, to provide public policy recommendations regarding affordable housing opportunities and funding for qualified U.S. veterans. Task Force members represented various stakeholders in the community with an emphasis on veteran representation. On November 10, 2015, the committee recommended to the City Council the following: • The City update its Housing Strategy and Implementation Plan to include veterans in the special needs section of the plan. • Housing opportunities for veterans be allowed in all areas of the community. • Set 10 percent of units aside for veterans. • Covenants be required to assure veterans housing is sustainably maintained for a minimum of 55 years or in perpetuity. • Services supporting veterans be a component of veterans units in projects, if feasible. • The City use reasonable efforts to prioritize funding for projects where veteran units are proposed. All recommendations were adopted by the City Council, and the Affordable Housing Strategy and Implementation Plan has since been updated.

Table 3-1. 5th Cycle Program Accomplishments

PROGRAM NAME	PROGRAM OBJECTIVE	PROGRAM ACTION	PROGRESS AND CONTINUED APPROPRIATENESS
HOUSING ASSISTANCE			
Housing Choice Voucher (Section 8) Program	The OCHA administers the Housing Choice Voucher (Section 8) Program in Irvine. The program extends rental subsidies to extremely low- and very-low-income households, including families, seniors, and people with disabilities. The City will continue to provide referrals to households and homeowners interested in participating in this program.	Refer income-qualified households to the OCHA. Assist in publicizing the program on the City's website and at public counters.	In the 5th Cycle planning period, City staff referred people interested in obtaining a Section 8 housing choice voucher to the OCHA on an ongoing basis. The OCHA issued 7753 vouchers to households with low incomes between 2013 and January 27, 2021. Of these, 1,952 vouchers (25.2 percent) were issued to disabled households, 3,477 vouchers (44.8 percent) were issued to senior households, and 2,324 (30 percent) were issued to families. Of the 7,753 vouchers, 2,324 VASH vouchers went to veterans (87 family, 35 disabled, and 55 senior). In February 2012, the OCHA opened its waiting list for the first time since 2005. Applications were accepted over 2 weeks, and 48,392 applications were received. According to the OCHA, the application waiting list may open in 2022. This program will be continued.
EQUAL OPPORTUNITY			
Fair Housing	Provide fair housing and tenant-landlord mediation services through the City's contract with the FHF. Activities provided by the FHF include outreach and education, public presentation, advocacy, referral, fair housing investigations, mediation/dispute resolution, and legal representation.	Distribute fair housing materials as requested. Make materials available on the City's website, at City counters, and other community locations. Participate in the regional Analysis of Impediments to Fair Housing Choice as part of the City's update to the Consolidated Plan for Federal entitlement grants.	In the 5th Cycle period, the Fair Housing Foundation (FHF) assisted 2028 Irvine residents with tenant-landlord issues and/or fair housing discrimination complaints. Additionally, the FHF conducted 12 tenant rights workshops and 9 walk-in clinics that were accessible to all Irvine residents. The 12 fair housing workshops covered an overview of fair housing laws, leases and notices, rules and regulations, tenant and landlord obligations, guidelines and specific concerns regarding families with children, occupancy standards and discriminatory rules. The City provided $125,988 of CDBG funds to the FHF as reimbursement for costs incurred serving Irvine residents during the 5th Cycle period. City staff continues to refer callers with legal and/or tenant-landlord issues to the FHF and provides fair housing materials when requested. In the 5th Cycle planning period, the City participated in the regional Analysis of Impediments to Fair Housing Choice as part of the City's update to the Consolidated Plan for Federal entitlement grants.

Table 3-1. 5th Cycle Program Accomplishments

PROGRAM NAME	PROGRAM OBJECTIVE	PROGRAM ACTION	PROGRESS AND CONTINUED APPROPRIATENESS
Affordable Housing Brochure	Make an up-to-date brochure, updated every 3 to 6 months, detailing the various affordable housing resources in Irvine, including rental and homeownership opportunities available to Irvine residents.	Update Affordable Housing Brochure bi-annually and distribute at City department counters and community locations and post the brochure on the City's website.	In the 5th Cycle planning period, the City made the up-to-date brochure detailing the various affordable housing resources in Irvine, including rental opportunities and ownerships assistance programs, available to its residents. The brochure was completely revamped to provide more comprehensive information on programs, resources, and special needs housing. The brochure was updated on a regular basis and was accessible on the City's website. Additionally, citizens were able to get a brochure through the Community Services and Community Development Departments at City Hall, as well as at the Lakeview, Rancho, and Trabuco Senior Centers. In addition to the brochure, the City provided a listing of upcoming affordable housing projects that either were under construction or would soon be under construction. The listing provided project information, expected time of construction completion, and interest list information, when available. The City requires developers of new projects to set up interest lists, which allow interested people to provide contact information in order to be informed as to how and when they can apply for new affordable housing once a project is ready for lease-up. The list, which was updated regularly, is available at City Hall and the City's website. Additionally, interested parties were able to subscribe to the City's affordable housing new email list and be notified of any open interest lists.

Notes: AMI = area median income; CDBG = Community Development Block Grant; FHF = Fair Housing Foundation; FY = Fiscal Year; GIS = geographic information systems; HCD = California Department of Housing and Community Development; HOME = HOME Investment Partnerships; HUD = U.S. Department of Housing and Urban Development; IAC = Irvine Apartments Company; IBC = Irvine Business Complex; ICLT = Irvine Community Land Trust; JHC = Jamboree Housing Corporation; LHTF = Local Housing Trust Fund Program; MHSA = Mental Health Services Act; OCHA = Orange County Housing Authority; RHNA = Regional Housing Needs Assessment; SRO = single-room occupancy; VASH = Veterans Affairs Supportive Housing

Table 3-2. Progress in Achieving Quantified Objectives 2013–2021

Program	Quantified Objective (5th Cycle)						Progress					
	Ext. Low	Very Low	Low	Mod.	Above Mod.	Total	Ext. Low	Very Low	Low	Mod.	Above Mod.	Total
Residential Sites Inventory										12,998	16,825	29,823
Irvine Community Land Trust (ICLT)							82	170	10	70		332
Housing for the Homeless/Special Needs Populations/Extremely Low-Income Households *(see Extremely Low units under ICLT)*												
Assist in Development of Extremely Low-Income Housing *(under ICLT)*												
Universal Design												
Inclusionary Zoning Ordinance	1,409	1,408	2,034	2,239	5,059	12,149		897	27			
Mixed-Use and Transit-Oriented Development												
Financial Participation *(included under ICLT)*												
Preservation of At-Risk Units [1]								654				654
Housing Rehabilitation							24	45	32			101
Housing Choice Voucher *(all lower income households)*								112				112
Fair Housing												0
Total	**1,409**	**1,408**	**2,034**	**2,239**	**5,059**	**12,149**	**218**	**1,766**	**69**	**13,068**	**16,825**	**31,022**

4 AT-RISK AFFORDABLE HOUSING

Pursuant to California Government Code, Section 65583(a)(9), an analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use must be identified in the Housing Element. Irvine has a number of affordable housing developments with affordable covenants restricting their affordability for a specified term. Many of these covenants are the result of requirements for obtaining public subsidies. Housing units with covenants that expire within the next 10 years are considered "at risk" because the units could convert to market rate when the covenants expire. **It is important to note that the City facilitated the preservation of 654 affordable housing units during the previous 5th Cycle Housing Element planning period (2013–2021), including the 528 at-risk units identified in the 5th Cycle Housing Element.**

4.1 At-Risk Affordable Housing

Table 4-1, Housing Projects with Expiring Covenants over Next Eight Years, below provides a list of affordable housing developments in Irvine with affordability covenants that expire in the next 10 years. As shown in Table 4-1, 913 at-risk affordable housing units are in Irvine. The affordability of these units are currently restricted through various funding sources, including the following:

- **CDBG:** The City receives these funds from HUD on an annual basis and administers them in accordance with the following national objectives: (1) benefits people with low and moderate incomes, (2) aids in the prevention or elimination of slums and blight, and/or (3) meets other urgent community development needs (usually as a result of a natural disaster). CDBG funds generally cannot be used for new housing construction; therefore, they are primarily used for acquisition and rehabilitation projects. Thirteen at-risk units in Irvine were funded by CDBG, and 180 units were funded using CDBG in combination with other public funding sources.

- **HOME:** These funds are also awarded to the City by HUD; however, they can be used to support a wide range of affordable housing activities, including building, buying, and/or rehabilitating rental and ownership housing or providing direct rental assistance to people with low and moderate incomes. Only one at-risk unit in Irvine was funded using HOME funds.

- **Project-Based Housing Choice Voucher Program (Section 8):** Project-based Section 8 vouchers are a form of rent subsidy issued by HUD. The Section 8 vouchers are administered by the local Public Housing Agency (PHA) and provide the property owner with a subsidy equal to the difference between the affordable rent paid and the fair market rent as determined by HUD. In total, 519 at-risk units in Irvine were funded with project-

based Section 8 vouchers. It is important to note that, because property owners are collecting fair market rents on these units, there is a high likelihood that the affordability will be extended to preserve the vouchers.

- **Affordable Housing Bonds:** A total of 380 at-risk units in Irvine are financed through the use of bonds, including California Statewide Communities Development Authority (CSCDA) tax-exempt bonds and mobile home park revenue bonds.

Table 4-1. Housing Projects with Expiring Covenants over Next Eight Years

PROJECT NAME	ADDRESS	VERY LOW UNITS	LOW UNITS	MODERATE UNITS	TOTAL NUMBER OF UNITS (INCLUDING MARKET RATE?)	NUMBER OF SENIOR UNITS	TYPE OF FINANCING	EXPIRATION OF AFFORDABILITY	ASSESSMENT OF RISK OF CONVERSION
OCCHC	Scattered sites	0	6	0	6	0	CDBG	2020	Low
Families Forward	Scattered sites	7	0	0	7	0	CDBG	2021	Low
Harvard Manor	21 California Avenue	100	0	0	161	0	Project-based Section 8 vouchers	2025	High
Woodbridge Villas	10 Thunder Run	39	21	0	258	0	CDBG; project-based Section 8 vouchers	2022	Moderate
Orchard Park	50 Tarocco	59	0	0	60	0	Project-based Section 8 vouchers	2023	Moderate
San Paulo Villas[1]	100 Duranzo Aisle	153	20	30	382	0	CSCDA Bond; CDBG	2023	Moderate
The Parklands	1 Monroe	120	0	0	121	0	Project-based Section 8 vouchers	2023	Moderate
Windwood Knoll	2 Flagstone	60	0	0	248	0	Project-based Section 8 vouchers	2023	Moderate
Woodbridge Oaks	1 Knollglen	60	60	0	120	0	CDBG; project-based Section 8 vouchers	2024	Moderate
Families Forward	391 Huntington	1	0	0	1	0	HOME	2024	Low
The Meadows	14851 Jeffrey Road	72	198	90	360	360	Mobile Home Park Revenue Bond	2028	Low

Notes: CDBG = Community Development Block Grant; CSCDA = California Statewide Communities Development Authority; OCCHC = Orange County Community Housing Corporation

[1] Only 20 low-income units expire in 2023. Covenants on the remaining affordable units expire in 2053.

4.2 Rent Subsidy

Rent subsidies are an effective strategy to preserve at-risk affordable housing units. Rent subsidies act similarly to housing choice vouchers because the City funds the difference between the affordable rent and the fair market rent. The City could leverage a number of funding sources to provide the necessary rent subsidies to extend the affordability covenants.

This section includes an analysis of potential rent subsidies needed to preserve the City's at-risk affordable housing stock. The analysis assumes that all housing units would be occupied by very-low-income households and calculates the total monthly rent income supported by the maximum allowable housing costs at these income levels. The maximum allowable housing costs were calculated as 30 percent of the very-low-income households as outlined by the 2021 HCD State Income Limits for Orange County. The occupancy assumptions used for this analysis are as follows:

- A one-bedroom unit assumes a two-person household.
- A two-bedroom unit assumes a three-person household.
- A three-bedroom unit assumes a four-person household.
- A four-bedroom unit assumes a five-person household.

The rent subsidy amount was calculated by subtracting the total monthly rent income supported by the housing costs of very-low-income households from the 2021 HUD Fair Market Rents for each project and unit size.

Table 4-2, Subsidy Costs to Extend Covenants, below summarizes the analysis and estimates the total cost if rent subsidies were to be used to preserve the affordability of the various at-risk affordable housing developments in Irvine. The total annual subsidy amount would be $10.5 to preserve all 913 at-risk units in Irvine. Therefore, the total cost to extend the affordability of all units for 20 years would be approximately $211 million.

Table 4-2. Subsidy Costs to Extend Covenants

Project Units	OCCHC	Families Forward	Harvard Manor	Woodbridge Villas	Orchard Park	San Paulo Villas
1 BR	-	-	25	-	-	-
2 BR	3	7	53	48	47	20
3 BR	3	-	15	6	6	-
4 BR	-	-	7	6	6	-
Total	6	7	100	60	59	20
Total Monthly Rent Income Supported by Housing Cost of Very Low Income Households	$115,020	$127,155	$1,821,435	$1,123,740	$1,105,575	$363,300
Total Monthly Rent Allowed by Fair Market Rents	$200,088	$195,804	$2,941,920	$1,842,552	$1,814,580	$559,440
Total Annual Subsidies Required	$85,068	$68,649	$1,120,485	$718,812	$709,005	$196,140
Average Annual Subsidy per Unit	$14,178	$9,807	$11,205	$11,980	$12,017	$9,807
Average Monthly Subsidy per Unit	$1,182	$817	$934	$998	$1,001	$817

Project Units	The Parklands	Windwood Knoll	Woodbridge Oaks	Families Forward	The Meadows	Total
1 BR	20	-	-	-	-	**45**
2 BR	6	48	96	1	357	**686**
3 BR	86	6	24	-	3	**149**
4 BR	8	6	-	-	-	**33**
Total	120	60	120	1	360	**913**
Total Monthly Rent Income Supported by Housing Cost of Very Low Income Households	$2,341,200	$1,123,740	$2,228,040	$18,165	$6,545,430	**16,912,800**
Total Monthly Rent Allowed by Fair Market Rents	$4,307,952	$1,842,552	$3,614,688	$27,972	$10,102,176	**27,449,724**
Total Annual Subsidies Required	$1,966,752	$718,812	$1,386,648	$9,807	$3,556,746	**10,536,924**
Average Annual Subsidy per Unit	$16,390	$11,980	$11,555	$9,807	$9,880	**$11,541**
Average Monthly Subsidy per Unit	$1,366	$998	$963	$817	$823	**$961.75**

Sources: Department of Housing and Urban Development; California State Department of Housing and Community Development

Average subsidy per unit for each project is estimated with the following assumptions:
1. A 1-BR unit is assumed to be occupied by a 1-person household, a 2-BR unit by a 3-person household, 3-BR unit by a 4-person household, and a 4-BR unit by a 5-persion household.
2. Based on 2021 Area Median Income in Orange County
3. HUD 2021 Fair Market Rents in the Orange County MSA is $1,888 for a 1-BR, $2,331 for a 2-BR, $3,227 for a 3-BR, and $3,716 for a 4-BR.

4.3 Acquisition and Rehabilitation

At-risk affordable housing can be preserved through acquisition and rehabilitation of an existing affordable housing development or market-rate development to extend or apply new affordability covenants.

Several recent acquisition and rehabilitation projects were researched and analyzed to determine the estimated cost to acquire and rehabilitate at-risk affordable housing units. The development costs for these projects were analyzed using data from the California Tax Credit Allocation Committee (CTCAC) to derive the average per-unit development cost for acquisition and rehabilitation projects in Orange County. The average per-unit development cost for an acquisition and rehabilitation project in Orange County is approximately $326,000, as shown in Table 4-3, Acquisition and Rehabilitation Costs. Therefore, the estimated acquisition and rehabilitation costs to preserve all 913 at-risk units would total approximately $298 million.

Table 4-3. Acquisition and Rehabilitation Costs

Project Name	Jamboree Econo Lodge Apartments	Hermosa Vista Apartments	Huntington Pointe Apartments	Hermosa Village Phase II	Average Development Cost per Unit
CTCAC Application Year	2019	2019	2019	2020	
Address	2691 W. La Palma Avenue	15363 Goldenwest Street	18992 Florida Street	1226 W. Cerritos Avenue	
City	Anaheim	Huntington Beach	Huntington Beach	Anaheim	
Units	70	88	104	112	
Total Development Costs	24,193,312	28,809,606	33,083,615	35,131,567	
Cost per Unit	345,619	327,382	318,112	313,675	**326,197**

Source: California Tax Credit Allocation Committee (CTCAC)

4.4 New Construction

The final examined method for preserving at-risk affordable housing is replacement of these units through new construction and application of new affordability covenants. The cost of developing new affordable housing units varies according to the average land value in the City, type of construction, density, and variety of soft costs.

Several newly constructed affordable housing projects were examined to determine the estimated cost to replace at-risk affordable housing units. The development costs for these projects were analyzed using data from the CTCAC to derive the average per-unit development cost for new construction projects in Orange County. These development costs include land and acquisition, construction, architecture and engineering, interest and financing charges, developer fees, and other miscellaneous soft costs.

Table 4-4, New Construction Costs, below summarizes the analysis of newly constructed affordable housing projects in Orange County and calculates the average per-unit development

cost. The average cost to develop a new affordable unit is approximately $517,000. Therefore, the total cost to replace all 913 at-risk affordable housing units would be $472 million.

Table 4-4. New Construction Costs

Project Name	Fountain Valley Housing	The Crossroads at Washington	Casa Paloma	The Groves	Average Development Cost per Unit
CTCAC Application Year	2020	2020	2020	2020	
Address	16790 Harbor Boulevard	1126 E. Washington Ave	15162 Jackson St	30333 Camino Capistrano	
City	Fountain Valley	Santa Ana	Midway City	San Juan Capistrano	
Units	50	86	71	75	
Total Development Costs	29,118,641	41,520,535	38,988,000	34,104,806	
Cost per Unit	582,373	482,797	549,127	454,731	**517,257**

4.5 Cost Comparison

Table 4-5, Preservation/Replacement Costs, shows a comparison of preservation costs through rent subsidies and replacement costs through acquisition and rehabilitation and new construction, as outlined above.

Table 4-5. Preservation/Replacement Costs

PRESERVATION/REPLACEMENT METHOD	COST PER UNIT	TOTAL COST
Rent Subsidy	$230,820	$210,738,660
Acquisition and Rehabilitation	$326,197	$297,817,861
New Construction	$517,257	$472,255,641

4.6 Qualified Entities to Acquire and Manage Affordable Housing

Pursuant to California Government Code, Section 65863.11, the State maintains a list of Entities Interested in Participating in California's First Right of Refusal Program. This list, as follows, includes 19 entities interested in properties in Orange County and several entities interested in properties in any county in the State:

- Innovative Housing Opportunities, Inc.
- Abbey Road, Inc.
- ROEM Development Corporation.
- CSI Support & Development Services.
- Coalition for Economic Survival.
- Keller & Company.
- Poker Flats, LLC.
- Orange Housing Development Corporation.
- Riverside Charitable Corporation.
- Long Beach Affordable Housing Coalition, Inc.
- Civic Center Barrio Housing Corp.
- Nexus for Affordable Housing, Inc.
- The East Los Angeles Community Union.
- Jamboree Housing Corporation.
- Housing Corporation of America.
- City of Newport Beach.
- Hart Community Homes, Inc.
- Century Housing Corporation.
- Neighborhood Housing Services of the Inland Empire, Inc.

It is important to note that, if funds are available, the ICLT would be also be a qualified entity to acquire and preserve affordable housing.

In the event that a development becomes at risk of conversion to market-rate housing, the City will maintain contact with the ICLT, local organizations, and housing providers who may have an interest in acquiring at-risk units, and will assist other organizations in applying for funding to acquire at-risk units.

4.7 Potential Funding Sources to Preserve Affordable Housing

The funding sources that can potentially be used to preserve affordable housing are listed in the section below. It is important to note that the high costs to acquire and rehabilitate units and to develop through new construction exceed the available funding sources. Financing affordable housing is a complicated endeavor involving multiple Federal, State, and local funding sources. The City is committed to coordinating with property owners of at-risk units and leveraging

available resources to provide financial assistance when possible and available to preserve these at-risk units and to extend covenants for as long as possible.

4.7.1 Home Investment Partnerships Funds

The Federal HOME program was created as a result of the Cranston-Gonzalez National Affordable Housing Act of 1990. Local jurisdictions may use HOME funds to develop and support affordable rental housing and homeownership affordability through acquisition and to provide assistance to homebuyers. This includes new construction; reconstruction or rehabilitation of non-luxury housing with suitable amenities, including real property acquisition, site improvements, conversion, demolition, and other expenses, such as financing costs; and relocation expenses of any displaced people, families, businesses, or organizations. HOME funds may also be used to provide tenant-based rental assistance. Housing developed with HOME funds must serve low- and very-low-income households.

4.7.2 Community Development Block Grant Program

Through the Federal CDBG program, HUD provides funding for a range of community development activities. The primary objectives of the CDBG program are decent housing, suitable living environments, and expanded economic opportunities for people with low and moderate incomes ("low income" is defined as household income at 80 percent or less of AMI and includes the local and State definition of "very low income"). CDBG funds are awarded for housing activities, including acquisition and rehabilitation, homebuyer assistance, economic development, homelessness services, and public services. CDBG regulations require that each activity meet one of the following national objectives: (1) benefits people with low and moderate incomes, (2) aids in the prevention or elimination of slums and blight, and/or (3) meets other urgent community development needs (usually as a result of a natural disaster). CDBG funds are subject to certain restrictions and generally cannot be used for new housing construction. CDBG funds primarily benefit households with incomes not exceeding 80 percent of the Orange County AMI.

4.7.3 Section 108 Loan Guarantee Program

The Section 108 Loan Guarantee Program is the loan guarantee provision of the CDBG program. This provision provides communities with a source of financing for various housing and economic development activities. Rules and requirements of the CDBG program apply, and therefore, projects and activities must principally benefit people with low and moderate incomes, aid in the elimination or prevention of blight, and/or meet urgent needs of the community.

Monies received per the Section 108 Loan Guarantee Program are limited to no more than five times the applicant's most recently approved CDBG amount, less prior Section 108 commitments. Activities eligible for these funds include economic development activities eligible under CDBG; acquisition of real property; rehabilitation of publicly owned property; housing rehabilitation eligible

under CDBG; construction, reconstruction, or installation of public facilities; related relocation, clearance, or installation of public facilities; payment of interest on the guaranteed loan and issuance costs of public offerings; debt service reserves; and public works and site improvements.

4.7.4 Housing Choice Voucher (Section 8) Program

The Federal Housing Choice Voucher (Section 8) Program provides rental assistance to lower-income households earning up to 80 percent of the Orange County AMI. The Orange County Housing Authority (OCHA) oversees HUD public housing programs for participating jurisdictions, including the City. The OCHA administers the Section 8 Program, providing affordable housing for low-income households, seniors, and people with disabilities.

4.7.5 Low Income Housing Tax Credits

The CTCAC administers the Low-Income Housing Tax Credit (LIHTC) program to encourage private investment in affordable rental housing for households meeting certain income requirements. Credits are available for new construction projects or existing properties undergoing rehabilitation. Two types of Federal tax credits are available and are generally referred to as 9 percent and 4 percent credits, respectively. Each number refers to the approximate percentage that is multiplied against a project's requested "qualified basis" to determine the amount of annual Federal credits the CTCAC will award the project.

The amount of 9 percent credits is limited and calculated at $2.70 per person (returning to $2.35 per person in 2022), making California's limit $106.7 million in annual credits for year 2018. Because project owners can take the annual credit each year for 10 years, the CTCAC effectively can award $1.1 billion in 9 percent credits. Because 9 percent credits are so desirable and in limited supply, the CTCAC awards them through a competitive process twice per year. Projects compete on point scoring, but because most projects receive the maximum point score, the CTCAC's tiebreaker formula generally decides the outcome.

Tax credits of 4 percent derive from a project's use of tax-exempt bond authority allocated by the California Debt Limit Allocation Committee (CDLAC) and are limited only by the amount of bond cap available to California.

Recognizing the extremely high cost of developing housing in California, the California Legislature authorized a State LIHTC program to augment the Federal LIHTC program. Authorized by Chapter 1138, Statutes of 1987, the State LIHTC is only available for a project that has previously received or is concurrently receiving an allocation of Federal credits. Thus, the State LIHTC program does not stand alone but instead, supplements the Federal LIHTC program. In 2018, the State authorized $98.6 million in State LIHTCs. These are one-time credits taken over four years; thus, there is no tenfold multiplier. Because State LIHTCs are also in limited supply, the CTCAC awards them competitively. In total, 85 percent of the State LIHTCs are integrated into 9 percent tax credit projects, while the remainder are reserved for 4 percent tax credit projects.

It is important to note that, with the increased focus on homelessness and increased funding to address the rising annual point-in-time counts of people experiencing homelessness each year, permanent supportive housing projects have increased substantially throughout the State. These projects typically serve extremely low-income households, which make up the deepest level of affordability for housing. As a result of the increase in tax credit applications for permanent supportive housing, tax credits (9 percent and 4 percent) have become increasingly competitive. The trend observed over the last year indicates that an award of 9 percent tax credits is not feasible for projects that do not include some component of permanent supportive housing. Thus, projects focused on low-income units or a mix of very-low- and low-income units, are now applying for 4 percent tax credits, which represent significantly less funding. Overall, the demand for this significant funding source critical to the development of lower-income housing greatly outweighs the supply of funding, which makes the development of affordable housing more challenging.

4.7.6 Mobilehome Park Rehabilitation and Resident Ownership Program

The Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP) makes short- and long-term low-interest rate loans for the preservation of affordable mobile home parks for ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies. The MPRROP also makes long-term loans to individuals to ensure continued affordability. Funds are made available through a competitive process in response to a periodic Notice of Funding Availability.

4.7.7 Multifamily Housing Program

The Multifamily Housing Program (MHP) makes low-interest, long-term deferred-payment permanent loans for new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households.

4.7.8 Permanent Local Housing Allocation

The Permanent Local Housing Allocation (PLHA) provides a permanent source of funding to all local governments in California to help cities and counties implement plans to increase the affordable housing stock.

4.7.9 Section 811 Project Rental Assistance Program

The Section 811 Project Rental Assistance Program offers long-term, project-based rental assistance funding from HUD through a collaborative partnership with the California Housing Finance Agency (CalHFA), California Department of Health Care Services (DHCS), HCD, California Department of Developmental Services (DDS), and CTCAC. Opportunities to apply for this project-based assistance program are through a Notice of Funding Availability published by CalHFA.

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5 HOUSING CONSTRAINTS

City, State, and Federal governments can constrain development through regulatory requirements contained in the California Building Code and the California Environmental Quality Act (CEQA) and through local zoning, land use plans, and internal processes that affect project permitting complexity, timelines, and costs. Additional nongovernmental constraints take the form of market factors (e.g., land costs, construction costs, ability to obtain financing, and development feasibility of housing projects) and environmental constraints.

The City works to reasonably reduce governmental constraints to development and influence nongovernmental constraints where and when possible. This chapter includes a summary of constraints and discusses past and planned initiatives to reduce them where possible.

5.1 Nongovernmental Constraints

Nongovernmental constraints are market and environmental forces that act as impediments to building housing. The City has less control over these factors but can take actions to help mitigate burdens to housing production.

5.1.1 Land Costs

Vacant land still exists in the City but is significantly limited by existing development agreements or is dedicated as permanent open space. Opportunities to redevelop under-utilized commercial and retail properties, as well as some regionally serving retail centers since e-commerce has reduced the required building footprints for many retailers, with existing structures and improvements can be the most feasible option for higher density residential development, particularly in the IBC and Spectrum areas.

It is important to note that land costs are very high in the City because it is a major regional employment center and has one of the State's top school districts. Land values vary depending on the amount of density. Information from Loopnet, a CoreLogic commercial real estate listing site, and the Federal Housing Finance Agency indicates that current average land prices are approximately $5.8 million per acre for Single Family Detached zoning ($133 per square foot) and $7.6 million per acre zoned for Multifamily Residential zoning (high density).

5.1.2 Construction Costs

Residential construction costs have increased significantly since the Great Recession. According to a report by the University of California, Berkeley, Terner Center (Terner Center) in March 2020, construction costs in California increased by 25 percent between 2008 and 2018. The Terner Center notes that construction costs fell immediately following the Great Recession but rose 80 percent between 2014 and 2018. According to Marshall & Swift Valuation Service (a CoreLogic product),

the average costs to build typical single-family, multifamily ownership, and multifamily rental units in Orange County are $203.25, $220.51, and $219.68 per square foot, respectively. Furthermore, significant increases in lumber and other construction materials, as well as increased demand due to record low mortgage interest rates, will likely further increase residential construction costs.

5.1.3 California Government Code, Section 65583(a)(6), Development Analysis

California Government Code, Section 65583(a)(6), requires an analysis of requests to develop housing at densities below those anticipated in the Sites Inventory and the length of time between receiving approval for housing development and submittal of an application for building permit. The analysis must also look at local efforts to remove nongovernmental constraints that create a gap in the jurisdiction's ability to meet the Regional Housing Needs Assessment (RHNA) by income category.

There were no requests to develop housing on sites identified in the 5th Cycle Housing Element Update at densities below those anticipated in the 5th Cycle Sites Inventory.

The length of time between receiving approval for housing development and approval of an application for building permit is typically four to six months under normal circumstances with a reasonably good design team, but can vary depending on project complexity and the time the developer takes to complete construction documents. Items like changes to construction costs or other development costs that affect the feasibility, financing, or negotiations with design professionals are outside the City's control and may delay projects.

This analysis is required to examine local efforts to remove nongovernmental constraints that create a gap in the jurisdiction's ability to meet the RHNA by income category. The primary nongovernmental constraint is the overall cost of affordable housing development (high land and development costs) and the lack of public funding sources to subsidize the development of these units. Data on construction costs indicates that, even with by-right density bonuses pursuant to California's Density Bonus Law, constructing affordable housing (particularly for households with low and very low incomes) is not profitable for developers and results in a loss without public funding sources. Developers requiring funding from investors and lending institutions are required to submit a pro forma analysis (i.e., an analysis showing the costs to develop and the revenues available to fund the development) demonstrating financial feasibility or costs that are less than or equal to revenues.

Therefore, public subsidies are required to develop affordable housing. The subsidy typically comes in the form of LIHTC, State grants, HOME funds, dedication of land for projects, and/or other public sources. The lack of funding options can result in affordable projects that are more concentrated in areas with lower development and land costs. It is important to note that the City can offer concessions, such as expedited permit processing; development impact fee deferrals; reduction in park dedication standards (as permitted by the Subdivision Ordinance); and financial

subsidies, such as CDBG, HOME, and in-lieu fee funds, to offset the cost impacts of development and planning fees, but it cannot fill the gap in funding for affordable housing developments on its own.

5.1.4 Availability of Financing

The availability of capital to finance new residential development is a significant factor that can affect both the cost and supply of housing. Two types of capital are involved in the housing market: (1) capital used by developers for initial site preparation and construction and (2) capital for financing the purchase of units by homeowners and investors. Interest rates substantially affect home construction, purchase, and improvement costs. A fluctuation in rates of just 2.5 percent can make a dramatic difference in the annual income needed to qualify for a loan. In general, financing for new residential development is available at reasonable rates. However, economic fluctuations due to the COVID-19 pandemic have caused caution among lenders and may have lasting effects through this Housing Element planning period. Despite the current low interest rates, lenders are scrutinizing applicants more than they did in the past, leading to a lower number of approved mortgages despite affordable interest rates.

It is important to note that the availability of financing for developers of market-rate housing units does not appear to be a constraint as evidenced by the large number of housing units developed in the City at the "above moderate" income levels (pursuant to the City's 2020 Annual Progress Report). However, the availability of financing for affordable housing to lower-income households represents a governmental constraint as the lack of sufficient public subsidies required by affordable housing developers prevents more affordable units from being constructed. This topic is covered in Section 5.3, Governmental Constraints, in this chapter.

5.1.4.1 Homeownership

Home mortgage interest rates fell to historic lows in 2020 and 2021 due in part to the COVID-19 pandemic. The low interest rate environment combined with pent-up demand for housing has led to significant increases in home prices. According to Redfin.com, the median sales price for single-family residences in the City increased by 12 percent between 2020 and 2021. These trends could create barriers to home ownership for residents with lower incomes because wage growth has not kept up with rising home prices. For instance, median sales prices for single-family residences in the City increased 60 percent between 2012 and 2019 (according to Redfin.com), while median household income (reported by the U.S. Census Bureau) only increased 33 percent during the same period. The ACS survey data presented in Chapter 2, Community Profile and Needs, of this Housing Element shows that a higher percentage of households in Irvine rent versus own. This data also shows that approximately 16,000 housing units were constructed in the City between 2015 and 2020. Approximately 68 percent are estimated to be ownership units.

5.1.4.2 Rental Housing

According to the 2014–2018 ACS 5-Year Estimates, fewer households in the City are severely cost burdened (i.e., the household spends 50 percent or more of income on rent) than in the SCAG region as a whole. More specifically, 26 percent of renter households in the City spend 50 percent or more of their gross income on housing costs compared to 29 percent in the SCAG region. However, approximately 6,206 rental units have been constructed between 2015 and 2020, and Costar (a CoreLogic data product for the commercial real estate market) reports a 4.4 percent vacancy rate in Orange County. Rents across Orange County dipped slightly and/or stabilized during the COVID-19 pandemic. With the release of vaccines and the State widely opening the economy in June 2021, rents are expected to continue to increase at previous rates (i.e., 20 percent from 2013–2020, according to Zumper.com).

5.1.5 Availability of Mortgage Financing

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The data for Irvine was compiled by aggregating census tracts to approximate the City boundaries. Conventional financing involves market-rate loans provided by private lending institutions such as banks, mortgage companies, savings and loans, and thrift institutions. Overall, 159 households applied for government-backed mortgage loans, and 5,517 households applied for conventional home mortgage loans in Irvine in 2020 (see Table 5-1, Disposition of Home Purchase and Improvement Loan Applications (2020), below). Of the applications for conventional purchase loans, 70 percent were approved, 8 percent were denied, and 22 percent were withdrawn or closed for incompleteness. In 2010, there were more applications for government-backed home purchase loans than in 2020. The 2020 approval rate for government-backed home purchase loans and conventional mortgage loans is also lower than the approval rates in 2012 (Table 5-2, Disposition of Home Purchase and Improvement Loan Applications (2012), below). More than half (67 percent) of refinance applications were approved in 2020, lower than the approval rate of 88 percent in 2012. The denial rate in 2020 was greatest for home improvement loans (34 percent), while 2012 saw a lower denial rate (13 percent).

Table 5-1. Disposition of Home Purchase and Improvement Loan Applications (2020)

	Loan Type							
	Government-Backed Purchase		Conventional Purchase		Refinance		Home Improvement	
Approved[1]	109	69%	3869	70%	14858	67%	366	50%
Applications Denied	14	9%	448	8%	1931	9%	249	34%
Other[2]	36	23%	1200	22%	5331	24%	122	17%
Total Applicants	**159**	**100%**	**5517**	**100%**	**22120**	**100%**	**737**	**100%**

[1] Includes those applications approved by the lenders but not accepted by the applicants.
[2] Includes files closed for incompleteness, and applications withdrawn.

Source: FFIEC MSA/MD 2020 Aggregate Report for Anaheim/Santa Ana/Irvine by Census Tract

Table 5-2. Disposition of Home Purchase and Improvement Loan Applications (2012)

	Loan Type							
	Government-Backed Purchase		Conventional Purchase		Refinance		Home Improvement	
Approved[1]	465	86%	3907	90%	18098	88%	710	87%
Applications Denied	75	14%	440	10%	2388	12%	104	13%
Total Applicants[2]	**540**	**100%**	**4347**	**100%**	**20486**	**100%**	**814**	**100.00%**

[1] Includes those applications approved by the lenders but not accepted by the applicants.
[2] Includes files closed for incompleteness, and applications withdrawn.

Source: 2012 HMDA Database

5.1.6 Requests to Develop Housing at Lower Densities

In order to account for potential requests to develop housing at densities below those anticipated in the Sites Inventory, the City performed an analysis of sites included in the City's 5th Cycle Housing Element Update. The City found that no projects were completed at densities below those identified in the 5th Cycle Housing Element Update during the planning period. Therefore, it does not appear that requests to develop housing at densities below those anticipated in the Sites Inventory present a constraint.

5.2 Environmental Constraints

Environmental factors can constrain residential development in a community by increasing costs and reducing the amount of land suitable for housing. Known environmental constraints in the City include hillsides, biological resources and preserve areas, cultural resources, geologic hazards, and risk from wildfires.

5.2.1 Hillsides

The City is composed of relatively flat land and hillsides along the City's northern and southern borders. The hillsides are an integral part of the community's image and identity, providing a visual backdrop, an environmental preserve, and a recreational resource. Preserving the hillsides is an important community goal. Policies relating to hillside development must balance environmental protection, property rights, and community values. In these areas, the City has

developed a Hillside Overlay District to provide guidelines that allow for development with minimal impact on natural topographical features.

5.2.2 Biological Resources and Preserve Areas

Several plant and wildlife species exist in the City that would require additional review and potential permitting if impacted. Special-status plant and wildlife species found in the City include coastal California gnatcatcher (*Polioptila californica californica*), Cooper's hawk (*Accipiter cooperii*), burrowing owl (*Athene cunicularia*), coastal cactus wren (*Campylorhynchus brunneicapillus*), least Bell's vireo (*Vireo bellii pusillus*), coast horned lizard (*Phrynosoma coronatum*), western spadefoot (*Spea hammondii*), San Diego desert woodrat (*Neotoma lepida intermedia*), San Diego fairy shrimp (*Branchinecta sandiegonensis*), many-stemmed dudleya (*Dudleya multicaulis*), San Bernardino aster (*Symphyotrichum defoliatum*), southern coast live oak (*Quercus agrifolia*) riparian forest, and southern tarplant (*Centromadia parryi*). The City is also known for having prime coastal California gnatcatcher habitat, primarily around the northeastern and southern City boundaries. In addition, the City contains the San Diego Creek and San Joaquin Marsh, which are sensitive riparian and wetland communities that have been designated for preservation due to the sensitive plant and wildlife species that inhabit these areas.

The Natural Community Conservation Plan (NCCP)/Habitat Conservation Plan is a regional land use and conservation plan aimed at preserving entire biotic communities and was developed as a result of the Natural Community Conservation Planning Act passed by the California Legislature in 1991. It created a regional network of land reserves to protect entire communities of native plants and wildlife while allowing development to move forward in other areas.

In the mid-1990s, the City, Orange County, and various other cities and landowners entered into an agreement to place certain lands in the NCCP preserve system. The goal of this program is to bring much-needed certainty, both for the protection of California's unique natural legacy and for economic growth and use of private property. The City believes that protecting, restoring, and managing large blocks of native habitat under the NCCP is a more effective way to manage development than the project-by-project regulation used in the past. This approach also results in a better outcome for rare open spaces in the City. NCCP preserve areas have been designated throughout the City, primarily in the northeastern and southern areas, and include Shady Canyon, Bommer Canyon, Borrego Canyon, Siphon Reservoir, and Hick's Canyon.

Additionally, on June 7, 1988, in the General Municipal Election, Irvine voters overwhelmingly approved Initiative Resolution 88-1 (An Initiative Resolution of the City of Irvine Directing the Amendment of the Conservation and Open Space Element and the Land Use Element of the Irvine General Plan). The Open Space Initiative reflects the following principal objectives:

- To consolidate important conservation and open space areas into large contiguous areas that may be integrated into local and regional open space areas.

- To establish a network of open space spines linking the consolidated conservation and open space areas.
- To assure the preservation of conservation and open space areas through a phased dedication and compensating development opportunities program, acceptable to the City and owner of the land involved, which transfers development opportunities from conservation and open space areas and consolidates them in appropriate development areas.

This phased dedication and development program was incorporated into the General Plan. It was further outlined in the Memorandum of Understanding Implementing Initiative Resolution 88-1 between the City and the Irvine Company, whereby the Irvine Company agreed to convey to the City open space lands (in the form of Preservation Areas) in exchange for development rights in other areas in Irvine. These Preservation Areas that compose the Irvine Open Space Preserve are dedicated to the City in perpetuity as protected open space. The deeds include language that restricts the use of the land solely for infrastructure, resource conservation, habitat enhancement, and passive recreation purposes, such as hiking. In other words, these lands cannot ever be sold, leased, or used for any commercial, office, industrial, or residential purposes.

Over 8,000 acres identified in the Open Space Initiative will be transferred to the City by the Irvine Company. These include Quail Hill, Shady Canyon, Bommer Canyon, Portola Springs, and Orchard Hills.

5.2.3 Cultural Resources

The City includes many cultural, historical, and archaeological resources, which have been identified throughout the planning area. Two recorded historical and archaeological resources sites in the City have been listed on the California Register of Historical Resources and several more qualify for listing on the National Register of Historic Places. In addition, the City has established several historical and archaeological landmarks, including Lambert Reservoir, San Joaquin Marsh, Bommer Canyon Cattle Camp, and the Irvine Family Home Site and Gardens. With large areas of the City and its sphere of influence still undeveloped, opportunity exists to identify cultural resources of significance and to develop programs for their appropriate disposition. The City recognizes the importance of cultural, historical, and archaeological resources and has dedicated an element in the Irvine General Plan (Cultural Resources Element) that establishes a process for early resource identification, consideration, and where appropriate, preservation.

5.2.4 Geologic Hazards

Geological conditions of concern that present additional vulnerability to the community include flood zones, earthquake fault zones, liquefaction areas, and landslide and steeply sloped areas. The City is not along the coast of California, and coastal flooding and storms are not anticipated

to impact the community. However, potential flood zones have been identified throughout the City, specifically along San Diego Creek, Peters Canyon Creek, Serrano Creek, Borrego Canyon Wash, Agua Chinon Wash, and Sand Canyon.

No known active Alquist-Priolo Fault Zones are in the City. However, numerous earthquake faults have been identified in the City. California is known for being a seismically active region and the City should take necessary precautions, including building structures in accordance with the latest California Building Code. Portions of the City are in liquefaction-prone zones, specifically along the City boundary and in the northern center of the City, primarily in low-lying zones. Landslides also have the potential to occur in the region, primarily along the northeastern boundary at the foothills of the Santa Ana Mountains and the San Joaquin Hills in the southern portion of the City.

The City has a Federal Emergency Management Agency (FEMA)-approved Local Hazard Mitigation Plan (2020), which focuses on mitigating these hazards and provides a comprehensive assessment of the threats the City faces from natural and human-caused hazard events and a coordinated strategy to reduce these threats.

5.2.5 Risk from Wildfires

The topography of the foothills of the Santa Ana Mountains and San Joaquin Hills in the City is extremely conducive to wildfires. The community is bordered by natural, undeveloped hillsides and mountains to the northeast and open space areas to the southwest. In between these two features lie the City's most developed areas. The majority of these natural, undeveloped areas are classified as Very High Fire Hazard Severity Zones by the California Department of Forestry and Fire Protection. In the northeastern portion of the City, these zones extend throughout the Santa Ana Mountains, which extend into the County of Riverside to the east. Due to this classification, there is a high probability of these areas being at risk for wildfires in the future. The City's Local Hazard Mitigation Plan (2020) discusses this risk in the City and strategies to mitigate the wildfire potential. Historically, a significant number of wildfires have occurred in and surrounding the City. The City has seen a major wildfire within or near its borders every decade since the 1980s. The most recent wildfire that was started on October 26, 2020, the Silverado Fire, resulted in the evacuation of over one-third of the City's population.

5.2.6 Irvine Ranch Water District Site

Sites 15 and 16 in the Sites Inventory consist of two separate developable areas totaling 27 acres and are located along the northerly and westerly perimeter of the San Joaquin Marsh. The sites are zoned as Development Reserve with 1,000 total units allocated. The sites exist within two larger parcels owned by the Irvine Ranch Water District. The zoning district boundaries differ from the parcel boundaries required to identify the sites in the Sites Inventory. The two parcels

owned by the Irvine Ranch Water District total 452 acres and include the San Joaquin Marsh and Wildlife Sanctuary.

It is important to note that only 27 of the total 452 acres, or 6 percent of the land area of the site, are assumed to be developed. However, the sites are located on flat, developable land outside of the San Joaquin Marsh and Wildlife Sanctuary as shown on Figure 5-1, Irvine Ranch Water District Sites Map, below, which provides a satellite view of the sites, as well as information about nearby residential developments. As shown on Figure 5-1, there are several flat, developable portions of the site.

The San Joaquin Marsh would act as a buffer between future residential development on the sites and the Irvine Ranch Water District. Furthermore, the sites are located directly adjacent to hundreds of existing high-rise and high-density multi-family residential developments (the highest density in the City), indicating that this type of land use is feasible in the area. Therefore, environmental constraints are not present on these sites because they exist outside of the San Joaquin Marsh and Wildlife Sanctuary, contain flat, developable land, and are near other similar existing uses. Finally, the City has been contacted by a developer who is interested in building high-density multi-family units on the site.

5.3 Governmental Constraints

Housing affordability is influenced by factors in both the private and public sectors. The policies that guide residential development in the City and the processes for building or expanding housing influence the amount of housing developed and its type, form, location, and ultimate price. Land use controls, development standards, fees, and other local programs can have the unintended consequence of serving as a constraint to housing development. The following describes the various potential government constraints on housing development in Irvine.

Figure 5-1. Irvine Ranch Water District Sites Map



CITY OF IRVINE

IRWD RESIDENTIAL SITES

Site Number	Existing Residential	Units	Density
1	Central Park West	990	23 du/ac
2	Park Place Residential, Office, and Retail	267	19 du/ac
3	Park Place Apartments	861	71 du/ac
4	Villa Sienna Apartments	1442	64 du/ac
5	Toscana	563	63 du/ac
6	Watermarke Condos	535	49 du/ac
7	Plaza Condos	105	34 du/ac

IRWD RESIDENTIAL SITES

EXISTING RESIDENTIAL

ROADS

N

0 500 1,000

Feet

5.3.1 State and Federal Constraints

In addition to local governmental constraints (described later in this chapter), Federal and State barriers and disincentives also exist that limit the production of housing. These constraints include national economic and job market conditions, State and Federal laws and regulations, and a significant lack of funding and subsidies needed to support housing that lower- and moderate-income families can afford.

5.3.1.1 National and State Economic and Job Market Conditions

Technology and globalization have changed the economy significantly in the last two decades. Federal laws and policies have allowed U.S. companies to move manufacturing and service jobs overseas and outsourced for much lower costs to maintain or increase profits, leading to a significant stagnation in wages for lower skilled workers, while the cost of living (including housing costs) has continued to increase. The Congressional Research Service published a study titled "Wage Inequality and the Stagnation of Earnings of Low-Wage Workers: Contributing Factors and Policy Options" (February 5, 2020) that states the following:

> *Over the 1979–2018 period, real wages at the 10th percentile of the hourly wage distribution grew by 1.6%, whereas wages at the 50th percentile grew by 6.1% and wages at the 90th percentile grew by 37.6%.*

The Massachusetts Institute for Technology published a study called "The Work of the Future: Shaping Technology and Institutions" (2019), which states that, with automation, technology changes, and globalization, workers lacking some form of college degree suffer stagnating wages and significantly less economic security. This study states that employment is "polarizing" in both the United States and the industrialized world for the following reason:

> *At the top end, high-education, high-wage occupations offer strong career prospects and rising lifetime earnings. At the other end, low-education, low-wage occupations provide little economic security and limited career earnings growth. As a result, the pathways to economically stable and secure careers for workers without college degrees are becoming narrower and more precarious. Simply put: we see no shortage of good careers for highly educated workers. And we see no shortage of jobs for less educated workers. But we do find a paucity of good careers for workers without significant post-secondary training—strong technical or vocational training, associates degree level certification in a credentialed field, or attainment of a traditional four-year college or graduate degree.*

As documented above, and in numerous articles and studies in recent years, as automation, technology changes, and globalization of jobs and manufacturing have occurred, lower skilled and less educated workers are not experiencing wage growth that is sufficient to keep up with

rising housing costs. This has exacerbated that affordable housing need and crisis currently affecting California and many other states.

The University of California, Berkeley, Labor Center also reports the following information on low-wage earners on their website (https://laborcenter.berkeley.edu/low-wage-work-in-california/):

- One of every three California workers earns low wages.
- 32 percent of California workers earned less than $14.35 per hour in 2017.
- Nearly 5 million low-wage workers are in California.

Changes in the employment market and wage growth are experienced on a local level. In Irvine, median sales prices have increased up to 60 percent between 2012 and 2019 (according to Redfin.com), while median household income in Orange County (reported by the U.S. Census Bureau) only increased 33 percent during the same period**.** Limited wage growth is a significant barrier to individuals and families who are currently housed or seek housing and has created a large need for affordable housing.

5.3.1.2 Lack of Federal and State Funding and Subsidies for Affordable Housing

Due to market factors and government regulations (such as the need to employ multiple funding sources, which is a factor that delays project development, prevailing wage premiums, and sustainable development standards, which are needed but increase costs), affordable housing costs more to develop than market-rate housing. As estimated in this Housing Element, the average multifamily project has an estimated development cost of $328,000 per unit (documented later in this chapter), while a lower-income, affordable multifamily project has an estimated cost of over $500,000 per unit. The reason is that the private sector and market have not produced affordable housing. Affordable housing relies on a multitude of public subsidies, both State and Federal. Those funding sources are documented in Section 6.2, Financial Resources, of this Housing Element.

Neither the Federal nor the State government allocates sufficient funding to subsidize the needed affordable units pursuant to the RHNA numbers allocated to each city and county in California. Additionally, no one source of public subsidy is sufficient to properly fund affordable housing projects. Therefore, developers must apply for and leverage multiple State and Federal sources of funds, in addition to private lending, which is a time-consuming process. One multifamily development can require five to 10 funding sources to finance its construction. Developers generally layer or “stack” financing from State and Federal tax credits, State housing programs, local land donation and other local grants, Federal housing programs, and private loans from financial institutions.

Federal funding for affordable housing represents a large portion of California's resources to support affordable housing. However, due to pressures to cut spending, Federal funding for housing has declined in recent years, while the number of severely cost-burdened (i.e., those spending 50 percent or more of their income on housing), low-income renter households has increased. More specifically, the CDBG and HOME funds allocated to California to produce affordable housing units declined by 51 percent and 66 percent between 2003 and 2015, respectively. As a result, with funding cuts and increased demand, the sources of affordable housing funding are stretched very thin and have become significantly competitive.

5.3.1.3 Redevelopment Dissolution

As a result of legislation in 2011, all redevelopment agencies in the State were dissolved, which has had a profound effect on the quantity and complexity of affordable housing development in the State. Redevelopment was a tax increment financing tool that allowed cities and counties to retain a higher share of the growth in property taxes in designated "blighted" areas to invest in those areas to remediate blight. Referred to as "urban renewal" before 1979, over 400 cities and counties in the State used this tool. Redevelopment projects were required to allocate 20 percent of all tax increment for affordable housing in the community. On a Statewide level, over $2 billion generated on an annual basis for affordable housing was lost due to this State law change.

Despite State legislative efforts to replace Redevelopment with Enhanced Infrastructure Financing Districts and Community Revitalization Investment Areas (CRIAs), these financing tools generate a tiny fraction of the local funding that redevelopment did previously, which is the reason why only a few Enhanced Infrastructure Financing Districts and no CRIAs have been adopted over the last 10 years. Given these facts, it is clear that the State has never initiated policies to replace this significant permanent source of affordable housing funding.

In 2006, the City (as well as many other cities in the State with closed military bases) used this tool for the redevelopment of the El Toro Marine Corps Air Station, which was ordered closed by Federal law in the 1990s. The tax increment projections contained in the administrative record of the redevelopment project showed that $500 million was expected to be generated just for affordable housing in the City over a 55-year period. However, State law in 2011 dissolved redevelopment, and this significant funding source has been lost. Despite State efforts to provide annual grants and other programs, these sources are not a guaranteed stream of income that is needed to build more affordable housing in the State.

5.3.1.4 State Regulations and Development Challenges

Other regulatory challenges that present barriers to development include the following:

- **Compliance with State regulations** and energy standards, GHG emissions reduction requirements, and other environmental conditions (needed to preserve the environment but add to development costs).
- **Prevailing wages** (a Federal and State legal requirement for publicly funded projects) that can add 13–25 percent to hard construction costs (these additional costs are added to very high construction and materials costs and can push an affordable housing project to be financial infeasible).

5.3.2 Local Constraints

The Land Use Element sets forth City policies for local land development. These policies, together with existing zoning regulations, establish the amount and distribution of land allocated for different uses.

The intent of local government regulations is to protect public health and safety and to ensure a decent quality of life for the community. However, local policies and regulations may affect positively or negatively the price and availability of housing and in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors can constrain the maintenance, development, and improvement of housing.

State and Federal regulations also affect the availability of land for housing and the cost of producing housing. Regulations related to environmental protection, building codes, and other topics are designed to protect the public health and safety, but often, these regulations have adverse impacts on housing costs and availability. Perhaps one of the greatest constraints to the production of housing affordable to lower-income households is the chronic shortage of State and Federal financial assistance for affordable housing. While constraints exist at other levels of government, the City has little or no control over these regulations and no ability to directly mitigate their effects on housing. Therefore, the City's efforts emphasize policies and regulations that can be mitigated by the City.

The current Land Use Element was adopted in 2000 as part of a comprehensive General Plan Update and has been amended for unique areas of the City, including but not limited to the Northern Sphere (2002), Spectrum (2003), Orange County Great Park 2007–2012), and IBC Residential Mixed Use Vision Plan (2010), as well as the most recent administrative level updates from July 2015 (i.e., Supplement 9). The City is planning a General Plan Update beginning in late 2021 following the adoption of the Final Housing Element to update the Land Use Element and other Irvine General Plan elements.

5.3.2.1 Land Use Policies

The Land Use Element of the Irvine General Plan contains the primary policies that guide residential development in the City. These policies are implemented primarily through the Zoning Ordinance, which establishes the amount and distribution of different land uses in Irvine, and the Subdivision Ordinance, which regulates the division and improvement of land. The City's Land Use Element allows for significantly higher residential densities and is not considered a constraint to the development of housing in the City.

The Land Use Element establishes the following designations related to housing:

- **Estate Density (zero to one unit/acre):** This level of density is intended for the development of large, detached, single-family homes in the hillside areas of the City.
- **Low Density (zero to five units/acre):** This level of density is intended for the development of attached and conventional detached housing and other appropriate uses, such as schools and parks, compatible with single-family neighborhoods.
- **Medium Density (zero to 10 units/acre):** This level of density is intended for the development of attached and conventional detached housing and other types of residential uses that have open space characteristics similar to single-family neighborhoods.
- **Medium-High Density (zero to 25 units/acre):** This level of density is intended for the development of multifamily housing with on-site recreation areas for common use.
- **High Density (zero to 40 units/acre):** This level of density is intended for the development of multifamily housing with on-site recreation areas for common use.
- **Multi-Use (zero to 50 units/acre):** This land use category includes uses that are high intensity and urban in character. Typical uses include medium- to high-density residential, commercial, institutional, and offices.
- **Orange County Great Park (five to 50 units/acre):** This land use category includes uses intended to provide for the development of regionally significant conservation and open space, parks and recreation, educational facilities, and other public-oriented land uses integrated with other privately developed, multi-use, residential, commercial, and industrial properties at the former El Toro Marine Corps Air Station. The Orange County Great Park allows up to 10,556 units, including 1,056 affordable/additive units.
- **Urban/Industrial (IBC):** This land use category provides for offices, industry, and support commercial mixed with high-density housing and a variety of activities. Typical uses are professional/medical offices, industrial manufacturing, research and development, support service retail, restaurants, multifamily housing, and hotels/motels. The IBC

Element of the General Plan outlines the framework for future development of the IBC as a mixed-use community.

While the City has not established minimum densities in most zoning districts, the majorities of developments achieve at least the mid-range densities for ownership housing and approach maximum densities for rental housing. Furthermore, the IBC Residential Mixed Use Vision Plan establishes a minimum residential density of 30 units per acre. The correlation between Irvine General Plan land use designations and zoning districts is shown in Table 5-3, Land Use and Zoning Categories Permitting Residences.

Table 5-3. Land Use and Zoning Categories Permitting Residences

GENERAL PLAN LAND USE CATEGORY	DENSITY (DU/NET AC)	ZONING CATEGORIES	TYPICAL RESIDENTIAL TYPE(S)
Estate Density (EEDR)	0–1	2.1, 2.1A	Very low density, single-family detached homes on large lots, with a custom character of development.
Low Density (LDR)	0–6.5	2.2A–2.2D	Single-family detached homes in well-defined neighborhoods.
Medium Density (MDR)	0–12.5	2.3A–2.3P	Single-family detached and attached units, apartments, townhouses, and condominiums.
Medium-High Density (MHD)	0–50	2.4A–2.4H	Single-family detached and attached units, townhomes, apartments, and condominiums.
High Density (HDR)	0–50	2.5, 2.5A	Multifamily attached housing.
Multi-Use (MTU)	0–50	3.1, 3.1A–3.1H	A complementary mix of retail stores, commercial services, restaurants, offices, residences, and civic uses.
Regional Urban Commercial (REC)	0–55	4.7, 4.7A–4.7C	Areas allowing retail and office commercial uses and conditionally permitting residential use in an urban, high intensity setting.
Urban/Industrial (URI)	30+	5.0, 5.1	Allows a mix of commercial, retail, and residential uses and traditional light industrial/warehouse uses.
Research/Industrial (REI)	30+	5.3, 5.3A–5.3D	Ensures that previously approved but not built residential projects are not threatened by the development of non-compatible land uses (e.g., hazardous materials).
Orange County Great Park (GPK)	5–50	6.1 8.1, 8.1B	Allows for a mix of residential (attached and detached), commercial, recreational, and educational uses that promotes and supports a balanced development strategy.

Source: City of Irvine 2021.

Irvine Business Complex Residential Mixed-Use Vision

The IBC Residential Mixed Use Vision Plan is a policy framework that outlines goals and design guidelines for a residential overlay district and mixed-use developments in Planning Area 36, the IBC. The planning area is divided into four districts, two of which (the Urban Neighborhood District and the Multi-Use District) encourage mixed-use with ground floor commercial, urban parks, and street landscape treatments. The Multi-Use District is composed of nearly all portions of the planning area south of Barranca Parkway. This district incorporates portions of the IBC where a more contemporary era of development exists and is characterized by a horizontal or vertical mix of land uses within a campus of multiple buildings. Opportunities for future

intensification include freestanding residential or ground floor retail, offices, and restaurants, with upper floors accommodating offices or residential.

The Urban Neighborhood District incorporates, through a residential overlay, portions of the IBC appropriate for sustainable residential neighborhoods, employment, and mixed-use blocks in buildings of up to seven stories. This district is intended for residential uses to be clustered in nodes around local services. Small, scattered residential projects are discouraged within the Urban Neighborhood District. Mixed use is encouraged with ground floor uses, including residential, retail, offices, and restaurants, and upper floors accommodating offices or residential.

Orange County Great Park

The Orange County Great Park land use category is a unique urban setting intended as a zoning designation in which a variety of uses are allowed on the same site consistent with the Great Park land use category as defined in the Irvine General Plan. The Trails and Transit-Oriented Development zoning category allows for a mix of residential, commercial, institutional, industrial, and educational uses that promotes and balanced development strategy. Specific uses that serve to enhance the cultural, educational, and recreational environment are especially encouraged in this area. The maximum site coverage area of 50 percent for single-family detached and unlimited for attached residential and 65 percent for mixed use (unlimited in 8.1B zoning district) and building height of 55 to 70 feet permitted in the 8.1 zoning district allow for either vertical or horizontal housing development. The Transit-Oriented Development zoning category encourages a diverse mix of higher-intensity commercial, office, residential and institutional uses in areas with high potential for enhanced transit and pedestrian activity. The category is intended to reduce reliance on the automobile by encouraging a compact mix of uses on the same site, including the integration of complementary uses in the same building. The development shall be designed to create a safe and pleasant pedestrian environment by providing amenities that support the use of transit, bicycles, and pedestrian facilities and by providing for a safe, pleasant, and convenient walking experience.

Density Bonus

Under State law (California Government Code, Sections 65915–65918), developers are entitled to a density bonus and/or equivalent concessions or incentives for provision of affordable units to encourage the development of affordable and senior housing, including up to a 50 percent increase in project densities for most projects, depending on the amount of affordable housing provided, and an 80 percent increase in density for projects that are completely affordable.

Cities and counties are required to grant a density bonus and other incentives and concessions to projects that contain one of the following:

- 5 percent or more of units are restricted to very low-income residents, as defined in Section 50105 of the Health and Safety Code.

- 10 percent or more of units are restricted to lower-income residents, as defined in Section 50079.5 of the Health and Safety Code.
- 10 percent of the total dwelling units in a common interest development, as defined in Section 4100 of the Civil Code, for persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code, provided that all units in the development are offered to the public for purchase.
- 100 percent of all units in the development, including total units and density bonus units, but exclusive of a manager's unit or units, are for lower income households, as defined by Section 50079.5 of the Health and Safety Code, except that up to 20 percent of the units in the development, including total units and density bonus units, may be for moderate-income households, as defined in Section 50053 of the Health and Safety Code.
- 10 percent of units or more are for transitional foster youth, as defined in Section 66025.9 of the Education Code, disabled veterans, as defined in Section 18541, or homeless persons, as defined in the Federal McKinney-Vento Homeless Assistance Act (42 U.S.C. Sec. 11301 et seq.). The units described in this subparagraph shall be subject to a recorded affordability restriction of 55 years and shall be provided at the same affordability level as very low-income units. 20 percent of units or more are for lower income students who have a household income and asset level that does not exceed the level for Cal Grant A or Cal Grant B award recipients as set forth in paragraph (1) of subdivision (k) of Section 69432.7 of the Education Code and attend an accredited college full-time. Donation of at least one acre of land or of sufficient size to permit development of at least 40 units (with appropriate General Plan designation, zoning, permits, and approvals and access to the public facilities) to the City or Orange County for very-low-income units.
- Senior housing (no affordable units required).
- Mobile home park age-restricted units for seniors (no affordable units required).

The amount of the density bonus is set on a sliding scale based on the percentage of affordable units at each income level and ranges from 5 percent to 80 percent. In general, the deeper the levels of affordability of a project, the higher the density bonus.

The City requires that a minimum of 15 percent of all housing developments be affordable (under its Inclusionary Housing Ordinance) and allows for a minimum density bonus of 20 percent per State law combined with other incentives for the development of affordable housing. The City's Density Bonus Ordinance (Section 2-3-10 of the Zoning Ordinance) refers to current or updated State Government Code requirements and legal requirements.

Several laws over the last several years significantly reduce the percentage of affordable units that a developer must provide to receive a density bonus and requires one or more "incentives" or

"concessions" from the local jurisdiction to assist in the construction of the project, with the number based on the percentage of affordable units in the project. Under the law, developers can receive a maximum density bonus of 50 percent when a project provides one of the following:

- 15 percent of total units for Very Low-Income households.
- 24 percent of total units for Low-Income households.
- 44 percent of total units for Moderate-Income households.

State law also imposes Statewide-parking standards equal to 1.5 spaces for two- and three-bedroom homes. Parking requirements for projects located near accessible major transit stops have lower parking standards. State law changes no longer allow local governments to impose any parking requirements for (1) 100 percent affordable housing projects located within 0.5 mile from an accessible major transit stop and (2) 100 percent affordable senior housing projects that either offer paratransit service or are located within 0.5 mile from an accessible major transit stop. Parking requirements for projects with at least 11 percent very low-income or at least 20 percent lower-income units that are located within 0.5 mile from an accessible major transit stop are 0.5 space per unit.

5.3.3 Development Standards

Residential development standards established in the Zoning Ordinance are designed to protect and promote the health, safety, and general welfare of residents and to implement the policies of the Irvine General Plan. These standards also help preserve the character and integrity of existing neighborhoods. The development standards established by the Zoning Ordinance, as summarized in Table 5-4, Residential Development Standards, can have an effect on the ability of property owners to construct and maintain housing. Each of the standards is examined and its impact on housing in Irvine is discussed.

To facilitate transparency pursuant to Government Code, Section 65940.1(a)(1), the City's website (https://www.cityofirvine.org/community-development/zoning) includes a map-based online parcel searchable by an address, Assessor's Parcel Number, or closest street intersection. The customizable search can identify multiple GIS layers such as the applicable General Plan and zoning district classifications, flood zone, school district, fire ordinance zone, and applicable transportation fee zone. This same webpage also links to the complete Irvine Zoning Ordinance that contains all the zoning and development standards for each parcel. Additionally, various development application and developer impact fee information sheets, Planning and Development Services fee schedule, Building Permit fee schedule, and development application forms are available online at www.cityofirvine.org/infosheets and www.cityofirvine.org/forms. Lastly, to facilitate the development process, development plan and

permit applications can be submitted 24/7 and processed using the City's award winning all-electronic, web-based system at www.irvineready.com.

5.3.3.1 Residential Density

The Zoning Ordinance allows for base residential densities ranging from less than one dwelling unit per acre to up to 50 dwelling units per acre. Certain zoning districts allow individual projects to exceed the maximum density range allowed provided that the overall density within the entire district does not exceed the maximum density allowed (e.g., 2.2D) or the maximum unit cap (e.g., 2.3D, 2.3F, 2.3G, 2.3H, 2.3I, 2.3K, and 2.3L). Residential density in the Trails and Transit-Oriented Development zoning district in the Orange County Great Park ranges from Low to High Density or from five to 50 units per net acre.

Residential densities set forth in the General Plan and the Zoning Ordinance may be exceeded on a case-by-case basis to encourage development of low- and moderate-income housing pursuant to State and local density bonus laws.

5.3.3.2 Lot Size and Area

The current Zoning Ordinance establishes minimum lot areas for single-family residentially zoned properties. The minimum lot area varies from 2,400 square feet in the Medium and High-Density Residential Districts to one (net) acre in the Estate (one-acre) District. These standards allow for a range of housing options in Irvine (Table 5-4).

Table 5-4. Residential Development Standards

DISTRICT	MIN. LOT AREA	SETBACKS	LOT COVERAGE (%)	MAX. HEIGHT MAIN BLDG.	PARKING
2.1, Estate Density	2,400 sf or 20,000 sf (2.1A only) or 1 acre	Front: 10–50 ft. Side: 5–35 ft. Rear: 10–25 ft. Bldg to Bldg: 10 ft	25 percent 35 percent (2.1A only)	35 (2.1A only) or 50 ft.	SFD: 1–3 bdrms: 2 spaces 4+ bdrms: 3 spaces; visitor parking also required Attached ownership: Studio: 1 space; 1 bdrm: 1.5 2 bdrm: 2 spaces; visitor parking also required Attached rental: Studio: 1 space; 1 bdrm: 1.4 space; 2 bdrm: 1.6
2.2, Low Density (LDR)	3,000 (2.2D) or 4,000 sf	Front: 10–50 ft. Side: 5–10 ft. Rear: 10 ft. Bldg to Bldg: 6 ft	50 percent	35 ft.	
2.3, Medium Density	2,400 sf or 3,000 sf (2.3F) or 3,300 sf (2.3P)	Front: 10–50 ft. Side-5: 10 ft. Rear: 10 ft. Bldg to Bldg: 6 ft	50 percent (SFD) Unlimited (applies to all other uses)	35 ft.	
2.4, Medium-High Density Residential	2,400 sf (SFD only) or 0.5 acre (all other uses)	Front: 10–50 ft. Side: 5–10 ft. Rear: 10 ft.+ Bldg to Bldg: 6–10 ft	50 percent	35–50 ft.	
2.5, High Density Residential	2,400 sf (SFD) or 0.5 acres (all other uses)	Front: 10–50 ft. Side: 5–10 ft. Rear: 10 ft. Bldg to Bldg: 6 or 10 ft	50 to 65 percent	35 to 50 ft.	
3.1, Multi-Use	2,400 sf (SFD) or 0.25 acres (all other uses)	Front-: 15–45 ft. Side & Rear: TBD at time of MP or CUP review Bldg to Bldg: 6 or 10 ft	75 percent	35 to 70 ft.	

Table 5-4. Residential Development Standards

DISTRICT	MIN. LOT AREA	SETBACKS	LOT COVERAGE (%)	MAX. HEIGHT MAIN BLDG.	PARKING
5.0, IBC Mixed Use	0.5 acre (for residential uses)	Front: 10–40 ft Side: 10 ft Rear: N/A	75 percent (for residential and mixed use)	FAA Height limits	space; 3+ bdrm: 2 spaces; visitor parking required
5.1, IBC Multi-Use	30,000 sf	Front: 8–40 ft Side: 10 ft Rear: 0 ft (see Zoning Ordinance footnotes and IBC Vision Plan criteria)	50 percent	FAA height limits	
5.3, IBC Residential	0.5 acre	Front: 10–30 ft Side & Rear: 10–30 ft	65 percent	FAA height limits	
8.1, Trails and Transit-Oriented Development	2,400 sf or 0.25 acre (all other uses)	Front: 8–45 ft Side: 5 ft Rear: 10 ft Bldg to Bldg: 6 ft	50 percent (SFD) 65 percent (nonresidential and mixed use) Unlimited (attached residential)	SFD: 35 ft Residential attach & nonresidentia l.: 70 ft	
4.7, Urban Commercial	10,000 sf	Front: 15–30 ft Side & Rear: 5–10 ft	80 percent (area within required setbacks)	Up to 20 stories subject to MP or CUP approval	

Source: City of Irvine 2021.
Notes: CUP = conditional use permit; FAA = Federal Aviation Administration; IBC = Irvine Business Complex; sf = square feet; SFD = single family detached

5.3.3.3 Yards and Setbacks

Front yard setback requirements range from eight to 50 feet, depending on the zone district where the lot is located and street classification. Side and rear yard setbacks range from five to 10 feet for non-street side yards. These standards are typical to master-planned communities in Orange County.

5.3.3.4 Lot Coverage

The City imposes reasonable limits on building lot coverage. Within the Multifamily zone districts (Medium, Medium-High and High Density Residential), all non-single-family detached uses, including parking structures may occupy up to 100 percent (i.e., “unlimited”) of the lot, which would permit sufficient square footage to facilitate construction of a range of variously sized apartment units up to the maximum allowable densities. Lot coverage requirements in Single-Family Districts allow structures to occupy 25 percent to 50 percent of the lot.

5.3.3.5 Minimum Floor Area Ratio

The City does not have minimum floor area ratio requirements for residential uses.

5.3.3.6 Parking

A minimum of two covered off-street parking spaces per unit are required for all single-family detached residential units (units with four or more bedrooms require three spaces). Accessory dwelling units (ADUs) with one or more bedrooms require an additional parking space. Parking requirements within Multifamily Districts vary by unit size and unit type (rental versus ownership), with attached rental or low- to moderate- income ownership developments being less restrictive. In Multifamily Districts, the parking requirements are as follows:

- Attached development, ownership:
    - Studio: One space per unit (one covered).
    - One bedroom: 1.5 spaces/unit (one covered).
    - Two or more bedrooms: Two spaces/unit (two covered).
    - Visitor parking: 0.7 space/unit if project has resident garages or 0.4 spaces/unit if the project has resident carports.
- Attached development, rental, and low- or moderate-income ownership:
    - Studio: One space per unit (one covered).
    - One bedroom: 1.4 spaces/unit (one covered).
    - Two bedrooms: 1.6 spaces/unit (one covered).
    - Three or more bedrooms: Two spaces/unit (one covered).
    - Visitor parking: 0.25 space/unit.

For projects meeting the density bonus requirements, the following State parking standards may be used, inclusive of guest and disabled parking (parking for two+ bedroom units have changed since the 5th Cycle Housing Element was adopted in 2013):

- **Studio to One Bedroom:** One parking space.
- **Two to Three Bedrooms:** 1.5 parking spaces.
- **Four or More Bedrooms:** 2.5 parking spaces.
- 100 percent affordable housing projects located within 0.5 mile from an accessible major transit stop and 100 percent affordable senior housing projects that either offer paratransit service or are located within 0.5 mile from an accessible major transit stop – no parking requirements.
- Projects with at least 11 percent very low-income or at least 20 lower-income units located within 0.5 mile from an accessible major transit stop – 0.5 space per unit.

The City's parking code does allow on-street parking on a development site to count toward fulfilling visitor parking requirements, whereas the State parking standards (in conjunction with a density bonus) does not. The City's parking standards are lower than those adopted by many surrounding cities, but changes to State law related to parking for density bonus projects since the 5th Cycle Housing Element have resulted in the City's existing parking standards exceeding State law. However, the City is embarking on Land Use Element and Zoning Ordinance amendments later in 2021. The City's parking standards will be updated at that time pursuant to Program PP-C.3 Remove Barriers to ADUs (as described in the Housing Plan) to adhere to State law requirements, as revised.

5.3.3.7 Height Limits

Land use regulations establish a height limit of 35 feet in Low-Density Residential Districts except for the Estate District, which permits structures up to 50 feet in height. In High Density Residential Districts, height limits range from 35 to 50 feet in Medium and Medium-High Density Residential, 70 feet in the Multi-Use District, and higher in other districts, such as the IBC and the Urban Commercial.

A portion of the City, namely the IBC planning area, is immediately adjacent to, and portions fall within the flights paths of, John Wayne Airport, which serves all of Orange County. As a result, the Federal Aviation Administration (FAA) places restrictions on building heights within and around flight paths. During the development of the 2010 IBC Vision Plan Mixed-Use Residential Overlay and associated EIR process, stakeholders, including the City of Newport Beach (also immediately adjacent to John Wayne Airport) and the Airport Land Use Commission for Orange County, agreed upon a 75-foot (above ground level) maximum building height limit, which corresponds to approximately seven stories. Refer to the IBC Residential Mixed Use Overlay Zoning Code Regulatory Plan (see gold areas on Figure 5-2, Irvine Business Complex Residential Mixed Use Overlay Map, below).

The remainder of the IBC (i.e., areas zoned 5.0, 5.1, and 5.3) is subject to FAA height limits as determined by Part 77 of the FAA regulations. Irvine is required to limit the height of any structure in the IBC to less than 203.68 above mean sea level or "AMSL" or roughly 20 stories (i.e., County's navigation easement elevation in the "horizontal surfaces" area). Please note that the 5.2 IBC Industrial area is subject to a 35-foot maximum height, but there are no sites in this portion of the IBC, and no units are planned in the 5.2 zone. This is basically consistent with the directives listed under FAA Federal Aviation Regulations Part 77 regarding height restrictions as follows:

- § 77.9 — Any person/organization who intends to sponsor any of the following construction or alterations must notify the Administrator of the FAA:
    - Any construction or alteration exceeding 200 ft above ground level
    - Any construction or alteration

- within 20,000 ft of a public use or military airport which exceeds a 100:1 surface from any point on the runway of each airport with at least one runway more than 3,200 ft
- within 10,000 ft of a public use or military airport which exceeds a 50:1 surface from any point on the runway of each airport with its longest runway no more than 3,200 ft
- within 5,000 ft of a public use heliport which exceeds a 25:1 surface

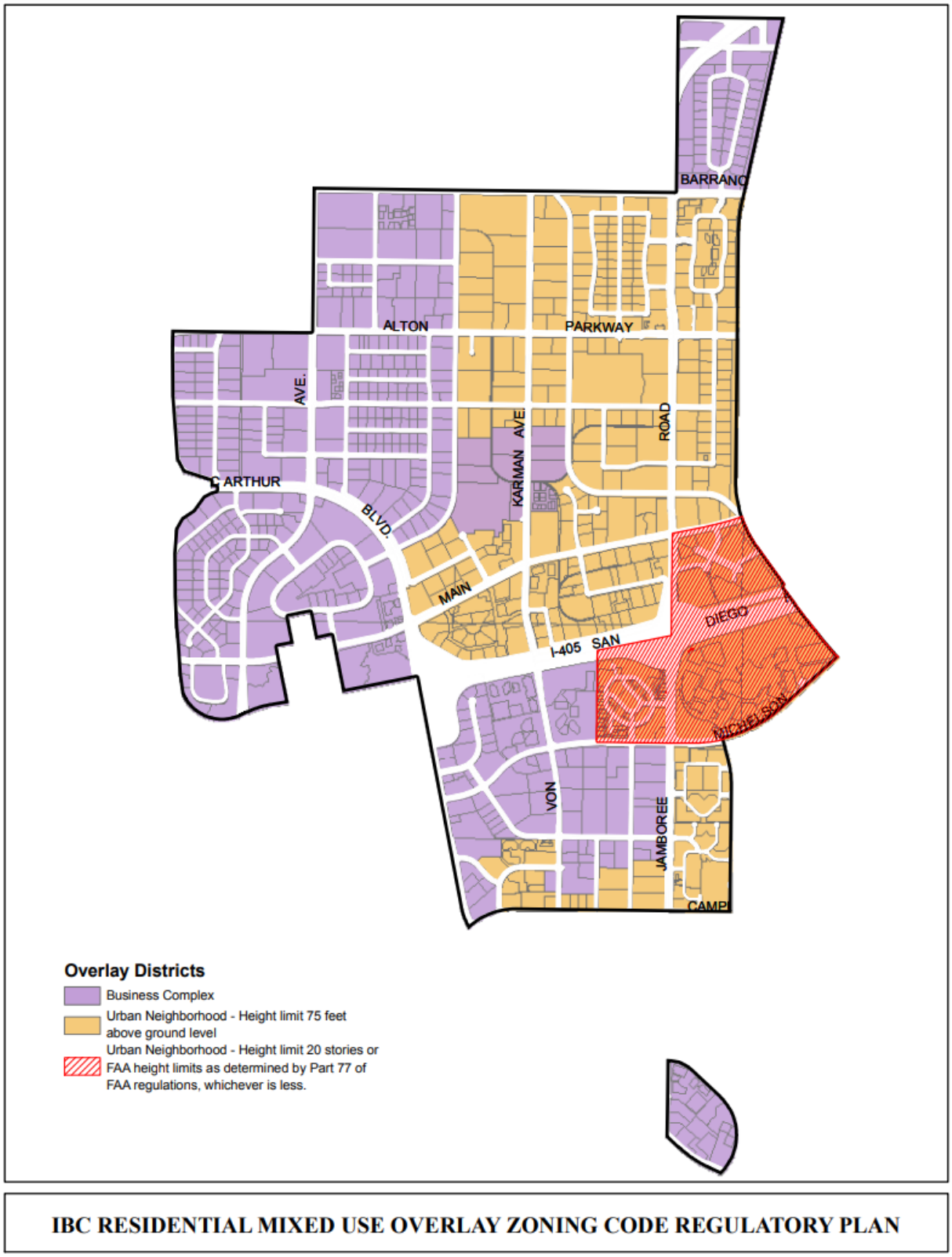
- Any highway, railroad or other traverse way whose prescribed adjusted height would exceed that above noted standards
- When requested by the FAA
- Any construction or alteration located on a public use airport or heliport regardless of height or location

People failing to comply with the provisions of Federal Aviation Regulations Part 77 are subject to Civil Penalty under Section 902 of the Federal Aviation Act of 1958, as amended and pursuant to 49 U.S.C. Section 46301(a).

With the dissolution of the former El Toro Marine Corps Air Station, the Great Park Neighborhoods area is no longer subject to FAA building height restrictions. However, Planning Area 33, Irvine Spectrum Center, is subject to Special Development Requirement 9-33-8(E) as follows: “The height of all buildings and structure shall not exceed FAA criteria and shall be reviewed and approved at the time of Master Plan review.” However, in Planning Area 33, there are four existing residential apartment developments (i.e., Westview, Centerpointe, The Park, and The Village, a.k.a. Mirador, Cambria, Del Ray, and Serena) totaling 4,355 units with densities ranging from 50 to 55 units per acre, as well as several high-rise hotels and twin 21-story glass office towers at 200 and 400 Spectrum Center.

As demonstrated by the City’s past development trends, high-density residential developments are able to achieve close to or exceed the maximum permitted densities under current height limits. Therefore, height limits in the City do not constrain housing development.

Figure 5-2. Irvine Business Complex Residential Mixed Use Overlay Map



IBC RESIDENTIAL MIXED USE OVERLAY ZONING CODE REGULATORY PLAN

5.3.4 Housing in Coastal Zone

Approximately 250 acres of the City lie within the coastal boundaries. The majority of this area is within the San Joaquin Freshwater Marsh and a portion of the University of California natural land and water resources system. The University of California owns all of this property with the exception of an existing 36-acre research and light industrial development. Pursuant to California Public Resources Code, Section 30519, in the California Coastal Act, the City's Local Coastal Program only applies to this 36-acre industrial site. The Sites Inventory in this Housing Element identifies properties making up a portion of this 36-acre site that have redevelopment potential for residential uses.

5.3.5 Fees and Exactions

Housing developers typically conduct a financial feasibility analysis, or a pro forma analysis, that compares the cost of developing with the revenues received in rent or sales prices prior to embarking on a housing project. This analysis also calculates the rate of return on the project or investment. Like all businesses, developers require a minimum profit (and not a loss) or rate of return on housing projects, and revenues must exceed costs to the level where this rate of return is achieved. Housing development requires investors, who in turn require a rate of return on their investment. Fees and exactions add to the cost of developing housing, and developers include these fees in the financial feasibility/pro forma analysis mentioned above. If revenues do not outweigh costs (including a required rate of return), developers will build projects.

It is very important to note that, in cities and counties where market-rate rents and housing prices are high, like Irvine, the revenues derived from housing development projects are similarly high, yielding a desirable return. **In Irvine, over 31,000 new housing units were reported during the first seven years of the 2013–2021 5th Cycle Planning period. This likely exceeds every other city in the County and possibly the majority of cities in the SCAG region.**

The fact that this number of units was developed during this time period is significant evidence that current fees are not a constraint to housing development. Additional factors that support the assertion that fees in Irvine are not a constraint are the desirability of the highly-ranked and prestigious Irvine Unified School District (among the top in the State) and Irvine's consistent awards for public safety and being one the safest cities in the nation. These factors, combined with the central and coastal location and employment opportunities, have translated into high rents and home prices, which in turn provides the rate of return that is desirable to housing developers. As a master planned community, there are limits established on entitlements for housing units. To date, all limits have been reached in the City, and historically when the City amends zoning to increase the number of entitlements due to changes in land uses and/or densities permitted, housing entitlements are pursued by the development community almost immediately.

Development impact fees offset the costs of improvements serving the development. Planning and Development Services fees cover review and processing of the development by City staff. The City's fee schedule is based on typical anticipated costs associated with review and approval of proposed projects. Irvine's current planning and development fee schedule for residential projects is summarized in Table 5-5, Planning and Development Fees for Residential Projects.

Some fees, such as permit issuance fees, slurry seal fees, and traffic related fees, are collected at permit issuance by the Community Development Permit Processing Counter. Transit Corridor Agency fees and school fees are collected, or payment verified by the City's Building Division. Water and sewer fees are collected by the Irvine Ranch Water District.

Table 5-5. Planning and Development Fees for Residential Projects

PLANNING AND PROCESSING FEES	FEE/DEPOSIT
Development Agreement, Master Plan	Fee per hour: $146.08 Initial deposit: $10,000 Minimum balance: $2,000 (effective 6/1/21)
Annexation, Concept Plan, Conditional Use Permit, Detachment, General Plan Amendment, Zone Change	Fee per hour: $146.08 Initial deposit: $10,000 Minimum balance: $2,000 (effective 6/1/21)
Tentative Map, Tentative Map Extension, Park Plan	Fee per hour: $146.08 Initial deposit: $4,000 Minimum balance $1,000 (effective 6/1/21)
Environmental Impact Report	Initial deposit: $30,000 Minimum balance: $10,000 $146.08 per hour (effective 6/1/21)
Transportation Plan Review	Fee per hour: $162.65 (effective 6/1/21)
Preliminary Plan Check Review	Fee per hour: $178.20 $89.10 Minimum plan check revisions (1/2 hour) (effective 8/1/21; approved by City Council on 5/25/21)
Building and Safety Fees:	Inspection: Single-family: $0.374/sf; Multifamily: $0.275/sf Model plan check: Single-Family: $0.517/sf; Multifamily: $0.286/sf Production dwelling plan check: Single-family: $0.044/sf; Multifamily: $0.024/sf (effective 8/1/21; approved by City Council on 5/25/21)
Major Thoroughfare and Bridge Fee San Joaquin Hills Transportation Corridor Zone A/Zone B	Single-family: $6,050.17/unit for Zone A; $4,688.80/unit for Zone B Multifamily: $3,523.53/unit for Zone A; $2,735.05/unit for Zone B (effective 7/1/21)
Major Thoroughfare and Bridge Fee Foothill/Eastern Trans. Corridor Zone A/Zone B	Single-Family: $6,189.60/unit for Zone A; $4,405.08/unit for Zone B Multifamily: $3,665.11/unit for Zone A; $2,568.44/unit for Zone B (effective 7/1/21)
Park Dedication In-Lieu Fee	Dedication Requirement (# of acres) x Fair Market Value ($ per acre) (effective 5/21/21)
University Research Park Fee	$3/sf (effective 5/21/21)
Irvine Business Transportation Mitigation Complex Fee	$1,765/dwelling unit (effective 2/9/21; no change for FY 2021-22)
IBC Neighborhood Infrastructure Improvement Program fees	Rental with required Affordable Housing provided on-site: $6,485/unit Rental using menu option for Affordable Housing requirement: $8,430/unit For Sale with required Affordable Housing provided on-site: $14,914/unit For Sale using menu option for Affordable Housing requirement: $16,860/unit (effective 7/1/21)
IBC TDR fee	$500 per PM DIV transferred (effective 5/21/21)
School Facilities Fee	For SFD, attached condo, and multifamily apartment: $4.08/sf (State mandated Level 1 fees effective since June 2020 for IUSD, TUSD, SAUSD, and SVUSD)
SMIP State mandated	$13 for each $100,000 of valuation with a minimum fee of $0.50 (effective 5/21/21)
Systems Development charge- Circulation	0.5 percent of valuation as calculated by Building Code (effective 5/21/21)

Table 5-5. Planning and Development Fees for Residential Projects

PLANNING AND PROCESSING FEES	FEE/DEPOSIT
Systems development charge-Non-circulation	0.5 percent of valuation as calculated by Building Code (effective 5/21/21)
Permit Issuance fee (residential new construction)	$48.40 (effective 8/1/21; approved by City Council on 5/25/21)
Automation fee	10 percent of all Building, Grading, Electrical, Plumbing, Mechanical plan check application and inspection permit fees (effective 5/21/21)
Slurry seal fees for road wear and tear	$0.03/sf or $50 maximum per unit (effective 5/21/21)
SB 1473 Administrative and State Mandated Fees	Permit Valuation: $1–$25,000: Fee $1 $25,001–$50,000: Fee $2 $50,001–$75,000: Fee $3 $75,001–$100,000: Fee $4 Every $25,000 or fraction thereof above $100,000: Add $1 (effective 5/21/21)
Energy & Physically Disabled Access Enforcement Surcharge – State mandated (exception: parking structures)	Plan check: 65 percent of inspection fee Inspections for each 1,000 sf, or fraction thereof, up to 4,000 sf: $48.84 Inspections for each 1,000 sf, or fraction thereof, over 4,000 sf: $25.08 (effective 5/21/21)
IRWD Domestic Water Connection Fee	$1,428–$4,027/unit depending on location and density (effective 5/24/21)
IRWD Sanitary Sewer Connection Fee	$1,520–$7,150/unit depending on location and density (effective 5/24/21)
Water/Sewer Meter Fee	Fees are charged by outside agencies

Source: City of Irvine 2021.
Notes: DIV = Development Intensity Value; IUSD = Irvine Unified School District; IBC = Irvine Business Complex; SAUSD = Santa Ana Unified School District; sf = square foot; SFD = single-family detached; SMIP = Strong Motion Instrumentation Program; SVUSD = Saddleback Valley Unified School District; TDR = Transfer of Development Rights; TUSD = Tustin Unified School District

5.3.5.1 Irvine Business Complex Development Fee

The intent of the IBC Development Fee Program is to provide partial funding for the implementation of the area-wide circulation mitigation program identified in the Final Program Environmental Impact Report 88-ER-0087 the IBC. The area-wide circulation program ensures that all land uses, including market-rate and affordable housing, have adequate infrastructure. The program establishes variable fees per unit of development for specific land uses, which in turn correspond to the trip generation of each land use. Fair-share costs are derived by dividing the total cost of the required circulation improvements for future development into the total number of trips assumed to be generated by projects that are subject to this fee program. The cost per trip is then converted into cost per unit of development for the corresponding land use. Any development for which building permits are issued within the IBC after 1992 is subject to this fee.

As required under Zoning Ordinance, Section 9-36-4, the City must update its comprehensive traffic study for the IBC every three years following the certification of the Final Environmental Impact Report (EIR) for IBC Residential Mixed Use Vision Plan (2010) project to evaluate the implementation of the original traffic study. On February 9, 2021, the City Council approved the 2020 IBC Traffic Improvement Fee Program Update.

As a result, these fees apply to all new IBC development, including density bonus units in Table 5-6, Irvine Business Complex Transportation Mitigation Fees, and Table 5-7, Irvine Business Complex Neighborhood Infrastructure Fees.

Table 5-6. Irvine Business Complex Transportation Mitigation Fees

LAND USE	FEE RATE
Residential	$1,765/dwelling unit
Retail Mix	$5.49/square foot
Hotel	$2,309/room
Extended Stay Hotel	$1,426/room
Office	$5.49/square foot
Industrial Mix	$1.43/square foot
Mini-Warehouse	$0.92/square foot

Source: City of Irvine 2021.

Table 5-7. Irvine Business Complex Neighborhood Infrastructure Fees

UNIT TYPE	CURRENT FEE
Rental with required Affordable Housing provided on-site	$ 6,485
Rental using menu option for Affordable Housing requirement	$ 8,430
For Sale On-Site Affordable Housing with required Affordable Housing provided on-site	$14,914
For Sale Affordable Housing Menu Option using menu option for Affordable Housing requirement	$16,860

Source: City of Irvine 2021.

5.3.5.2 University Research Park Fee

The University Research Park (URP) fee was adopted in conjunction with The University of California Regents' approval of the University of California, Irvine, Long Range Development Plan in 1989. The fee provides for the fair sharing of costs related to transportation improvements associated with the development of the URP, which comprises all of Planning Area 25 and is located adjacent to University of California, Irvine. The fee applies to all land owned by the campus of University of California, Irvine, within the URP and is required for the development of any new building or an increase in square footage to an existing building. The current URP fee is $3 per gross square foot and is due at the time a building permit is issued. This fee is unlikely to be applied to any residential development given that the uses in the University Park area are anticipated to remain commercial during the 6th Cycle Housing Element period.

5.3.5.3 Comparable Fees (Other Cities)

Table 5-8, Comparison of Residential Development Fees, outlines the various planning related fees charged by Irvine, with a comparison of similar fees charged by neighboring cities. Irvine is a master-planned community; therefore, infill development opportunities have traditionally been limited. Development proposals have been a combination of large-scale and infill in recent years, but as vacant land is diminishing, infill development has increased significantly. The City's fee structure reflects the types of developments in the City and necessary costs associated with proper review and project mitigation. In terms of CEQA documentation costs, neighboring jurisdictions, at a minimum, aim for full cost recovery by either charging the consultant's contract amount plus an additional 10 to 25 percent and/or a minimum deposit of $10,000 to $30,000 with hourly billing for EIRs as summarized in Table 5-8. As shown in Table 5-8, many neighboring cities charge similar fees for environmental review and some cities charge more than Irvine.

Table 5-8. Comparison of Residential Development Fees

DEVELOPMENT FEE TYPE	COSTA MESA	FOUNTAIN VALLEY	IRVINE	LAKE FOREST	TUSTIN
Development Agreement	$20,000	$10,745	**$10,000**	$10,000	$5,000
Tentative Map	$3,800–$6,000	$1,960–$5,540	**$4,000**	$7,500–10,000	$5,000
General Plan Amendment	$12,000	$11,595	**$10,000**	$10,000	$10,000
Conditional Use Permit	$7,500–$27,508	$3,465	**$10,000**	$5,000–$10,000	$5,000
Environmental Impact Report	Total Consultant Contract Estimate (average $100,000) + 10 percent	Consultant Cost + 15 percent + County Fish & Game Filing Fees	**$30,000 deposit**	Deposit TBD based on T&M plus 15 percent admin charge	$10,000 (supplemental/ addendum) or $20,000 (full EIR) deposit
Zone Change	$10,000	$7,110	**$10,000**	$10,000	$10,000

DEVELOPMENT FEE TYPE	LAGUNA BEACH	NEWPORT BEACH	SANTA ANA	LAGUNA HILLS	LAGUNA WOODS
Development Agreement	Not Identified	$10,000	$14,372.04	$10,982.51	$10,000
Tentative Map	$2,450–$4,899 + $815 per lot/unit minimum + actual costs over	$2,301–$5,685 + $508 for public noticing cost	$4,962.09–$5,365.47 + $21.12 per lot + $21.12 per DU	$9,182.99	Not Identified (Per Hour of Actual + Indirect Costs)
General Plan Amendment	$3,318 + actual cost over	$7,500	$10,309.53	$7,547.86	$10,000
Conditional Use Permit	$6,135 + actual cost over	$5,838 + $508 public noticing cost	$9,780.30	$8,148.07	$4,000
Environmental Impact Report	$20,000 minimum deposit (full consultant cost + 25 percent of the final consultant cost)	Consultant Contract (average $180,184) + 10 percent	$119,602.66 (for in-house prep) or 10 percent of consultant's contract price	$20,065.10 deposit	$10,000 deposit
Zone Change	$2,455 + actual cost over	$7,500	$5,722.06	$10,522.43	$10,000

Source: Costa Mesa Resolution No. 19-29 (effective September 1, 2019; all non-refundable fees)
Fountain Valley Planning and Development Application Fee Schedule (effective November 15, 2016; all fees)
Irvine Planning Deposits and Fees (effective July 1, 2021; all minimum deposits with excess funds refunded)
Lake Forest Planning Fees (effective August 16, 2021; all deposits)
Tustin Resolution No. 21-54 (effective October 1, 2021; all deposits)
Laguna Beach Resolution No. 19-039 (effective July 1, 2019; all minimum deposits with excess funds refunded)
Newport Beach Resolution No. 2021-21 (effective July 1, 2021; CUP, tentative map, and EIR applications are fees while remaining applications are deposits)
Santa Ana Fiscal Year 2020-21 Fee Schedule (all development applications are fees except the Development Agreement is a deposit)
Laguna Hills Planning Department Fee Schedule (effective October 27, 2019; all deposits)
Laguna Woods Schedule of Planning Fees (effective July 19, 2021; all initial deposits with full cost recovery except tentative map)

Combining planning/processing fees and development impact fees, a developer can expect to pay approximately $75,000 in fees per single-family unit and $45,000 to $82,000 in fees per multifamily unit, depending on the location of the project in the City (Table 5-9, Overall Development Cost for Typical Residential Unit).

Table 5-9. Overall Development Cost for Typical Residential Unit

DEVELOPMENT COST	SINGLE-FAMILY	MULTIFAMILY OWNERSHIP	MULTIFAMILY RENTAL
Estimated Fees per Unit	$75,000	$82,000	$45,000
Estimated Cost of Development per Unit[1]	$1,058,856	$813,859	$328,284
Estimated Percent Fee Cost to Overall Development Cost	7 percent	10.1 percent	13.7 percent

Notes:
[1] Assumes single-family unit is 2,840 square feet, multifamily ownership unit is 1,958 square feet, and multifamily rental unit is 799 square feet.

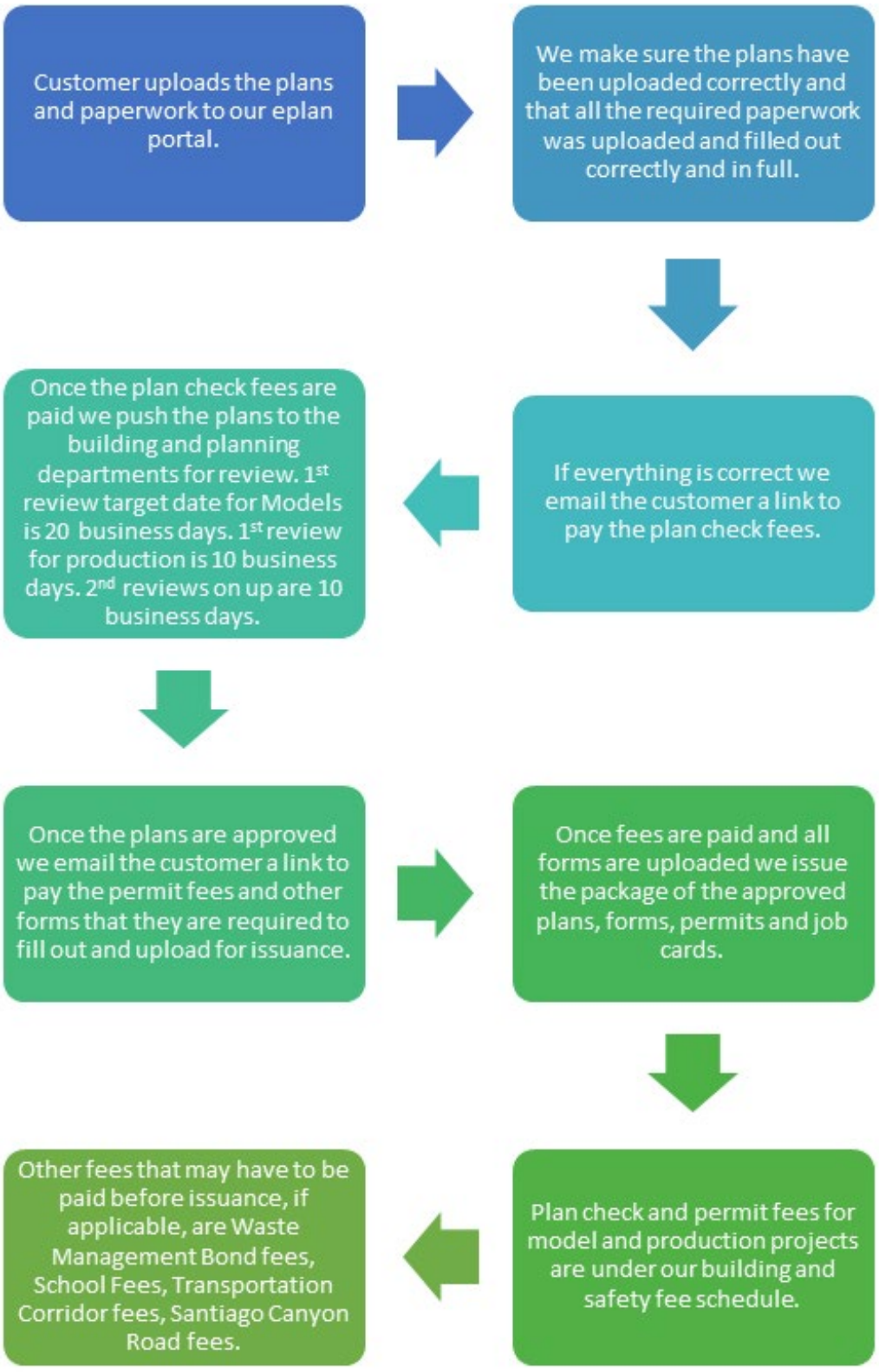
To facilitate affordable housing development, the City has provided financial subsidies to offset the cost impacts of development and planning fees. Financial assistance can come in the form of CDBG, HOME, and in-lieu fee funds. In-lieu fees are collected from other projects that did not build affordable units on-site, which is a permitted option in the City's Inclusionary Housing Ordinance. These fees are then allocated to other projects that are building affordable units on-site. For example, Granite Court, a 71-unit apartment complex for households earning 60 percent or less of the AMI, was loaned $4.6 million from the City's in-lieu fee account. Parc Derian, a rental complex with 79 affordable units, was loaned $1,533,755 in in-lieu fees. Other financial subsidies given to facilitate development of affordable housing also include reductions in the parkland dedication standard for new affordable units. Other forms of concessions given to projects providing affordable units include priority/expedited processing for all entitlement and ministerial permits required for development of the project and a reduction in development standards such as setbacks requirements, landscaping requirements, parking requirements, and building heights.

The balance of in-lieu fees held by the City (and not committed to projects) as of June 29, 2021, is $72,036.48.

5.3.6 Processing and Permitting Procedures

Projects that do not require a Conditional Use Permit and are permitted by right can obtain building permits directly. The City does not require design review, so this is not a constraint to new development. Again, as evidenced by the large amount of housing units developed in the City during the first seven years of the 5th Cycle Housing Element planning period (over 31,000), this process does not represent a constraint to residential development. The process to obtain residential building permits is outlined on Figure 5-3, Residential Building Permit Process.

Figure 5-3. Residential Building Permit Process



5.3.7 Conditional Use Permit Process

New residential projects not permitted by right require a conditional use permit (CUP) to ensure the following:

- The use is appropriate in the location and circumstances in which it is proposed.
- The use is compatible with the existing and proposed on-site and proximate land uses.
- The use implements the General Plan objectives.
- Project impacts are identified and mitigated.
- Major issues associated with the development of the site have been addressed and resolved.

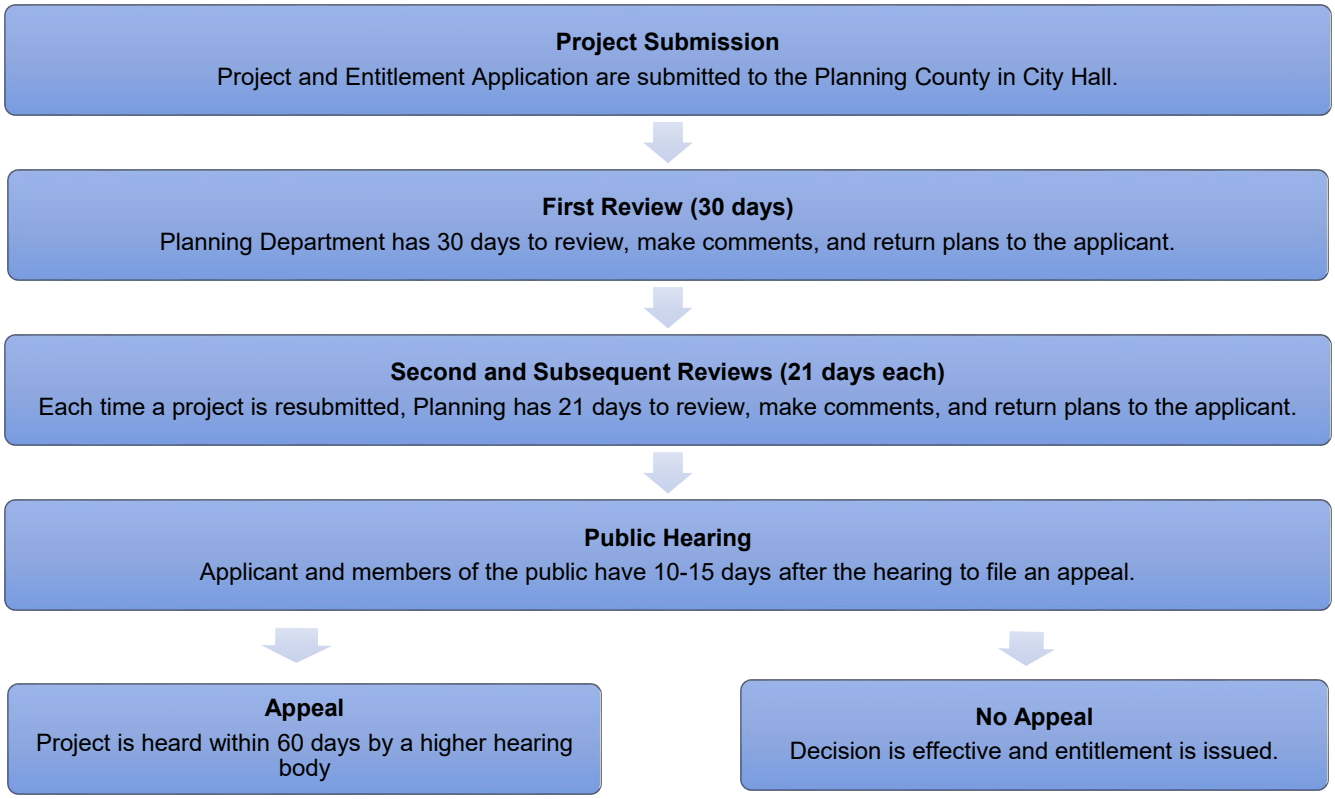
Unlike most cities, Irvine does not have multifamily zones. Rather Irvine's Zoning Ordinance encourages multifamily development (i.e., 'residential, attached') in a variety of different zoning districts and multifamily development can occur in eleven different zoning districts. It is a by-right land use in seven of these districts, which happen to be either traditional residential neighborhoods or are districts where multifamily residential is clearly a compatible land use. In the other four districts, a conditional use permit (CUP) is required. However, these four districts allow a greater variety of land uses than are found in more-traditional residential neighborhoods. These dynamic land use patterns necessitate a discretionary review process whereby the compatibility of nearby land uses can be assessed for the benefit of the multifamily projects' future residents.

The City's CUP process is not a potential barrier to housing as the City has a 100 percent approval rate of CUPs for multi-family residential projects. Irvine's 50+ year commitment to the benefits and protections afforded through master planning efforts between the public and private sectors. Not only does a CUP provide an opportunity to review the multifamily projects against objective development standards such as setbacks, height, parking, density, and open space; it provides an opportunity to evaluate quality of life issues such as a resident's exposure to noise, noxious odors/fumes, other health effects and, where appropriate, social and environmental justice issues when projects located in transitional areas of the community. The City of Irvine has a demonstrable, proven, and successful track record of approving residential projects across the community because any potential issues can be identified and resolved with development partners in a timely manner.

Most residential projects that go through the conditional use permit process are completed in a four- to five-month timeframe. The longest time a CUP application would take would be 6-12 months. The large size and complexity of Irvine's residential projects compared to other cities in the region (as evidenced by the significant number of multi-family units that have been developed in the City in the last eight years), the ability to take a project from submittal to approval in this timeframe is remarkable.

Figure 5-4, Conditional Use Permit Process and Timelines, below provides a flowchart demonstrating the typical process and timeline to obtain a CUP.

Figure 5-4. Conditional Use Permit Process and Timelines



Division 2 of the Zoning Ordinance also outlines the application procedures, approval body, findings, and appeal process. Zoning Ordinance Section 2-9-7 contains the findings to be met for approval of a CUP as follows:

- The proposed location of the conditional use is in accord with the objectives of Chapter 1-1 of the Zoning Ordinance and the purpose of the zoning district in which the site is located.
- The proposed conditional use will not be detrimental to the public health, safety, or welfare or be materially injurious to properties or improvements in the vicinity.
- The proposed conditional use is compatible with existing uses and future uses to the extent those uses are known and will comply with each of the applicable provisions of the Zoning Ordinance, except for approved variances and/or administrative relief per Chapters 2-2 and 2-37.

- If the proposed CUP affects land located within the coastal zone, the proposed CUP will comply with the provisions of the land use plan of the certified local coastal program.
- Based on information available at the time of approval, adequate utilities, access roads, drainage, and other necessary facilities exist or will be provided to serve the proposed use.

CUP processes are not considered a constraint to the development of units identified to meet the RHNA since these sites are typically covered under a previously approved EIR, which contemplated residential uses at all densities and number of units to be built. An approved EIR allows developers to rely on the certainty of gaining approval of a CUP since the General Plan Amendment, zone change, and environmental processes have already been completed. The CUP process only ensures that a proposed development meets development standards and is consistent with previous approvals.

In terms of timing and procedure, the CUP process is identical to the Master Plan process, which is required for permitted residential uses in Zoning Districts 2.2, 2.3, 2.4, 2.5, 3.1, 5.3 (concurrent with CUP), and 8.1. Regardless of application type, all residential development applications are reviewed against the pertinent Zoning Ordinance, Municipal Code, and General Plan sections. Applicable conditions are selected from a Standard Conditions of Approval list, and any project-specific conditions of approval are prepared, if necessary, for each the Master Plan and/or CUP to ensure the public health, safety, and welfare is maintained. The City does not have an architectural design review board or committee.

As evidenced by the development of a significant number of affordable units in the IBC (nearly 15,000 in the last 10 years), the CUP process has not historically been a governmental constraint on the development of housing in Irvine. It is important to note that the rate of approval for CUPS for multi-family projects is 100%. Additionally, City staff conducted multiple stakeholder meetings with nine (9) affordable housing developers and two (2) market rate developers, and the CUP requirement was not identified by any developer as a constraint to housing developer. Conditions of approval are standard and placed on all market-rate and affordable housing projects throughout the City. Granite Court, a 100 percent affordable project for very-low-income households in the IBC, was built ahead of schedule, despite the fact that it was a podium-style construction, and all standard conditions of approval and CUP processes were applied to the project. Examples of typical conditions of approval that were placed on the CUP approving Granite Court include the following:

- Provision of evidence that a Notice of Intent was filed with the State Water Resources Control Board.
- Submittal of a Water Quality Management Plan for review and approval by the Chief Building Official.

- Submittal of a report for the suppression of fugitive dust and nuisance in accordance with the South Coast Air Quality Management District's Rules 403 and 402.
- Submittal of a final acoustical report demonstrating that the project will be sound attenuated against present and projected noise levels.
- Submittal of an electrical engineer's photometric survey that demonstrates lighting requirements set forth in the Irvine Uniform Security Code are met.
- Submittal of an occupancy disclosure form for review and approval by the Director of Community Development. The approved disclosure form, along with its attachments, shall be included as part of the rental/lease agreements.
- Submittal of a construction phasing plan demonstrating that emergency vehicle access is adequate.
- Submittal of a playground plan that includes detailed playground specifications for manufactured play equipment.

Salerno, a 100 percent affordable project comprised of 80-units in Cypress Village (Planning Area 40), was subject to a combined Master Plan/CUP process and all standard conditions of approval were applied to the project. All units were made affordable to lower income households and nearly half of the total units (35) are reserved for extremely low income and special needs households – 15 units for veterans, 10 units for persons with developmental disabilities, and 10 units for families at risk of homelessness. Examples of typical conditions of approval that were placed on the Master Plan approving Salerno include the following:

- Submittal of an occupancy disclosure form for review and approval by the Director of Community Development. The approved disclosure form, along with its attachments, shall be included as part of the rental/lease agreements.
- Submittal of a final acoustical report demonstrating that that project will be sound attenuated against present and projected noise levels.
- Submittal of an electrical engineer's photometric survey that demonstrates lighting requirements set forth in the Irvine Uniform Security Code are met.
- Submittal of an emergency access plan demonstrating emergency vehicle access is adequate.
- Submittal of a park design and subsequent playground equipment inspection.

Although the timeline for processing a CUP and the associated fees can be a constraint to housing development, the City has adopted policies and offers incentives to mitigate any undue burdens on the developer. The City offers a reduction in park dedication standards (as permitted by the Subdivision Ordinance) to encourage the construction of affordable housing. Specifically,

the reduction in park dedication standards required for residential development helps lower the cost of construction of the units planned for lower-income households.

To further facilitate affordable housing development, the City has provided loans and financial subsidies to offset the cost impacts of development and planning fees. Financial assistance can come in the form of CDBG or HOME funding (when requested by the applicant through the annual Notice of Funding Availability process and when considered and awarded by the City Council), as well as loans from the in-lieu fee fund (when requested by an applicant and considered and approved by the City Council). In-lieu fees are collected from other projects that did not build affordable units on-site, which is a permitted option in the City's Inclusionary Housing Ordinance. These fees are then allocated to other projects that are building affordable units on-site. Using a mix of these funding sources, the City can assist affordable housing development with gap financing. For example, the City loaned $1,533,755 of in-lieu fee funds to the 100 percent affordable Parc Derian project in the IBC. Parc Derian was also awarded a loan of $603,858 in HOME funds.

Other concessions given to projects providing affordable units include priority/expedited processing for all entitlement and ministerial permits required for development of the project, a reduction in development standards such as setbacks requirements, landscaping requirements, parking requirements, and building heights. For example, the City granted the Salerno project reduced neighborhood park dedication acreages, reduced community park dedication in-lieu fees, density bonus parking standards, and expedited permit inspections. Additionally, the project was deemed an "additive" institutional use (consistent with specific General Plan criteria) allowing additional units beyond the Planning Area 40 maximum intensity cap (i.e., no General Plan Amendment or applicant-processed zone change required).

5.3.7.1 Timelines for Permit Procedures

Development review and permit processing are necessary steps to ensure that residential construction proceeds in an orderly manner. It also ensures that development standards of the City, as well as outside agencies that have a vested interest in the project, are met. However, the time and cost of permit processing and review can be a constraint to housing development if they place an undue burden on the developer.

The processing time needed to obtain development permits and required approvals is commonly cited by the development community as a prime contributor to the high cost of housing. Depending on the magnitude and complexity of the development proposal, the time that elapses from application submittal to project approval may vary considerably. Factors that can affect the length of development review on a proposed project include: completeness of the development application submittal, responsiveness of developers to staff comments and requests for information, and for projects that are not exempt from CEQA, rezoning or General Plan Amendment processing, or projects that are subject to a public hearing before the Planning Commission or City Council.

Certainty and consistency in permit processing procedures and reasonable processing times is important to ensure that the development review/approval process does not discourage developers of housing or add excessive costs (including carrying costs on property) that would make the project economically infeasible. The City is committed to maintaining comparatively short processing times. Total processing times vary by project and is highly dependent on the level of required CEQA analysis, but most residential projects are approved in four to 12 months.

Table 5-10, Processing Times, below provides a detailed summary of the typical processing procedures and timelines of various types of projects in the City. Depending on the level of environmental review required, the processing time for a project may be lengthened, as the City must completely implement CEQA processes, which substantially add to processing times. Given the relatively short time periods required for processing residential development applications in Irvine, the City's discretionary processing procedures are not a significant constraint on residential development.

Table 5-10. Processing Times

PROJECT TYPE	REVIEWING BODIES	PUBLIC HEARING REQUIRED	APPEAL BODY	ESTIMATED TOTAL PROCESSING TIME (WORKING DAYS)
Single-Family Detached Units (Master Plan or CUP)	Planning Commission	Yes	City Council	Subsequent Activity under EIR: 4 months IS/ND or MND or addendum: 6–8 months EIR: 9–12 months (requires City Council certification)
Single-Family Subdivision Map	Subdivision Committee, Transportation Commission Community Services Commission Planning Commission	Yes	City Council	Subsequent Activity under EIR: 4 months IS/ND or MND or addendum: 6–8 months EIR: 9–12 months (requires City Council certification)
Multifamily (Master Plan or CUP)	Planning Commission	Yes	City Council	Subsequent Activity under EIR: 4 months IS/ND or MND or addendum: 6–8 months EIR: 9–12 months (requires City Council certification)
Multifamily (with subdivisions)	Subdivision Committee, Transportation Commission Community Services Commission Planning Commission	Yes	City Council	Subsequent Activity under EIR: 4 months IS/ND or MND or addendum: 6–8 months EIR: 9–12 months (requires City Council certification)
Mixed Use	Planning Commission, Community Services Commission	Yes	City Council	Subsequent Activity under EIR: 4 months IS/ND or MND or addendum: 6–8 months EIR: 9–12 months (requires City Council certification)

Notes: CUP = Conditional Use Permit; EIR = Environmental Impact Report; IS/ND = Initial Study/Negative Declaration; MND = Mitigated Negative Declaration

Table 5-11, Timelines for Entitlement Procedures, outlines the standard processing times for some of the City's typical approvals and permits.

Table 5-11. Timelines for Entitlement Procedures

TYPE OF APPROVAL OR PERMIT	TYPICAL PROCESSING TIME (BASED ON WORKING DAYS)
CUP or Master Plan	16–24 weeks
Zone Change	20–24 weeks
General Plan Amendment	20–24 weeks
Environmental Impact Report	9–12 months

Source: City of Irvine 2021.
Note: CUP = Conditional Use Permit
Subdivision review is included within the time frames indicated in this table.

Processing times in the City vary according to many factors, including the following:

- Environmental Determination: Projects that require an EIR can take an additional four to eight months to process.
- Projects that require additional screen check reviews and meetings also take additional time to process. Common issues requiring additional processing time include parking, traffic, circulation, and design.

Generally, all residential projects require one or more of the following entitlements:

- CUP.
- Tentative Tract Map.
- Master Plan.
- General Plan Amendment.
- Zone Change.

Projects that require a Master Plan and/or CUP and Tentative Tract Map take approximately 16–24 weeks to process and require final approval from the Planning Commission. Projects that require City Council approval (such as General Plan Amendments and zone changes) take approximately 20–24 weeks to process. These estimates, however, highly depend on the completeness of the submittal and responsiveness of the developer and only apply to projects that do not require preparation of an EIR. Projects requiring an EIR take approximately one year to process. Approval requirements are the same for all residential projects, regardless of whether it is a single-family or multifamily development.

Table 5-12, Typical Processing Procedures by Project Type (Entitlement through Building Permit Issuance), below lists the typical approval requirements and estimated total processing times for various residential projects. However, coordination with other impacted parties, such as community groups and homeowner's associations, may extend the overall time frame for development.

Table 5-12. Typical Processing Procedures by Project Type (Entitlement through Building Permit Issuance)

	SINGLE-FAMILY DETACHED UNITS	ATTACHED RESIDENTIAL
Typical Approval Requirements	Master Plan/CUP Addressing Plan Grading Plan Landscape Plan Building Plan Tentative Tract Map	Master Plan/CUP Addressing Plan Grading Plan Landscape Plan Building Plan Tentative Tract/Parcel Map
Estimated Total Processing Time	No EIR: 8–14 months EIR: 13–18 months years	No EIR: 8–14 months EIR: 13–18 months

Source: City of Irvine 2021.
Notes: CUP = Conditional Use Permit; EIR = Environmental Impact Report

- **Development Review Committee (DRC):** The purpose of the City DRC is to provide City departments an opportunity to collectively identify and discuss issues related to development proposals, and work toward resolution of these issues in an informal setting. The DRC is intended to expedite the project development process and is not considered a constraint. In addition to providing written comments to the City project manager the design review process allows City transportation, engineering, and planning staff the opportunity to discuss design issues and provide other valuable input in an open forum. The DRC is not intended to be used for all cases—only those in which the project manager feels that the combined input of the DRC would be helpful in resolving project issues. Design guidelines are outlined in the Zoning Ordinance and are specific to each of the City's different planning areas.

- **Land Use Review:** City staff generally reviews projects permitted by right. Projects requiring a CUP and/or Master Plan, Park Plan, General Plan Amendment, zone change, variance, administrative relief, and/or Tract/Parcel Map require a public hearing by one or more of the following hearing bodies: Planning Commission, Community Services Commission, Transportation Commission, Subdivision Committee, City Council, and Zoning Administrator.

- **Environmental Review:** Individual single-family homes are exempt from environmental review. Other residential projects are subject to varying levels of environmental clearance depending on potential impacts. However, the required public hearing can be held concurrently with the entitlement hearing.

- **Building Permit and Inspections Review:** All residential building permit applications can be submitted 24/7 and processed using the City's award winning all-electronic, web-based system Irvine *Ready*! permit system. Plans are automatically routed to all pertinent reviewers (e.g., Building and Safety, Planning, and Fire). Under normal circumstances with a reasonably good (applicant) design team, four to six months is the typical timeframe from permit application submittal to issuance.

Once building permits are issued, the City's SelecTXT feature is an interactive text messaging system that allows applicants to schedule inspections and obtain inspection results by phone. The text messaging system provides another option for inspections scheduling to supplement the on-line Irvinepermits.org and interactive voice response system by phone.

5.3.8 Inclusionary Zoning Ordinance

The City has been at the forefront of providing affordable housing. The provision of affordable housing has always been a priority for the City, even before it became a requirement in 2003 with the passage of the City's Inclusionary Housing Ordinance. The City attained many of its affordable units before 2003 by working closely with the Irvine Company and other private developers. Between 2013 and 2021, approximately 1,619 affordable units (such as Montaira, Espaira, and Luminaira) have been built, and 492 affordable units have been approved as a result of the Inclusionary Housing Ordinance.

5.3.8.1 Requirements

In March 2003, the Irvine City Council approved a zone change to revise Chapter 2-3 of the Zoning Ordinance to require the provision of affordable housing in all residential development and outline the means of attaining affordability. These provisions are applicable to all residential developments of 50 or more units, regardless of zoning, within the City. Under these provisions, all residential projects are required to provide a minimum of 15 percent of the total units as affordable and shall be allocated in accordance with the following percentages:

- 5 percent of the actual number of dwelling units shall be affordable as rental or ownership units to very-low-income households earning less than 50 percent of the Orange County median income as annually defined by the California State Department of Housing and Community Development. 5 percent of the actual number of dwelling units shall be affordable as either rental or ownership units, with the emphasis on ownership units, to low-income households earning 51–80 percent of the Orange County median income.
- 5 percent of the total number of dwelling units shall be affordable as rental or ownership units (with emphasis on ownership units in projects offering ownership housing) to moderate-income households earning 81–120 percent of the Orange County median income.

Occasionally, developers will request a deviation from the above ratios to provide a different mix of affordability levels in a project. These deviations typically allow for a unit mix that provides a deeper level of affordability to ensure compliance with tax credit and/or State density bonus requirements. The Planning Commission has the discretion to approve ratios other than those described above. Residential developments of fewer than 50 units and projects within hillside development are exempt from providing on-site units per the Inclusionary Housing Ordinance and may choose one of the menu options listed in Chapter 2-3 of the Zoning Ordinance to meet the City's affordable housing requirements.

Affordable units must be in the planning area or on the site of the proposed project, unless the developer is qualified to use menu option alternatives. Developers are only eligible for the menu option alternatives under the following circumstances:

- An applicant proposes development in the Hillside Planning Areas 1, 2, 6, 17, 18, 22, or 27 where development of affordable housing is impacted by the increased cost of development in hillside areas.
- An applicant proposes a zone change and/or General Plan amendment to change the land use designation from High, Medium, or Medium-High Residential Density to Low or Estate Density.
- The planning area is predominately (over 75 percent of the entitlement) developed.
- The planning area does not have a City-approved affordable housing program.
- The undeveloped residential areas have a zoning designation of Estate, Low, and/or Medium Density.
- The undeveloped residential areas have a zoning designation of Estate, Low, and/or Medium Density.
- Financial or processing incentives are not available to bridge the gap of developing affordable housing within the planning area.

5.3.8.2 Alternatives

If a development meets any of the requirements established above, the developer is eligible to take advantage of one or more of the following menu options to satisfy the affordable housing requirement:

- Convert existing market-rate housing to affordable housing for a period of at least 30 years.
- Extend the term of affordability for affordable units for a period of at least 40 years.
- Pay in-lieu fees.
- Transfer control of units to a nonprofit housing agency.
- Transfer off-site credits for affordable units not provided on the site.
- Provide alternative housing.
- Dedicate land for affordable housing.
- Perform an alternative option acceptable to the City.

5.3.8.3 Incentives

To assist in compliance with the inclusionary housing requirement, the City offers the following incentives:

- Credits based on the unit level of affordability and number of bedrooms.
- Density bonus pursuant to State Density Bonus law.
- One or more density bonus incentives pursuant to State Density Bonus law, including regulatory concessions, and/or State parking standards.
- Marketing of for-sale inclusionary units through the Irvine Community Land Trust.
- Financial assistance if excess affordable units are provided.
- Reduction in overall inclusionary requirements if an increased number of lower-income units are provided.

Before adoption of the Inclusionary Housing Ordinance in 2003, the City's affordable housing needs were addressed through affordable (inclusionary) housing goals outlined in its 2000 General Plan. Although the previous affordable (inclusionary) housing goals did not require developers of new residential construction to provide affordable units, the City was able to secure 1,123 affordable units through partnership with the Irvine Company, a major landowner in Irvine. Since the adoption of the City's Inclusionary Housing Ordinance in 2003, an additional 2,111 affordable units have been constructed, and 433 affordable units have been entitled.

It is important to note that the adoption of the Inclusionary Housing Ordinance did not slow housing production in the City. While housing prices soared during those years, that trend was primarily a result of an inflated market triggered by the abundance of creative and highly leveraged mortgage financing schemes.

In today's market, the average subsidy required for an affordable housing unit is over $500,000 according to the average per-unit subsidy requested on awarded Low Income Housing Tax Credits to affordable housing projects in the region. This is an increase from an average subsidy of $180,000 per unit in 2012 at the time the City prepared and adopted the 5th Cycle Housing Element Update. Chapter 4, At-Risk Affordable Housing, of this Housing Element provides an analysis of the per-unit cost to develop affordable housing in the City.

Because prices and rents have also grown substantially with the costs of developing affordable housing, these prices and rents are typically high enough to absorb the additional costs resulting from the inclusionary requirement. Therefore, the cost of overall housing development is not impacted to the extent of making a market-rate housing project infeasible to date. As described

above, the City offers a range of options and incentives to ensure the inclusionary housing policy does not unduly constrain housing development in the City.

5.3.9 Codes and Enforcement and On-/Off-Site Improvement Standards

5.3.9.1 Codes and Enforcement

In 2001, the State of California consolidated its building codes into the California Building Standards Code, which is contained in Title 24 of the California Code of Regulations. The City most recently adopted the 2019 California Building Code; Green Building Standards Code; and Electrical, Mechanical, Plumbing, Fire, Energy, Historical, and Uniform Housing Codes.

Code Enforcement has a staff of eight people. Most are inspectors with expertise in code enforcement and capable of investigating any type of complaint. Staff enforces a variety of codes, including the following:

- California Building Codes.
- Zoning Ordinance.
- Municipal Codes.
- Uniform Fire Code, Uniform Housing Code, and Building Code, including Americans with Disabilities Act (ADA) accessibility requirements.

Code Enforcement responds to complaints concerning all types of properties in the City. However, complaints related to housing in Irvine typically involve the following:

- Hoarders.
- Short-term rentals.
- Signage.
- Life/safety issues.
- Property maintenance issues.
- Drainage.
- Illegal home occupation.
- Construction without permits.
- Inoperative vehicles.

- Noise.
- Water quality violations involving paint spills, oil spills, raw sewage, washing debris into gutters, draining pool into gutters, and storm drains.

Code Enforcement staff responds to approximately 60 new residential complaints and participates in hundreds of active investigations each month. Enforcement procedures place emphasis on voluntary compliance. On the average, Code Enforcement administers the following:

- 600 residential courtesy notices and notices of violation per year.
- 30 administrative citations per year.

5.3.9.2 On-/Off-Site Improvement Standards

The City's Standards and Design Manuals are a series of documents that include Design Standards, Engineering Standard Plans, the Landscape Manual, Landscape Standard Plans, the Park Standard Manual, and Traffic Plan Sheets. These plans are intended to ensure uniform design and provide guidance to those preparing improvement plans for the City. Irvine's Standards Plan establishes varying standards for residential streets, depending on the design and scope of the project. The Standards Plan identifies three types of residential streets—local streets, private ways, and private courts:

- **Local Street:** These are the streets most common in a residential development. Minimum width required is 36 feet.
- **Private Way:** A low-speed roadway for general circulation in residential neighborhoods to access residential units, garages, and parking areas. Average daily traffic on a private way cannot exceed 850 trips. Minimum width required is 28 feet.
- **Private Court:** A low-speed, low-volume, dead-end traveled way in residential neighborhoods to access residential garages and parking areas. Average daily traffic on a private court cannot exceed 120 trips. Minimum width required is 22 feet.

The City has established landscape requirements that apply to all developments except single-family detached residential developments. These regulations establish a minimum percentage of a site, which must be landscaped. All landscaped areas are required to be maintained in a healthy and growing condition and must be free of weeds and debris. For attached residential units, the City requires a minimum of one 15-gallon tree for every 30 feet of interior boundary on all building sites. The trees must be located in a minimum five-foot-wide planting area. The Irvine Zoning Ordinance also requires a building setback of 10 to 25 feet from any local street.

Solid waste collection standards apply to all attached residential developments, except for residences in Planning Area 4, an area that was annexed to the City in 1994 after entitlements had previously

been granted by Orange County. A minimum of one outdoor solid waste collection bin per 12 dwelling units is required by the City, 50 percent of which must be for recyclable materials. Each solid waste bin must have at least one recycling bin located adjacent or in close proximity to it.

As a condition of tentative map approval, the City requires a developer to dedicate land, make improvements, and/or pay fees for the purpose of developing new or rehabilitating existing park and recreational facilities. Improvements include site grading, automatic irrigation systems, adequate drainage, lawn, shrubs, trees, concrete walkways, and walkway lighting. A developer of residential subdivisions is required to dedicate parkland or pay fees in lieu at the rate of five acres per population of 1,000. To encourage the construction of low- and moderate-income housing, the City has modified the park dedication policy for developers of affordable housing to the following:

- Affordable housing developers may reduce the dedication standard to a minimum of 3.5 acres per population of 1,000.
- To qualify for this reduction developers must show that the reduction in park dedication will help lower the cost of construction of the affordable units, that the new rental units will be guaranteed for low-income households for a minimum of 30 years, and that projects for family units will be within 0.5 mile of a publicly maintained park and/or school playground.

Other on-site improvements can be waived for affordable housing as a processing incentive and has been done in the past. Possible incentives include the following:

- Priority/expedited processing for all entitlement and ministerial permits required for development of the project.
- Adjustments in development standards, such as setbacks requirements, landscaping requirements, parking requirements, and building heights.

5.3.9.3 Constraints on Housing for People with Disabilities

State law requires that each local jurisdiction assess its local governmental constraints relating to the construction and improvement of housing for people with disabilities.

Zoning and Land Use Policies and Practices

The City has a total of 30 licensed residential care facilities, including the following:

- Six adult residential care facilities ranging in capacity from three people to six people.
- 20 residential care facilities for seniors ranging in capacity from six people to 180 people.
- One continuing care contract residential care facility for seniors with capacity of 399 people.
- Three social rehabilitation facilities, each with a capacity of six people.

Currently, housing facilities for people with disabilities are regulated in the Zoning Ordinance under Residential Care Facilities and Home Care Facilities. There is no local requirement for proximity between two special needs housing sites. The requirements of the California Health and Safety Code, Section 1520.5, are enforced by the California Department of Social Services, Health and Human Services Agency. The law requires that residential facilities be separated by a minimum of 300 feet to avoid over-concentration.

Residential care facilities often provide care to people with disabilities, including those with physical and mental disabilities. California law states that people who require supervised care are entitled to live in normal residential settings and preempts cities from imposing many regulations on residential care facilities. California Health and Safety Code, Section 1500 et seq., establishes that residential care facilities serving six or fewer people be (1) treated the same as any other residential use, (2) allowed by right in all residential zones, and (3) subject to the same development standards, fees, taxes, and permit procedures as those imposed on the same type of housing in the same zone. Consistent with State law, the City permits small residential care facilities that serve six or fewer clients in every residential zone that permits single-family units. Larger facilities would fall under the definition of boarding houses or convalescent homes. Boarding houses are conditionally permitted in the Estate Density, Low Density, Medium Density, Medium-High Density, High Density, and Multi-Use zones.

The Housing Plan includes the following program to address potential constraints related to these uses:

Program PP-I.1: Update the City's Zoning Ordinance and Policies Related to Emergency Shelters, Low-Barrier Navigation Centers, Transitional and Supportive Housing, and Group Care Facilities to Comply with Current Laws.

Reasonable Accommodations

Any property owner or developer can submit an application to modify an existing structure or build a structure that would provide accommodations for persons with disabilities. The City has not received an application for accommodations to date. Additionally, there is no separate application or discretionary process for this application. Any property owner or developer who wishes to submit an application would first be asked to meet with the City's building official and a designated plan checker. Following this meeting, the building official would render a decision within approximately two weeks and the application would be granted as long as the construction and/or improvement would not violate State and local building codes. Chapter 8 (Housing Plan) includes a program (Program PP-H.3 - Establish Written Procedures for Reasonable Accommodation) involving the City developing and establishing specific written procedures for requesting and granting a reasonable accommodation for housing for persons with disabilities.

Definition of Family

Some local governments may illegally attempt to restrict access to housing for households failing to qualify as a "family" by the definition specified in the local government's municipal code. Specifically, a restrictive definition of "family" that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for people with disabilities, but not for housing families that are similarly sized or situated. The City's Zoning Ordinance does not define a "family."

Building Codes

Building procedures within the City are also required to conform to the California Building Code, as adopted in the City's Municipal Code. Standards within the Building Code include provisions to ensure accessibility for people with disabilities. These standards are consistent with the ADA and Title 24. No local amendments that would constrain accessibility or increase the cost of housing for people with disabilities have been adopted.

The City encourages the participation of homebuilders in the Universal Design Program, which is a voluntary program. The program encourages participating homebuilders to offer universal design features that simplify life by making homes and associated living environments more usable by more people including children, aging populations, and people with disabilities. Some of the features that are offered include grab bars in the bathroom, roll-in showers, wider interior doors, lever door hardware, visual alarms and visual doorbells, and lower countertop heights. The City describes the program on its website and provides links with more detailed information.

Reasonable Accommodation Procedures

Reasonable accommodation refers to flexibility in standards and policies to accommodate the needs of people with disabilities. The City's zoning and building codes and its approach to code enforcement allow for special provisions that meet the needs of people with disabilities without the need for variances. Specifically, for example, parking requirements are reduced for senior housing, assisted living facilities, and congregate care facilities.

Accessory uses such as wheelchair ramps are permitted within all residential districts as incidental structures related to the residence. Most reasonable accommodation requests to increase accessibility of existing properties are handled through the building permit process.

The City has established procedures in the Building Code to provide the City's Building Official with the administrative authority to grant an exception to regulations related to accessibility or adaptability when such regulations create a hardship and equivalent provisions are provided. As part of the building permit application, an applicant can request reasonable accommodation. The Building Official will act upon the request with no formal hearing process before any board being required. The City provides materials at public counters to inform residents of this service.

Review of Programs

The City has several programs and services in place to meet the needs of its population with disabilities. The City's Office of Disability Services provides information and support services to people with disabilities who live or work in the City. Programs and services offered include the following:

- Social/recreational activities.
- Resources and referral services.
- Disability awareness events.
- Informational seminars.
- Inclusion and accommodation services for City sponsored classes, programs, and activities.
- Access reporting, which forwards resident complaints regarding community accessibility to the appropriate City department for swift investigation and resolution.
- Transportation services through the TRIPS program, which provides low-cost, wheelchair-accessible transportation to Irvine seniors and adults with disabilities who are unable to drive due to a physical or cognitive disability.

In addition to the Office of Disability Services, the Irvine Residents with Disabilities Advisory Board (IRDAB) was established by the City Council in 1990 to ensure that residents with disabilities have equal access to community life in Irvine. IRDAB consists of up to 14 voluntary members, with 51 percent of the board required to be a person with a disability or directly related to a person with a disability. Meetings are open to the public and are held the first Tuesday of every month (with the exception of July and December) at the Sweet Shade Ability Center.

The mission of IRDAB is as follows:

- Identify and recommend programs and services that would meet the social, physical, and emotional needs of residents who have disabilities, regardless of age.
- To provide advocacy and support programs related to community needs.
- To propose recommendations to City departments.
- To work collaboratively with community organizations that have an impact on residents with disabilities.

The City currently has two all-affordable apartment complexes for those with physical disabilities: Mariposa Villas and Villa Hermosa Apartments. Additionally, seven out of 165 affordable units in the Woodbridge Manor apartment complex are designated specifically for seniors with

disabilities. The units are on the ground floor and feature wheelchair-accessible bathrooms and lower countertops in the kitchen.

The City partnered with multiple agencies to facilitate the development of Mariposa Villas, which is an accessible 40-unit apartment complex that is affordable to Very Low-Income households. Mariposa Villas is currently home to over 60 people with disabilities.

The City collaborated in 2008 with AbilityFirst, a nonprofit organization serving children and adults with physical and developmental disabilities, in the development of a 24-unit apartment complex, Villa Hermosa. The complex features 14 one-bedroom and nine two-bedroom rental units built specifically for lower-income individuals with disabilities and one two-bedroom unit for a manager. Funded partly through $900,000 in City-awarded CDBG and HOME funds, the units incorporate many accessibility features affording residents with disabilities the opportunity to live comfortably in their own homes. Total public funding for the project is estimated at $5.2 million with combined contributions from the City, Orange County, the State of California, and the U.S. Department of Housing and Urban Development.

5.4 Zoning for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of housing types for all economic segments of the population. The City's residential, mixed-use, and commercial zones allow for a wide variety of housing types. Table 5-13, Permitted Residential Uses by Zone, summarizes the housing types permitted in the City within zoning categories that permit residential development.

Table 5-13. Permitted Residential Uses by Zone

Residential Uses	Exclusive Agriculture	Development Preserve	Conservation/ Open Space Reserve	Preservation	Recreation	Water Bodies	Landfill Overview	Golf Course Overlay	Orange County Great Park	Estate Density Residential	Low Density Residential	Medium Density Residential	Medium-High Density Residential	High Density Residential	Multi-Use	Neighborhood Commercial	Community Commercial	Urban Commercial Zone	Lowers Peters Canyon Regional Commercial****	IBC Mixed Use	IBC Multi-Use	IBC Industrial	IBC Residential	General Industrial	Medical And Science	Business Park	Institutional	Trails & Transit Oriented Development
Accessory Uses (95)	P	P	P	P	P	P	C	P	P	P	P	P	P	P	P	P	P(5)	P	P	P	P	P	P	P	P	P	P	P
Boarding House	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	C	C	C	C	C	X	X	X	**	X	X	X	X	X	X	X	X	X	C (Prohibited ARDA transfer
Caretaker's quarters	P	P	P	P	P	P	C	P	P	N/A	N/A	N/A	N/A	N/A	X	X	X	**	P	C	C(34)	P	N/A	P	P	N/A	N/A	P (Prohibited ARDA transfer site)
Child care center	X	N/A	X	X	X	X	X	X	C	C	C	C; P (PA 4	C	C	C	C	C(5)	**	P	C	C(29)	C	C(29)	C	C(69)	C	C	C
Convalescent home	X	X	X	X	X	X	X	X	X	X	C	C	C	C	C	C(12)	C(5)	**	C	C	C(30)	X	C(30)	X	C(71)	X	C	C (Prohibited ARDA transfer
Day care centers/facilities	X	X	X	X	X	X	X	X	X	X	N/A	P (PA 4 only)	P (PA 4 only)	X	P (95) (PA 4 only)	X	P (PA 4 only)	**	P (PA 4 only)	X	X	X	X	X	X	P (PA 4 only)	X	X
Emergency Shelter	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	**	X	X	P	X	X	P	P	P	P	X
Home care	X	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	**	X	P	X	X	P(36)	X	X	X	X	P (Prohibited ARDA transfer site)
Large family child care permit	X	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	**	X	P	X	X	X	X	X	X	X	N/A
Mobilehomes ("manufactured structures")	P9; C*	P9; C*	P9; C*	P9; C*	P9; C*	C	P9; C*	P9; C*	P9; C*	P9; C*	P9; C*	P9; C*	P9; C*	P9; C*	P9; C*	P9; C*	P9; C*	**	X	P9; C*	P9; C*	P9; C*	P9; C*	P9; C*	P9; C*	P9; C*	X	P9; C*	P9; C*
Residential, accessory dwelling unit	X	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	**	X	X	X	X	X	X	X	X	X	P (Prohibited ARDA transfer site)
Residential care facility	X	X	X	X	X	X	X	X	X	X	C	C	C	C	C	X	X	**	X	C	X	X	C	X	C(71)	X	C	C (Prohibited ARDA transfer site)
Residential, cluster	X	X	X	X	X	X	X	X	X	X	N/A	P (PA 4 only)	P (PA 4 only)	N/A	C(5) (PA 4 only)	X	X	**	X	X	X	X	X	X	X	X	X	X
Residential, conventional detached	X	X	X	X	X	X	X	X	X	X	N/A	P (PA 4 only)	P (PA 4 only)	N/A	N/A	X	X	X	X	X	X	X	X	X	X	X	X	X
Residential shelter	X	X	X	X	X	X	X	X	X	X	P	P	P	P	P	X	X	**	X	C	X	X	P(32)	X	X	X	P	C (Prohibited ARDA transfer site)
Residential, nonprofit/institutional	X	X	X	X	X	X	X	X	X	X	N/A	P (PA 4 only)	P (PA 4 only)	N/A	P (PA 4 only)	X	P (PA 4 only)	**	P (PA 4 only)	X	X	X	X	X	C***	P	X	X
Residential, attached	X	X	X	X	X	X	X	X	X	P	P	P	P	P	C(16/86)	X	X	C (PA 33 only)	X	C(93)	C(93)	X	C(33)	X	X	X	X	P (Prohibited ARDA transfer site)
Residential, planned unit developments	X	X	X	X	X	X	X	X	X	X	N/A	C (PA 4 only)	C (PA 4 only)	N/A	N/A	X	X	**	X	X	X	X	X	X	X	X	X	X
Residential, single-family detached	X	X	X	X	X	X	X	X	X	P	P	P	P	P	C(86)	X	X	X	X	X	X	X	C(33)	X	X	X	X	P (Prohibited ARDA transfer site)
Senior housing	X	N/A	X	X	X	X	X	X	X	X	C	C	C	C	C(86)	X	X	**	X	X	X	X	C(33)	X	X	X	C(46)	C (Prohibited ARDA transfer site)
Short-term rentals	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	**	X	X	X	X	X	X	X	X	X	X
Single-room occupancy	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C (PA 33 only)	P	C	X	C	X	X	C	X	X	X
Sober living facilities	X	X	X	X	X	X	X	X	X	X	X	P(65) (PA 4 only)	P(65) (PA 4 only)	P(65) (PA 4 only)	P(65) (PA 4 only)	X	X	**	X	X	X	X	P(65)	X	X	X	P(65)	C (Prohibited ARDA transfer site)
Supportive Housing (small)	X	X	X	X	X	X	X	X	X	X	P	P	P	P	P (95)	X	X	**	X	X	X	X	P(95)	X	C***	X	C	X
Supportive Housing (large)	X	X	X	X	X	X	X	X	X	X	C	C	C	C	C	X	X	**	X	C	X	X	C	X	C***	X	C	X
Transitional Housing (small)	X	X	X	X	X	X	X	X	X	P	P	P	P	P	P(95)	X	X	**	X	X	X	X	P(95)	X	C***	P	C	X
Transitional Housing (large)	X	X	X	X	X	X	X	X	X	C	C	C	C	C	C	X	X	**	X	C	X	X	C	X	C***	C	C	X

5.4.1 Single-Family Housing

Single-family residences are permitted in the following zones: Estate Density Residential, Low Density Residential, Medium Density Residential, Medium-High Density, High Density, and Trails and Transit-Oriented Development on non-Amended and Restated Development Agreement (ARDA) transfer sites. Single-family residences are conditionally permitted in Multi-Use and IBC Residential zones.

5.4.2 Multifamily Housing

Multifamily housing, under the residential, cluster land use is permitted in the following zones: Medium Density Residential and Medium-High Density. It is conditionally permitted in the Multi-Use zone.

Multifamily housing, under the residential, planned unit developments land use is conditionally permitted in the following zones: Medium Density Residential and Medium-High Density.

5.4.3 Mobile Homes/Mobile Home Parks

The City's Zoning Code defines a mobile home as follows:

> *A structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. It does not include recreational vehicles or travel trailers. The term includes, but is not limited to, the definition of "mobile home," as set forth in regulations governing the Mobile Home Safety and Construction Standards Program, 924 CFR 3282.7(a).*

Mobile homes are permitted subject to a building permit, if over two years, a CUP is required, in the following zones: Exclusive Agricultural (AE), Development Reserve, Conservation/Open Space Reserve, Preservation, Recreation, Golf Course Overlay, Orange County Great Park, Estate Density Residential, Low Density Residential, Medium-High Density, High Density, Multi-Use, Neighborhood Commercial, Community Commercial, IBC Mixed Use, IBC Multi-Use, IBC Industrial, IBC Residential, General Industrial, Medical and Science, Business Park, Institutional, and Trails and Transit-Oriented Development zone on non-ARDA transfer sites.

Mobile homes are conditionally permitted in the following zones: Landfill Overlay Zones and in the Urban Commercial Zone's Planning Area 33.

5.4.4 Farmworker and Employee Housing

Pursuant to the California Employee Housing Act (Section 17000 of the California Health and Safety Code), specifically Section 17021.5, any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure within a residential land use designation. Employee housing for six or fewer people must be permitted wherever a single-family residence is permitted. To comply with State law, no conditional use permit or variance can be required. Additionally, in accordance with California Health and Safety Code, Section 17021.6, any employee housing consisting of no more than 36 beds in group quarters or 12 units or spaces designed for use by a single family or household, or that is approved pursuant to California Health and Safety Code, Section 17021.8, shall be deemed an agricultural land use. Except as provided in Section 17021.8, housing is an activity that differs in any other way from an agricultural use. No CUP, zoning variance, or other discretionary zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the

same zone. The permitted occupancy in employee housing in a zone allowing agricultural uses shall include agricultural employees who do not work on the property where the employee housing is located.

Properties with the 1.1 Exclusive Agriculture zoning designation allow for caretaker units on site. The City will continue to comply with the requirements of state law (as described above), the Housing Plan contains Program PP-A.2 to update the City's General Plan (including Land Use Element), and Zoning Ordinance to consistent with state law, including the provisions regarding employee housing.

In addition to the above provisions, zoning is available for housing for farmworkers through the variety of other housing types encouraged in the Zoning Code, including multi-family, SRO, manufactured housing, and ADUs.

5.4.5 Single-Room Occupancy

Single-room occupancies are secure residential units that include communal or individual kitchens and communal or individual bathroom facilities. They are permitted in Lowers Peters Canyon Regional Commercial.

They are conditionally permitted in the following zones: Community Commercial, Urban Commercial Zone, IBC Mixed Use, IBC Industrial, and Medical and Science.

5.4.6 Emergency Shelters and Low-Barrier Navigation Centers

Senate Bill 2, enacted in October 2007, requires local governments to identify one or more zoning categories that allow emergency shelters (year-round shelters for people experiencing homelessness) without discretionary review. The statute permits the City to apply limited conditions to the approval of ministerial permits for emergency shelters. For instance, off-street parking requirements cannot exceed what is required for residential and commercial uses in the same zone. The current parking requirement for emergency shelters is one space per four beds, plus one space per employee, which exceeds requirements within the current zones allowing emergency shelters. However, Program PP.I-1 (Update the City's Zoning Ordinance and Policies Related to Emergency Shelters, Low-Barrier Navigation Centers, Transitional and Supportive Housing, and Group Care Facilities to Comply with Current Laws) will bring the City's Zoning Code in compliance with State law.

The identified zone must have sufficient capacity to accommodate at least one year-round shelter and accommodate the City's share of the regional unsheltered homeless population. According to the 2019 point-in-time count for Irvine, 127 people experiencing unsheltered homelessness were living in the City. The City's Zoning Code allows emergency shelters by right in the following zones: IBC Multi-Use, General Industrial, Medical and Science, Business Park, and Institutional.

Adopted in 2019, AB 101 defines a Low-Barrier Navigation Center as "a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." Low-Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents' possessions.

AB 101 requires jurisdictions to permit Low-Barrier Navigation Centers that meet specified requirements by right in mixed-use zones and other nonresidential zones permitting multifamily residential development. The bill also imposes the following timelines for cities to act on an application for the development of a Low-Barrier Navigation Center:

- Within 30 days of receiving an application for a center, a city must notify the applicant whether the application is complete.
- Within 60 days of a completed application, a city must act on the application.

The provisions of AB 101 are effective until they sunset in 2026.

5.4.7 Transitional and Supportive Housing

State law requires transitional and supportive housing to be defined as a residential use and subject only to the same regulations as comparable residential uses. The City's Zoning Code provides definitions for Transitional and Supportive Housing in small and large sizes. The definitions are as follows:

- **Transitional Housing – Small:** As defined by the California Health and Safety Code, Section 50675.2, as amended, as housing provided to individuals or families consisting of six or fewer people experiencing or near homelessness for an extended period that generally incorporates social services and counseling programs intended to assist in the transition to self-sufficiency through the attainment of a stable income and permanent housing. Transitional housing units may be detached, attached, or multi-unit residential structures. Boarding houses are not included in this definition.
- **Transitional Housing – Large:** As defined by the California Health and Safety Code, Section 50675.2, as amended, as housing provided to families consisting of seven or more people experiencing or near homelessness for an extended period that generally incorporates social services and counseling programs intended to assist in the transition to self-sufficiency through the attainment of a stable income and permanent housing. Transitional housing units may be detached, attached, or multi-unit residential structures. Boarding houses are not included in this definition.
- **Supportive Housing – Small:** Housing occupied by a target population of six or fewer people, with no limit on length of stay, that makes available on-site and/or off-site services

such as job training, life skills training, childcare, educational programs, and healthcare services that assist the supportive housing residents in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community. Residents are made aware of any off-site services offered and may be provided transportation to such services. A target population means people with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Act (California Welfare and Institutions Code, Section 4500) and may include, among other populations, adults, emancipated youth, families, families with children, seniors, young adults aging out of the foster care system, individuals exiting institutional settings, veterans, and people experiencing homelessness.

- **Supportive Housing – Large:** Housing occupied by a target population of seven or more people, with no limit on length of stay, that makes available on-site and/or off-site services such as job training, life skills training, childcare, educational programs, and health services that assist the supportive housing residents in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community. Residents are made aware of any off-site services offered and may be provided transportation to such services. A target population means people with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Act (California Welfare and Institutions Code, Section 4500) and may include, among other populations, adults, emancipated youth, families, families with children, seniors, young adults aging out of the foster care system, individuals exiting institutional settings, veterans, and people experiencing homelessness.

As shown in Table 5-13, small transitional housing is permitted in the following zones: Estate Density Residential, Low Density Residential, Medium Density Residential, Medium-High Density, Multi-Use, IBC Residential, and Business Park. Small transitional housing is conditionally permitted in the following zones: Institutional and in the Medical and Science Zone's Planning Area 17. Large transitional housing is conditionally permitted in zones Estate Density Residential, Low Density Residential, Medium Density Residential, Medium-High Density, High Density, Multi-Use, IBC Mixed Use, IBC Residential, Business Park, and Institutional; in the Urban Commercial Zone's Planning Area 33; and in the Medical and Science Zone's Planning Area 17.

Small supportive housing is permitted in the following zones: Low Density Residential, Medium Density Residential, Medium-High Density, High Density, Multi-Use, and IBC Residential. Small supportive housing is conditionally permitted in the following zones: Institutional, in the Urban Commercial Zone's Planning Area 33, and in the Medical and Science Zone's Planning Area 17. Large supportive housing is conditionally permitted in zones Low Density Residential, Medium

Density Residential, Medium-High Density, High Density, Multi-Use, Mixed Use, IBC Residential, and Institutional; in the Urban Commercial Zone's Planning Area 33; and in the Medical and Science Planning Area 17.

AB 2162 (2018) further requires supportive housing projects of 50 units or fewer to be permitted by right in zones where multi-family and mixed-use developments are permitted when the development meets certain conditions. AB 2162 also prohibits minimum parking requirements for supportive housing within 0.5 mile of public transit.

The Housing Plan in this Housing Element (Chapter 8) includes Program PP.I-1 (Update the City's Zoning Ordinance and Policies Related to Emergency Shelters, Low-Barrier Navigation Centers, Transitional and Supportive Housing, and Group Care Facilities to Comply with Current Laws) to bring the City's Zoning Code in compliance with State law.

5.4.8 Accessory Dwelling Units

An ADU is an attached or detached residential unit that provides complete independent living facilities for one or more people. A junior accessory dwelling unit (JADU) is an ADU contained entirely within a single-family residence.

Recent State legislation, including AB 68, AB 881, AB 587, AB 671, and Senate Bill 13, modified the way local jurisdictions are allowed to regulate ADUs and JADUs. This legislation promotes the construction of new ADUs and JADUs and limits the ways cities can regulate their design. Further, under new State law, all jurisdictions must expand the zones and circumstances under which ADUs and JADUs are allowed. Irvine's existing ADU Ordinance is generally consistent with 2017/18 State ADU legislation, which has been superseded by 2019 and 2020 State ADU legislation. Therefore, Irvine is deferring to the current State laws when reviewing, processing, and approving all ADU building permit applications. To date, City staff has processed all ADU and JADU applications in a timely manner and has not denied any building permit application.

The current City permit and processing of ADUs requires the applicant to provide documentation to substantiate that they are the owner of the property and to apply for a building permit under that process, and all applicable divisions/departments review the plans submitted in accordance with State law requirements and limitations. More specifically, the parties that review the permit include the City's Building and Safety, Planning, and Public Safety departments, as well as the Orange County Fire Authority (OCFA). Generally, Planning staff review the ADU application for consistency against the State ADU regulations, Building and Safety and OCFA staff review the application against pertinent Building and Fire Codes to the extent allowed by State ADU laws. Public Safety staff review the application against pertinent Security Code requirements for addressing and wayfinding for emergency response purposes. The permitting process for ADUs is the same as for any building permit and entirely handled electronically through the Irvine

Ready! permitting system. The building permit process is detailed in Section 5.3.7.1 of this chapter of the Housing Element (Timelines for Permit Procedures).

The Housing Plan in this Housing Element (Chapter 8) contains the following program to reduce constraints related to ADUs:

- **PP-C.2:** Establish ADU Policies to Comply with Changes in State Law.
- **PP-C.3:** Remove Barriers for ADUs.
- **PP-C.4:** Plan to Encourage and Incentivize ADUs.

5.5 Senate Bill 35

The City has not adopted written procedures for the SB 35 (Chapter 366, Statutes of 2017) Streamlined Ministerial Approval Process and is deferring to and complying with the existing statute absent written procedures. However, Program PP-B.7, as described in Chapter 8 (Housing Plan), designates a program for the City to complete this legal requirement.

5.6 Reductions to Constraints

The City intends to address the constraints identified here as described in Chapter 8 (Housing Plan) of this Housing Element.

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6 HOUSING RESOURCES AND OPPORTUNITIES

This chapter provides an overview of the financial resources available to support implementation of the City's housing policies and programs. More specifically, the various types of Federal, State, and local financial programs that are potentially available to assist the City in fulfilling its housing need, particularly the affordable housing need (as determined by the Regional Housing Needs Allocation [RHNA]), are presented below. The grants, loans, financing tools and programs represent publicly funded tools to support the development, rehabilitation, and preservation of housing.

6.1 Identification of Adequate Sites for Future Housing Needs

State law requires that jurisdictions provide an adequate number of sites to allow for and facilitate the production of their regional share of housing. To determine whether a jurisdiction has sufficient land to accommodate its share of regional housing needs for all income groups, that jurisdiction must identify "adequate sites." Under State law (California Government Code, Section 65583(c)(1)), adequate sites are those with appropriate zoning and development standards with services and facilities already in place needed to facilitate and encourage the development of a variety of housing for all income levels.

6.1.1 Regional Housing Targets

Table 6-1, 6th Cycle Regional Housing Needs Allocation (2021–2029), shows the 6th Cycle RHNA for the City, as determined by the Southern California Association of Governments (SCAG), for the eight-year period (2021–2029).

Table 6-1. 6th Cycle Regional Housing Needs Allocation (2021–2029)

INCOME CATEGORY	DWELLING UNITS
Extremely Low/Very Low Income (0–50 percent AMI)	6,396
Low Income (51–80 percent AMI)	4,235
Moderate Income (80–120 percent AMI)	4,308
Above Moderate Income (Above 120 percent AMI)	8,671
Total	**23,610**

Housing Element law does not require the City to ensure that the number of dwelling units identified in the RHNA is built within the planning period. However, the law requires that the City provide an inventory of land suitably zoned and with available infrastructure and utilities to meet that need. California Government Code, Section 65583.2(c)(3)(B), specifies that a minimum density of 30 units per acre is necessary to meet the City's low- and very-low-income housing needs.

6.2 Financial Resources

A variety of funding sources in the form of grants or loans through the Federal government exist to support housing. They range from annual allocations of formula-entitled grants to Section 108 loan programs and vouchers. The programs and resources in this chapter represent available funding sources used by the City to date as applicable.

6.2.1 Federal Funding Sources

Current Federal funding sources available for affordable housing (including special needs populations) and homelessness solutions are presented in this chapter.

6.2.1.1 American Rescue Plan Act Funding

The American Rescue Plan Act was signed into law in March 2021 and includes significant funding toward affordable housing. More specifically, the act provides for $5 billion in new funding specifically to reduce homelessness, more than $21.5 billion to replenish the emergency rental assistance fund, and $5 billion in emergency housing vouchers.

In April 2021, HUD announced the release of the $5 billion to increase affordable housing to address homelessness. This supplemental funding will be allocated through the HOME Program, and is referred to as HOME-ARP (HOME-American Rescue Plan). The City is anticipated to receive $3,524,291 in HOME-ARP funding, which must be spent by 2029, near the end of the 6th Cycle Housing Element Update. These HOME-ARP funds are in addition to the HOME funds described later in this chapter. HUD is expected to release guidance on the use of HOME-ARP funds in late 2021.

6.2.1.2 U.S. Department of Housing and Urban Development Entitlement Funding

In May 2020, the City prepared the 2020–2024 Consolidated Plan (Consolidated Plan) as required to receive CDBG, Emergency Solutions Grant (ESG), and HOME entitlement grant funds from HUD. The Consolidated Plan provides HUD with a comprehensive assessment of the City's housing and community development needs and outlines the City's priorities, objectives, and strategies for the investment of CDBG, ESG, and HOME funds to address these needs over the next five years, beginning July 1, 2020, and ending June 30, 2025.

The City receives CDBG, ESG, and HOME funds from HUD on a formula basis each year and, in turn, awards grants and loans to nonprofit, for-profit, or public organizations for programs and projects in furtherance of the Consolidated Plan. These programs provide for a range of eligible activities to address the needs of Irvine residents, as discussed below.

During the five-year period of the Consolidated Plan, the City anticipates investing an estimated $16.6 million of CDBG, ESG, and HOME funds, although the final amount of funding the City will

receive is subject to Federal appropriations and changes in the types of data used to allocate formulas to each program.

For Program Year 2020–2021, annual funding amounts received by the City are approximately $2.3 million in CDBG, $900,000 in HOME funds, and $180,000 in ESG funds, barring significant changes in Federal budget priorities. As detailed below, the City used this funding to support a variety of housing projects and programs, such as the development of affordable rental housing, the preservation and rehabilitation of low- to moderate-income housing, rapid rehousing, and other housing or homelessness prevention services. HUD defines "rapid rehousing" as "an intervention, informed by a Housing First approach that is a critical part of a community's effective homeless crisis response system. Rapid rehousing rapidly connects families and individuals experiencing homelessness to permanent housing through a tailored package of assistance that may include the use of time-limited financial assistance and targeted supportive services." A detailed breakdown of the source and use of these Federal entitlement funds is below.

Home Investment Partnerships Funds

The Federal HOME Program was created as a result of the Cranston-Gonzalez National Housing Affordability Act of 1990. Local jurisdictions may use HOME funds to develop and support affordable rental housing and homeownership affordability through acquisition and to provide assistance to homebuyers. This includes new construction; reconstruction or rehabilitation of non-luxury housing with suitable amenities, including real property acquisition, site improvements, conversion, demolition, and other expenses, such as financing costs; and relocation expenses of any displaced people, families, businesses, or organizations. HOME funds may also be used to provide tenant-based rental assistance. Housing developed with HOME funds must serve low- and very-low-income families.

In 2020–2021, $677,334 of HOME funds were allocated to C&C Development for the Cartwright affordable housing project that will provide 60 units affordable to very-low- and low-income households with incomes ranging from 30 percent to 80 percent of AMI. The City expects to receive an allocation of $972,418 in 2021.

Additionally, HUD recently announced an additional round of HOME funding that would be allocated through the American Rescue Plan. The City expects to receive approximately $3,524,291 of HOME-ARP funding in late 2021. Additional guidance from HUD on this program is expected in summer or fall 2021.

Community Development Block Grant Program

Through the Federal CDBG program, HUD provides funding for a range of community development activities. The primary objectives of the CDBG program are decent housing, suitable living environments, and expanded economic opportunities for low- and moderate-

income people. CDBG funds are awarded for housing activities, including acquisition and rehabilitation, homebuyer assistance, economic development, homeless services, and public services. CDBG regulations require that each activity meet one of the following national objectives: benefit people with low and moderate incomes, aid in the prevention or elimination of slums and blight, and/or meet other urgent community development needs (usually as a result of a natural disaster). CDBG funds are subject to certain restrictions and generally cannot be used for new housing construction. CDBG funds primarily benefit households with incomes not exceeding 80 percent of the Orange County AMI.

The City is a CDBG entitlement city and receives these funds annually. For Program Year 2020–2021, the City received $2,133,195 of CDBG funds for the housing-related activities listed in Table 6-2, 2020–2021 Community Development Block Grant Activities. The remaining funds were allocated to administration or other programs. The City expects to use its 2021 allocation of $2,278,379 to increase the supply of affordable housing; provide public services to low- and moderate-income people, including those with special needs; address homelessness through prevention and rapid rehousing; and improve public facilities and infrastructure to provide a more suitable and accessible living environment for all residents. The exact amount of funding in future years is subject to the entitlement allocation from HUD.

Table 6-2. 2020–2021 Community Development Block Grant Activities

	FUNDING AMOUNT
Fair Housing Foundation: Fair Housing Services	$17,119
Families Forward: Transitional Housing for Homelessness Prevention	$34,164
Project Self-Sufficiency: Homelessness Prevention Program	$16,800
South County Outreach: Homelessness Prevention Program	$27,400
StandUp for Kids: Street Outreach to Homeless Youth	$13,699
Families Forward: Condominium Acquisition for Affordable Housing	$555,453

In March 2020, Congress passed the Coronavirus Aid, Relief, and Economic Security (CARES) Act authorizing $2.2 trillion in a variety of stimulus measures to prevent, prepare for, and respond to the COVID-19 pandemic. The law includes $2 billion for ESG and CDBG entitlement communities. As an entitlement city, Irvine received two separate allocations of CDBG – Coronavirus Pandemic (COVID-19) (CDBG-CV) funding under the CARES Act. The first allocation of CDBG-CV funds under the CARES Act was $1,255,079, and the second was $1,672,451. These funds are separate and distinct from the City's regular CDBG funds. City Council authorized the use of CDBG-CV funds for essential food and housing programs, emergency-related activities, street outreach and prevention, food pantry operations, and hunger and homelessness prevention activities.

Emergency Solutions Grants Program

The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 amended the McKinney-Vento Homeless Assistance Act, significantly revising the former Emergency Shelter Grants Program and renamed it the ESG Program. The ESG Program

provides funding for street outreach, emergency shelter and transitional housing, emergency shelter operations, supportive services, rapid rehousing, and homelessness prevention.

For 2020–2021, the City received $161,837 in ESG funds, which were allocated to the housing activities listed in Table 6-3, 2020–2021 Emergency Solutions Grant Activities. The remaining funds were allocated to administration or other programs. The City expects to receive an allocation of $181,953 in ESG funds in 2021.

Table 6-3. 2020–2021 Emergency Solutions Grant Activities

	FUNDING AMOUNT
Project Self-Sufficiency: Homelessness Prevention Program	$20,234
South County Outreach: Homelessness Prevention and Rapid Rehousing	$75,586
StandUp For Kids: Rapid Rehousing Program	$47,379

The authorization of the CARES Act included two allocations to ESG entitlement communities. The City first received $558,059 through the first allocation of Emergency Solutions Grant – Coronavirus Pandemic (COVID-19) (ESG-CV) and $2,927,391 through the second allocation of ESG-CV. The City Council approved the use of ESG funds for the following housing-related activities to ensure vulnerable residents receive support during this critical time. Table 6-4, 2020–2021 ESG-CV Activities, excludes non-housing-related activities.

Table 6-4. 2020–2021 ESG-CV Activities

	FUNDING AMOUNT
FIRST ALLOCATION	
Families Forward: Short-Term Rent and Utility Assistance	$251,127
South County Outreach: Short-Term Rent and Utility Assistance	$251,127
SECOND ALLOCATION	
Affordable Housing Clearinghouse: Homelessness Prevention	$5,378
Families Forward: Homelessness Prevention	$347,152
Interval House: Homelessness Prevention	$151,265
Mercy House: Homelessness Prevention	$112,894
Orange County Asian and Pacific Islander Community Alliance: Homelessness Prevention	$375,000
Project Self-Sufficiency	$84,023
South County Outreach	$572,217
Families Forward: Rapid Rehousing	$294,703
Orange County Asian and Pacific Islander Community Alliance: Rapid Rehousing	$125,000
South County Outreach: Rapid Rehousing	$257,157
StandUp For Kids: Rapid Rehousing	$257,188

Housing Opportunities for People with AIDS

Housing Opportunities for Persons with AIDS (HOPWA) provides housing assistance and related supportive services for low-income people living with HIV/AIDS and their families. HOPWA funds may be used for a range of housing, social services, program planning, and development costs, including but not limited to the acquisition, rehabilitation, or new construction of housing units; costs for facility operations; rental assistance; and short-term payments to prevent homelessness. To date, the City has not received funding from this source, as it is not eligible to receive funding. Funding for this program is designated for Anaheim: the largest entitlement district—in Orange County.

Section 108 Loan Guarantee Program

The Section 108 Loan Guarantee Program is the loan guarantee provision of the CDBG program. This provision provides communities with a source of financing for various housing and economic development activities. Rules and requirements of the CDBG program apply, and therefore, projects and activities must principally benefit low- to moderate-income people, aid in the elimination or prevention of blight, and/or meet urgent needs of the community.

Monies received per the Section 108 Loan Guarantee Program are limited to no more than five times the applicant's most recently approved CDBG amount, less prior Section 108 commitments. Activities eligible for these funds include economic development activities eligible under CDBG; acquisition of real property; rehabilitation of publicly owned property; housing rehabilitation eligible under CDBG; construction, reconstruction, or installation of public facilities; related relocation; clearance or installation of public facilities; payment of interest on the guaranteed loan and issuance costs of public offerings; debt service reserves; and public works and site improvements.

Section 108 loans are secured and repaid by pledges of future and current CDBG funds. Additional security requirements may also be imposed on a case-by-case basis. It is important to note that, although the loan may be repaid with CDBG, the City would incur interest charges and administrative costs. If CDBG funds are reduced or eliminated in the future, the City's General Fund would need to pay loan payment in addition to whatever the City is required to pledge as collateral. To date, this loan has not been necessary to provide funding for the City's community development objectives, but this could change in future years.

Section 8 Housing Choice Voucher Program

The Federal Section 8 Housing Choice Voucher Program (Section 8) provides rental subsidies to extremely low- and very-low-income households, including families, seniors, and people with disabilities. The Orange County Department of Housing and Community Services, acting as the Orange County Housing Authority (OCHA), oversees and administers the Section 8 voucher program for participating jurisdictions, including Irvine. Currently there are no public housing developments in the City. In 2020, the OCHA administered 10,173 Section 8 vouchers to households throughout Orange County. As of January 27, 2021, the OCHA distributed 1,085 vouchers to Irvine households. Of these, 244 vouchers were issued to disabled households, 536 vouchers were issued to senior households, and 305 were issued to families. Of the 1,085 vouchers issued, 61 Veterans Affairs Supportive Housing (VASH) vouchers went to veterans (nine disabled households, 20 senior households, and 32 families). The OCHA monitors all units to ensure they are in acceptable condition and meet the Section 8 Housing Quality Standards (HQS).

6.2.2 State Funding Sources

The funding currently and historically available through the HCD and the CTCAC is presented in this chapter.

In January 2021, the State's FY 2021–2022 budget proposal included the following:

- $750 million to continue the Homekey Program that focuses on converting existing hotels, motels, and similar uses into housing units.
- A one-time allocation of $1 billion for the acquisition and building of housing specifically for people who need behavioral health treatment settings and for low-income, vulnerable seniors.
- $500 million in the State's Infill Infrastructure Grant Program (IIG) to fund infrastructure for infill housing or mixed-use projects.
- An additional third round of $500 million in low-income housing tax credits (LIHTCs) to fund the development of affordable housing.

In May 2021, the State announced a $12 billion proposal for new funding to house people and families experiencing homelessness and to "functionally end family homelessness" within five years. This funding proposal includes $9 billion to expand on the State's Homekey Program.

The portion of funding the City may receive from these sources is unknown because of the highly competitive process to receive an award, but the City will track and pursue all available funding sources for affordable housing during the 2021–2029 6th Cycle planning period.

The programs below are existing and historical State funding sources that are anticipated to continue during the next eight-year period.

6.2.2.1 Low-Income Housing Tax Credits (Federally Funded for Most Part/State Administered)

The CTCAC administers the Federally funded LIHTC program to encourage private investment in affordable rental housing for households meeting certain income requirements. Credits are available for new construction projects or existing properties undergoing rehabilitation. Two types of Federal tax credits administered by the State are available and are generally referred to as 9 percent and 4 percent credits, respectively. Each number refers to the approximate percentage that is multiplied against a project's requested "qualified basis" to determine the amount of annual Federal credits CTCAC will award the project.

According to the CTCAC 2020 Annual Report, $210.2 million in 9 percent annual Federal tax credits were awarded to affordable housing projects. Because 9 percent credits provide for a larger source of funding, this source is competitive, and awards are made twice per year. Projects compete on point scoring, but since most projects receive the maximum, the CTCAC's

tiebreaker formula generally decides the outcomes. This tiebreaker formula is based on the total development costs of a project and the amount of other financing sources a proposed project can secure. Generally, the lower the development costs and the higher the amount of other funding sources, the higher the tiebreaker score will be.

The 4 percent tax credits derive from a project's use of tax-exempt bond authority allocated by the CDLAC and are limited only by the amount of bond cap available to California. In 2020, the CTCAC awarded $301.7 million in annual Federal tax credit. Historically, the CTCAC awards 4 percent tax credits non-competitively (i.e., over the counter) to all projects that meet threshold criteria, but in recent years, this source of funding has become competitive.

Recognizing the extremely high cost of developing housing in California, the State Legislature authorized a State LIHTC program to augment the Federal LIHTC program. Authorized by Chapter 1138, Statutes of 1987, the State LIHTC is only available to a project that has previously received or is concurrently receiving an allocation of Federal credits. Thus, the State LIHTC program does not stand alone but instead, supplements the Federal LIHTC program. In 2020, the State authorized $500 million in State LIHTCs. These are one-time credits taken over four years; thus, there is no ten-fold multiplier. Because State LIHTCs are also in limited supply, the CTCAC awards them competitively. In total, 85 percent of the State credits are integrated into 9 percent tax credit projects, while the remainder of State LIHTCs are reserved for 4 percent tax credit projects.

It is important to note that, with the increased focus on homelessness and increased funding to address the rising annual point-in-time counts of people experiencing homelessness each year, permanent supportive housing projects have increased substantially throughout the State. These projects typically serve the deepest level of affordability for extremely low-income households earning at or below 30 percent of AMI. As a result of the increase in tax credit applications for permanent supportive housing, all tax credits (9 percent and 4 percent) have become increasingly competitive. The trend observed over the last year indicates that an award of 9 percent tax credits is not feasible for projects that do not include some component of permanent supportive housing. Thus, projects focused on low-income units or a mix of very-low- and low-income units are now applying for 4 percent tax credits, which represent significantly less funding. Overall, the demand for this significant funding source critical to the development of lower-income housing greatly outweighs the supply of funding, which makes the development of affordable housing more challenging.

6.2.2.2 Affordable Housing and Sustainable Communities Program

The Affordable Housing and Sustainable Communities (AHSC) Program funds land use, housing, transportation, and land preservation projects that support infill and compact development and reduce GHG emissions in disadvantaged communities. Funds are available in the form of loans

and/or grants in two project areas: TOD and Integrated Connectivity (ICP). There is an annual competitive funding cycle.

6.2.2.3 CalHome Program

CalHome provides grants to local public agencies and nonprofit corporations to assist very-low- and low-income people or families to become first-time homebuyers or provides assistance to current homeowners. Eligible activities include deferred-payment loans for down payment assistance for first-time homebuyers, home rehabilitation (for existing homeowners), homebuyer counseling, self-help mortgage assistance, or technical assistance for self-help homeownership. All funds to individual homeowners are in the form of loans. Funds can also be used to assist in the development of multiple-unit ownership projects.

6.2.2.4 California Emergency Solutions and Housing Program

The California Emergency Solutions and Housing (CESH) Program provides grant funds to assist people experiencing or at risk of homelessness. Eligible activities include housing relocation and stabilization services (including rental assistance), operating subsidies for permanent housing, flexible housing subsidy funds, operating support for emergency housing interventions, and systems support for homelessness services and housing delivery systems. Eligible applicants are Administrative Entities (AEs) (local governments, nonprofit organizations, or unified funding agencies) designated by the Continuum of Care (COC) to administer CESH funds in their service area. The HCD administers the CESH Program with funding from the Building Homes and Jobs Act Trust Fund (Senate Bill 2, Chapter 364, Statutes of 2017).

6.2.2.5 Golden State Acquisition Fund

The Golden State Acquisition Fund (GSAF) was seeded with $23 million from HCD's Affordable Housing Innovation Fund. Combined with matching funds, the GSAF makes up to five-year loans to developers for acquisition or preservation of affordable housing. Loans are a maximum of $13,950,000, and funds are made available over the counter.

6.2.2.6 Homekey Program

The Homekey Program provides grants to local entities (including cities, counties, and other local public entities, such as housing authorities and Federally recognized tribes) to acquire and rehabilitate a variety of housing types, such as hotels, motels, vacant apartment buildings, and residential care facilities, to serve people experiencing homelessness or who are also at risk of serious illness from COVID-19. The State announced an additional round of funding for fiscal year 2021-22 of $750 million. To date, the application for the additional funding has not been released.

6.2.2.7 Housing for a Healthy California Program

The Housing for a Healthy California (HHC) Program provides funding on a competitive basis to deliver supportive housing opportunities to developers using the Federal National Housing Trust Fund (NHTF) allocations for operating reserve grants and capital loans. The HHC Program creates supportive housing for individuals who are recipients of or eligible for healthcare provided through the California Department of Health Care Services' Medi-Cal Program. The goal of the HHC Program is to reduce the financial burden on local and State resources due to the overutilization of emergency departments, inpatient care, nursing home stays, and use of corrections systems and law enforcement resources as the point of healthcare provision for people who are chronically homeless or homeless and a high-cost health user.

6.2.2.8 Housing Navigators Program

Housing Navigators Program (HNP) allocates $5 million in funding to counties for the support of housing navigators to help young adults age 18–21 years secure and maintain housing, with priority given to young adults in the foster care system.

6.2.2.9 Housing-Related Parks Program

The Housing Related Parks (HRP) Program is designed to encourage cities and counties to develop new residential housing by rewarding those jurisdictions that approve housing affordable to lower-income households and comply with State housing element law.

The HRP Program was funded through Proposition 1C, the Housing and Emergency Shelter Trust Fund Act of 2006, Health and Safety Code Section 53545, subdivision (d) and originally established pursuant to Chapter 641, Statutes of 2008 (AB 2494, Caballero), at Chapter 8 of Part 2 of Division 31 of the Health and Safety Code (commencing with Section 50700) and subsequently amended pursuant to Chapter 779, Statutes 2012 (AB 1672, Torres). The Program awards funds on a per-bedroom basis for each residential unit affordable to very low- and low-income households permitted during the designated Program year. The Program provides funds for parks and recreation projects that benefit the community and add to the quality of life.

The State Department of Housing and Community Development awarded the City HRP Program funds in the amount of $729,850 for the 2013 and 2014 Program Years.

6.2.2.10 Infill Infrastructure Grant Program

IIG provides grant funding for infrastructure improvements for new infill housing in residential and/or mixed-use projects. Funds are made available through a competitive application process.

6.2.2.11 Local Housing Trust Fund Program

Affordable Housing Innovation's Local Housing Trust Fund (LHTF) Program lends money for construction of rental housing projects with units restricted for at least 55 years to households earning less than 60 percent of AMI. State funds match local housing trust funds as down payment assistance to first-time homebuyers.

6.2.2.12 Mobilehome Park Rehabilitation and Resident Ownership Program

The MPRROP makes short- and long-term low-interest rate loans for the preservation of affordable mobile home parks for ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies. The MPRROP also makes long-term loans to individuals to ensure continued affordability. Funds are made available through a competitive process in response to a periodic Notice of Funding Availability (NOFA).

6.2.2.13 Multifamily Housing Program

The Multifamily Housing Program (MHP) provides low-interest, long-term deferred-payment permanent loans for new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households.

6.2.2.14 National Housing Trust Fund

The NHTF is a permanent Federal program with dedicated source(s) of funding not subject to the annual appropriations. The funds can be used to increase and preserve the supply of affordable housing, with an emphasis on rental housing for extremely low-income households earning at or below 30 percent of AMI. In 2021, California is receiving approximately $10.1 million for the program. Funds will be made available through a competitive process and will be announced through a NOFA.

6.2.2.15 No Place Like Home Program

The No Place Like Home Program will have $2 billion in bond proceeds to invest in the development of permanent supportive housing for people who are in need of mental health services and are experiencing homelessness or chronic homelessness or are at risk of chronic homelessness. It has been reported that all of this funding has been designated to date.

6.2.2.16 Pet Assistance and Support Program

Pet Assistance and Support (PAS) Program provides funds to homeless shelters for shelter, food, and basic veterinary services for pets owned by individuals experiencing homelessness.

6.2.2.17 Permanent Local Housing Allocation

Permanent Local Housing Allocation (PLHA) from SB 2 provides a permanent source of funding to all local governments in California to help cities and counties accomplish the following:

- Increase the supply of housing for households at or below 60 percent of AMI.
- Increase assistance to affordable owner-occupied workforce housing.
- Assist people experiencing or at risk of homelessness.
- Facilitate housing affordability, particularly for lower- and moderate-income households.
- Promote projects and programs to meet the local government's unmet share of the RHNA.

Eligible activities include:

- The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to extremely low-, very low-, low-, or moderate-income households, including necessary operating subsidies.
- The predevelopment, development, acquisition, rehabilitation, and preservation of Affordable rental and ownership housing, including Accessory Dwelling Units (ADUs), that meets the needs of a growing workforce earning up to 120-percent of AMI, or 150-percent of AMI in high-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days.
- Matching portions of funds placed into Local or Regional Housing Trust Funds.
- Matching portions of funds available through the Low- and Moderate-Income Housing Asset Fund pursuant to subdivision (d) of HSC Section 34176.
- Capitalized Reserves for Services connected to the preservation and creation of new permanent supportive housing.
- Assisting persons who are experiencing or at risk of homelessness, including, but not limited to, providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.
    - This activity may include subawards to administrative entities as defined in HSC Section 50490(a)(1-3) that were awarded CESH program or HEAP funds for rental assistance to continue assistance to these households.

  - Applicants must provide rapid rehousing, rental assistance, navigation centers, emergency shelter, and transitional housing activities in a manner consistent with the Housing First practices described in 25 CCR, Section 8409, subdivision (b)(1)-(6) and in compliance with WIC Section 8225(b)(8). An applicant allocated funds for the new construction, rehabilitation, and preservation of permanent supportive housing shall incorporate the core components of Housing First, as provided in WIC Section 8255, subdivision (b).

- Accessibility modifications in lower-income owner-occupied housing.
- Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.
- Homeownership opportunities, including, but not limited to, down payment assistance.
- Fiscal incentives made by a county to a city within the county to incentivize approval of one or more affordable housing projects, or matching funds invested by a county in an affordable housing development project in a city within the county, provided that the city has made an equal or greater investment in the project. The county fiscal incentives shall be in the form of a grant or low-interest loan to an affordable housing project. Matching fund investments by both the county and the city also shall be a grant or low-interest deferred loan to the affordable housing project.

The City applied for this grant and will receive $757,977 in 2020 (from 2019 generated funds) and projected $4.5 million over the initial five-year plan (2020-2024). The revenue will vary year-to-year, as revenue is dependent on real estate transaction activity that may fluctuate.

The City received an award letter on February 4, 2021; staff is awaiting the standard contract from State. The Year 1 funding is committed to the Cartwright affordable housing project. Year 2 funding is planned for the ICLT's Sage Park (Native Spring) project, Phase 2. Funding received in years 3–5 funding is planned to go towards other affordable housing projects requiring funding.

6.2.2.18 Predevelopment Loan Program

The Predevelopment Loan Program (PDLP) makes short-term loans for activities and expenses necessary for the continued preservation, construction, rehabilitation, or conversion of assisted housing primarily for low-income households. Availability of funding is announced through a periodic NOFA from the State. Eligible applicants include local government agencies, nonprofit corporations, cooperative housing corporations, and limited partnerships or limited liability companies where all the general partners are nonprofit mutual or public benefit corporations.

6.2.2.19 Section 811 Project Rental Assistance Program

Section 811 Project Rental Assistance offers long-term project-based rental assistance funding from HUD through a collaborative partnership with the CalHFA, DHCS, HCD, DDS, and CTCAC. Opportunities to apply for this project-based assistance are through a NOFA published by CalHFA.

6.2.2.20 Supportive Housing Multifamily Housing Program

The Supportive Housing Multifamily Housing Program (SHMHP) provides low-interest loans to developers of permanent affordable rental housing with supportive housing units.

6.2.2.21 Transit-Oriented Development Housing Program

The TOD program provides low-interest loans and grants for rental housing that includes affordable units located within one-quarter mile of a transit station. Eligible applicants include cities, counties, transit agencies, developers, and redevelopment agencies. Applications are accepted in response to a periodic NOFA.

6.2.2.22 Transitional Housing Program

The Transitional Housing Program allocates $8 million in funding to counties for housing stability to help young adults age 18 to 25 years secure and maintain housing, with priority given to young adults formerly in the foster care or probation systems.

6.2.2.23 Veterans Housing and Homelessness Prevention Program

The Veterans Housing and Homelessness Prevention (VHHP) Program provides long-term loans for development or preservation of rental housing affordable to very low and low-income veterans and their families. For-profit and nonprofit developers and public agencies are eligible for these loans, which are announced annually through a NOFA released by May of each year and is administered by HCD.

6.2.3 Quasi-Government Agencies

6.2.3.1 Federal Home Loan Bank – Affordable Housing Program

The purpose of the Affordable Housing Program (AHP) is to subsidize the interest rates on advances or loans made by the Federal Home Loan Bank system to a member bank and to provide direct subsidies to these banks. The banks then pass these subsidized interest rates and direct subsidies on to housing developers to assist them with financing for the development of affordable rental housing. The subsidies must be used to finance the purchase, construction, and/or rehabilitation of rental housing, of which at least 20 percent of the units will be occupied by and affordable for very-low-income households for at least 15 years.

6.2.3.2 Fannie Mae/Freddie Mac – National Housing Trust Fund

The NHTF was established as part of the Housing and Economic Recovery Act of 2008 (HERA) to provide grants to states for the addition and preservation of affordable rental housing serving extremely low and very-low-income households., This funding source can also be used to assist in the provision of affordable homeownership opportunities for lower-income families and individuals. HERA requires Fannie Mae and Freddie Mac to transfer a percentage of their new business to finance the Trust Fund.

6.2.4 Local Entities/Programs/Funding Sources

6.2.4.1 Irvine Community Land Trust

In 2006, the City formed the ICLT, a separate 501(3)(C) nonprofit dedicated to developing affordable housing in perpetuity to the community. Under the ICLT homeownership model, a community land trust (CLT) owns the underlying land and sells the houses to individual homeowners at affordable prices. A CLT also leases land to for-profit or nonprofit developers for the construction of affordable rental housing and restricts rents through a ground lease. By entering into a 99-year, renewable ground lease with each homeowner, housing costs are kept affordable while giving them many of the benefits of traditional homeownership. In exchange for the benefit of a below-market-rate purchase price, ICLT homeowners acknowledge that their housing investment will appreciate at a different rate than their market-rate neighbors. The future sales price of the home is restricted by the resale formula that is described in the ground lease.

The ICLT either partners with for-profit or nonprofit developers or acts as the developer, to produce high quality affordable housing for extremely low-, very low, low-, and moderate-income households. The ICLT also facilitates the development of housing for special needs households, including people with developmentally disabilities, veterans, and people at risk of or experiencing homelessness. The ICLT's concentration is the development and preservation of both rental and ownership units, with a focus of the organization being the management of permanently affordable homeownership units.

As of 2021, the ICLT has developed 398 permanently affordable rental units and also owns and operates nine condominium affordable to low income households. These affordable rental properties were completed by 2020 and are fully occupied. The most recently completed project, the 80-unit Salerno Apartments Project, opened within the last year. The ICLT also has an ownership project underway, the 68-unit Sage Park for-sale townhomes that will be affordable to moderate-income households. This project was entitled in July 2020 and construction broke ground in December 2020. The first sales are projected for January 2022, with final sales by July 2022.

As a 501(c)(3) public nonprofit, the ICLT is eligible to receive property and funds from a variety of sources, such as the following:

- **Direct Land Donations from Developers:** To satisfy inclusionary housing requirements, developer land donations can be transferred to ICLT.
- **Inclusionary In-Lieu Fees** may be used to satisfy inclusionary housing requirements as an alternative to providing affordable units on a project site.
- **CDBG funds.**
- **HOME Investment Partnership Funds.**
- **Tax-Advantaged Private Donations.**
- **Acquisition Loans** from the banks, community development financial institutions, and others.

6.2.4.2 Inclusionary Zoning and In-Lieu Fee

The City's Inclusionary Zoning Ordinance, adopted in 2003, requires 15 percent of all new units in Irvine to be affordable to very-low-, low- and moderate-income households, with 5 percent reserved for very-low-income households, 5 percent for low-income households, and 5 percent for moderate-income households. If a developer can demonstrate that it is infeasible to build units on-site, the inclusionary ordinance allows several options to satisfy the 15 percent requirement. Some options include payment of an in-lieu fee, donation of land, conversion of existing market-rate housing to affordable housing for a period of at least 30 years, extension of the term of affordability for existing affordable units for at least 40 years, or provision of alternative housing. As documented by the 2019–2020 Consolidated Annual Performance and Evaluation Report (CAPER), funding from City in-lieu fees was used in combination with other funding sources to fund Woodbury Walk, a development consisting of 150 very-low-income units. The balance of in-lieu fees not committed to projects as of June 29, 2021 is $72,036.48.

As part of the 6th Cycle Housing Element Update, the City identifies policies to analyze and evaluate the need to update and potentially increase the inclusionary housing requirements for new development, extend the affordability covenants for affordable units, and/or update in-lieu fees that can be paid in place of the development of affordable units as part of a market-rate housing project. These fees would then be used to facilitate the development of the needed units on another site.

6.2.4.3 Orange County Housing and Finance Agency Funding

The Orange County Department of Housing and Community Services, acting as the OCHA, oversees public housing programs for participating jurisdictions, including Irvine. As a standard

performing housing authority, the OCHA provides affordable housing for low-income families, seniors, and people with disabilities. The OCHA administers Section 8, which provides rental assistance in all unincorporated areas of Orange County and in 34 participating cities.

6.2.4.4 Orange County Housing Finance Trust

The Orange County Housing Finance Trust (OCHFT) originated from the 2018 County Board of Supervisors approval of a Housing Funding Strategy in response to homelessness and the lack of affordable housing in Orange County. Later that year, Assembly Bill (AB) 448 was signed into law, authorizing the creation of the OCHFT and allowing the establishment of a joint powers authority composed of Orange County cities and Orange County itself.

The OCHFT has the ability to leverage additional State funding sources and provides additional gap funding to permanent supportive housing and affordable housing development projects serving lower-income households.

The City is not a member of the OCHFT but will evaluate joining as part of the 6th Cycle Housing Element Update (as a program following the adoption of this document) to leverage available funding sources for affordable housing for lower-income households in the community.

6.3 Opportunities for Energy Conservation

Construction of energy efficient buildings can add to the production costs of ownership and rental housing. Over time, however, housing with energy conservation features should reduce occupancy costs as the consumption of fuel and electricity is decreased. This can result in monthly housing costs that are equal to or less than what they otherwise would have been had no energy conservation devices been incorporated in the new residential buildings. This section provides an overview of opportunities for energy conservation during the 2013–2021 Housing Element planning period.

6.3.1 State Regulations

Title 24 of the California Administrative Code establishes energy conservation standards that must be applied to all new residential buildings. The regulations specify energy saving design for walls, ceilings, and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards, and the use of non-depleting energy sources, such as solar energy or wind power. Compliance with the energy standards is achieved by satisfying applicable mandatory measures and an energy budget.

Residential developers must comply with these standards in California Energy Code (Title 24, Part 6) while localities are responsible for enforcing the energy conservation regulations.

6.3.2 State and Federal Programs

The California Department of Community Services and Development in partnership with the network of local community services agencies that assist lower-income households, administers the Low Income Home Energy Assistance Program, which provides financial assistance to lower-income households to offset the costs of heating and/or cooling their residences.

6.3.3 Local Measures and Programs

The current Housing Element has programs (Program PP-A.2 and PP-A.3) to rezone certain areas of the City from exclusively commercial use to mixed-use and allowing for residential development. The areas are selected based on the redevelopment potential to allow for a mix of uses (including housing for lower-income households) located near employment, retail, services and transit. Mixed-use residential development that is both pedestrian- and transit-oriented conserves energy by reducing the number of vehicular trips and encourages the efficient use of land and construction materials.

6.3.4 Private Sector Programs

The following private sector energy conservation programs are available to housing developers and City residents:

- Southern California Edison (SCE) offers rebates to residents who participate in the following programs:
    - **California Alternative Rates for Energy:** Program helps reduce energy bills for eligible customers.
    - **Energy Savings Assistance Program:** Program helps income-qualified households conserve energy and reduce their electricity costs.
    - **Family Electric Rate Assistance:** Program helps reduce electric bills for qualified households.
    - **Single-Family Home Energy Efficiency Rebate Program:** Rebates and savings for single-family homeowners.
    - **Multifamily Energy Efficiency Rebate Program:** The Residential Multifamily Energy Efficiency Rebate Program offers property owners and managers incentives on a broad list of energy efficiency improvements in lighting, HVAC, insulation and window categories.

- Southern California Gas Company (SoCalGas) provides rebates to residents who participate in the following programs:
  - **Solar Water Heating Incentives.**
  - **Residential Rebates:** Program offers residential customers of Southern California Gas Company cash rebates on qualifying energy-efficiency upgrades or improvements made to single family homes, multi-family apartments, or attached residential units (maximum of four).
  - **Rebates for Property Managers and Owners:** Rebates for property managers and owners are available through mail-in rebates. Before purchasing energy efficient equipment and/or appliances, make sure they meet rebate specifications listed on application.
- Go Solar, California provides rebates to residents who participate in the following programs:
  - **Solar Installers:** Database of Solar Installers, Contractors, and Retailers in California.
  - **CSI-Thermal Program/Solar Water Heating:** Rebates are available to homeowners, landlords and business owners who install solar water heating systems.
  - **Single Family Affordable Solar Housing (SASH):** Program provides fully subsidized one kW systems to very low-income households, and highly subsidized systems to other low-income households.
  - **Multifamily Affordable Solar Housing (MASH):** Program for affordable housing customers.
  - **New Solar Homes Partnership (NSHP):** Program provides financial incentives and other support to home builders, encouraging the construction of new, energy efficient solar homes that save homeowners money on their electric bills and protect the environment.

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7 ADEQUATE SITES INVENTORY ANALYSIS AND METHODOLOGY

California Government Code, Section 65583(a)(3), requires the Housing Element to identify sites suitable for development of all housing types, with capacity to satisfy the City's housing needs for the current 2021–2029 6th Cycle Housing Element period. The Sites Inventory is an assessment of the City's capacity for new housing development, which must demonstrate that the Regional Housing Needs Assessment (RHNA) target of 23,610 housing units, including 10,631 lower-income (extremely low-, very-low-, and low-income) affordable units, can reasonably be achieved under the City's current land use plans and zoning regulations, or with planned amendments thereto. Through the Sites Inventory for the 2021–2029 planning period, the City has demonstrated that it has capacity for at least 57,65 housing units, including 12,031 housing units on sites adequate for lower-income housing. Pursuant to California Government Code, Section 65583.1, the City will also credit 4,563 units, including 1,399 lower-income units toward the RHNA. The Sites Inventory was prepared for the purposes of satisfying State requirements (as detailed later in this chapter) and is a planning estimate based on a number of factors including market demand, recent development patterns, property owner interest, and other factors. However, the Sites Inventory does not approve any project or guarantee what will be built on the site. Actual housing development is implemented by the development community and will be largely dependent on market factors that are outside of the City's control. Housing developers, market trends, and availability of funding are among the constraints that will dictate if and when housing units will be constructed.

With regard to the development of affordable housing, which requires public subsidies in order to be financially feasible, pursuant to California Government Code, Section 65583(b)(2), State law recognizes that housing needs may (and do) exceed available resources. Acknowledgment of funding limitations is extremely important—cities and counties are required to prepare Housing Elements every eight years to identify needs and actions to provide for housing at all income levels and for all populations despite a severe shortage in local, State, and Federal funding that makes many of the actions needed and planned financially infeasible. It is important to recognize that State law requires cities to plan for housing, but almost all housing is developed by the private sector.

This capacity is achieved through the various methods in accordance with State law, including the following:

- Developable sites pursuant to California Government Code, Section 65583.2(a), were identified. These included sites with zoning that currently allow residential uses. Vacant land was prioritized in the identification of sites but is insufficient to accommodate the City's RHNA as the majority of land in the City is largely developed.
- Non-vacant sites that have a high likelihood of being redeveloped for residential uses during the 6th Cycle Housing Element planning period were identified.
- Sites to accommodate low and very low-income housing were identified and a residential development capacity analysis for all sites pursuant to California Government Code, Section 65583.2(c), was performed.
- Alternative means of meeting the RHNA, as allowed by State law, were considered to meet the RHNA, including entitled or pending units, potential for ADUs, and alternative adequate sites.
- Finally, a Residential Overlay Program is included in Chapter 8, Housing Plan, of this 6th Cycle Housing Element to allow high-density residential uses on certain sites in order to address the remaining shortfall of sites.

A complete analysis of the Sites Inventory follows. The Sites Inventory is included as Appendix D. The Sites Inventory satisfies State requirements to identify units by parcel. This identification is preliminary as parcels may be modified, further subdivided, or otherwise amended in the future.

7.1 Summary of Sites Capacity

Table 7-1, Summary of Sites Capacity, on the following page includes a summary of the detailed inventory of vacant and underutilized as contained in the City's Sites Inventory, Appendix D. Each identified site is adjacent to developed land, adjacent to another site that is adjacent to developed land or is the subject of a proposed housing development project. Based on the review of the documentation outlined later in this chapter, each site has sufficient utility supply available and is accessible to support housing development.

Table 7-1. Summary of Sites Capacity

CURRENT ZONING		SITE COUNT	TOTAL ACRES	CURRENT MAX DENSITY	PROPOSED MAX DENSITY	REALISTIC CAPACITY (NET UNITS)	LOWER	MODERATE	ABOVE MODERATE	*NOTES*
VACANT										
1.1	Exclusive Agriculture	1	30.42	0	No Change	1,063	1,063	0	0	
1.2	Development Reserve	2	26.98	no max	No Change	1,000	1,000	0	0	*1*
1.4	Preservation	1	13.62	0	50	475	475	0	0	*2*
2.4	Medium-High Density Residential	1	17.53	50	No Change	298	0	30	268	
4.7	Urban Commercial	1	6.19	55	No Change	340	340	0	0	
4.8	Irvine Center Garden Commercial	2	11.30	0	70	609	0	62	547	*3*
5.4	General Industrial	4	16.19	0	70	796	0	79	717	*3*
5.5	Medical and Science	2	39.47	0	70	1,378	281	111	986	*3*
8.1	Trails and Transit Oriented Development	14	255.44	50	No Change	8,933	1,915	701	6,317	
Subtotals						**14,892**	**5,074**	**983**	**8,835**	
NONVACANT										
1.3	Conservation Open Space Reserve	1	121.41	0	No Change	400	0	400	0	*4*
2.3	Medium Density Residential	1	0.09	12.5	No Change	2	0	1	1	
2.4	Medium-High Density Residential	4	49.32	50	No Change	1,720	465	125	1,130	
3.1	Multi-Use	3	23.55	50	No Change	823	395	43	385	
4.1	Neighborhood Commercial	2	15.12	0	70	426	0	27	399	*3*
4.2	Community Commercial	6	74.85	0	70	3,699	0	371	3,328	*3*
4.4	Commercial Recreation	1	13.80	0	70	482	0	48	434	*3*
4.9	LPC Regional Commercial	4	82.63	no max	No Change	1,618	350	126	1,142	*5*
5.1	IBC Multi-Use	33	174.87	no max	No Change	10,988	2,229	863	7,896	
5.4	General Industrial	19	405.19	0	70	19,088	0	1,911	17,177	*3*
6.1	Institutional	1	100.59	0	No Change	3,518	3,518	0	0	
Subtotals						**42,764**	**6,957**	**3,915**	**31,892**	
Totals						**57,656**	**12,031**	**4,898**	**40,727**	
Notes:										

[1]General Plan allows for 1,000 units to be developed on two areas with a combined size of 27-acres. These areas are represented as two separate sites in the site inventory and are currently owned by the Irvine Ranch Water District.

[2]Sites under this zoning are currently owned by the County.

[3]Proposed density based on Residential Overlay Program included in the Housing Element.

[4]Potential University Housing development. Unit count determined through conversations with the University.

[5]LPC Regional Commercial Zone allows for 25 du/ac for market-rate developments and does not specify a maximum density for affordable housing developments. Unit cap for this planning area will be increased through the General Plan Update.

7.2 Capacity Determination

Table 7-2, Capacity Determination, summarizes the City's determination that there is sufficient capacity to accommodate the City's RHNA by income and lists site categories representing land suitable and available for residential development, as defined in California Government Code, Sections 65583.1 and 65583.2(a).

It is important to note that the capacity determination includes the planned preservation of 823 units that are restricted for very low and low income that have expiring affordability covenants. As detailed on page 3-3 of this Housing Element Update, the City successfully preserved a total of 654 very low-income units through assistance with the property owner. More specifically, in the 5th Cycle planning period, the City maintained contact with owners of at-risk units and made use of available local incentives to preserve these units. The City monitored and worked with the Irvine Apartment Communities (IAC), a large multi-family property owner in the City as well as other private owners to facilitate the preservation of at-risk bond financed and Section 8 HUD units. A total of 654 very-low-income IAC bond units were extended through a development agreement. A total of 528 assisted rental units were identified as at-risk of conversion to market rate in the 5th Cycle planning period. Therefore, the City successfully preserved more units than were at-risk of conversion to market rate.

As demonstrated above, Irvine has a successful track record of working with property owners to provide incentives to preserve at-risk units. The City proposes, through Program PP-D.1 in the Housing Plan, to provide financial and other available assistance to affordable housing property owners to preserve units. The committed assistance may consist of both financial and non-financial, in-kind services to incentivize the preservation of affordable units. The total number of units to be preserved are seven extremely low, 517 very low and 299 low-income units (Chapter 4, At-Risk Affordable Housing, of this Housing Element identifies the project name, level of affordability and address of all units).

It is important to note that in California Government Code, Section 65583.1(c)(4), "committed assistance" means "that the city or county enters into a legally enforceable agreement during the period from the beginning of the projection period until the end of the third year of the planning period that obligates sufficient ***available funds or other in-kind services*** to provide the assistance necessary to make the identified units affordable and that requires that the units be made available for occupancy within two years of the execution of the agreement." *The City will pursue committed assistance through a legally enforceable agreement by the end of the third year of the housing-element planning period, or by June 30, 2024. The committed assistance will include both financial and in-kind assistance as allowed by State law. The estimated dollar amount of committed assistance is $7,000,000 from American Rescue Plan Act funds. The estimated in-kind committed assistance will be development concessions that would be financial incentives to property owners with affordable units at risk of converting to market rate units during*

the 6th Cycle planning period. This assistance adheres to the requirements of State law and the Adequate Sites Program Alternative Checklist (Figure 8-1) from HCD.

The total committed assistance (financial and in-kind) will be sufficient to make the targeted units available for occupancy within two years of the execution date of the agreement. Additionally, this program will involve reporting on the status in the City's Annual Progress Report on the Housing Element beginning in 2025. The California Government Code requires that If the City does not enter into an enforceable agreement of committed assistance for all the units initially identified by the end of the third year of the planning period, or June 30, 2024, the City must adopt an amendment to the 6th Cycle Housing Element, no later than the end of the fourth year of the planning period (June 30, 2025) identifying additional adequate sites sufficient to accommodate the number of units for which committed assistance was not provided.

The City will comply with the requirements of California Government Code, Section 65583.1(c)(2)(C), in connection with the execution of agreements, as presented below:

- The units will have long-term affordability covenants and restrictions that require the units to be affordable to, and reserved for occupancy by, persons of the same or lower income group as the current occupants for a period of at least 55 years.
- The units will be within "assisted housing developments," as defined in paragraph (3) of subdivision (a) of Section 65863.10. (iii) and the City Council finds, after a public hearing, that the units are eligible, and is reasonably expected to change from housing affordable to low- and very low-income households to any other use during the next eight years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.
- The units are in decent, safe, and sanitary condition at the time of occupancy.
- At the time the units are identified for preservation, they are available at affordable cost to persons or families of low- or very low income.

Table 7-2. Capacity Determination

	INCOME LEVEL				
	Very Low	Low	Moderate	Above Moderate	Total
RHNA FROM SCAG	**6,396**	**4,235**	**4,308**	**8,671**	**23,610**
Alternative Methods to Meet the RHNA (Credits)					
Entitled or Proposed Projects	478	44	36	3,102	3,660
Accessory Dwelling Units	20	34	24	2	80
Preservation of At-Risk Units[1]	518	305	0	0	823
Subtotal	1,016	383	60	3,104	4,563
NET RHNA (after Credits are Applied)	**5,380**	**3,852**	**4,248**	**5,567**	**19,047**
#1 - Determination of Adequate Sites (Sites with Existing Zoning to Accommodate RHNA)					
1 Development Reserve	600	400	0	0	1,000
2 Medium Density Residential	0	0	1	1	2
2 Medium-High Density Residential	279	186	155	1,398	2,018
3 Multi-Use	237	158	43	385	823
5 Urban Commercial	204	136	0	0	340
5 LPC Regional Commercial	210	140	126	1,142	1,618
5 IBC Multi-Use	1,349	880	863	7,896	10,988
8 Trails and Transit Oriented Development	1,148	767	701	6,317	8,933
Subtotal	4,027	2,667	1,889	17,139	25,722
RHNA Surplus/(Shortfall) After Step #1	*(1,353)*	*(1,185)*	*(2,359)*	*11,572*	*6,675*
#2 - Adequate Sites Program (Sites Requiring Rezoning to Accommodate RHNA)					
1 Exclusive Agriculture	638	425	0	0	1,063
1 Conservation Open Space Reserve	0	0	400	0	400
1 Preservation	285	190	0	0	475
4 Neighborhood Commercial	0	0	27	399	426
4 Community Commercial	0	0	371	3,328	3,699
4 Commercial Recreation	0	0	48	434	482
5 Irvine Center Garden Commercial	0	0	62	547	609
5 General Industrial	0	0	1,990	17,894	19,884
6 Medical and Science	169	112	111	986	1,378
6 Institutional	2,111	1,407	0	0	3,518
Subtotal	3,203	2,134	3,009	23,588	31,934
Total Units from Steps #1 & #2	**7,230**	**4,801**	**4,898**	**40,727**	**57,656**
Net Surplus/(Shortfall) ***(Net RHNA - Total Units from Steps #1 & #2)***	**1,850**	**949**			
No Net Loss Buffer per HCD (15%-30%)[2]	*29%*	*22%*			

[1] *City plans to preserve units in accordance with Program PP-D.1 in Chapter 8 of this HEU pursuant to Government Code Section 65583.1(c)(2)(C)*
[2] *HCD recommends buffer for lower-income (very low and low) sites only to account for no net loss provision*

7.3 Identification of Developable Sites and Potential Capacity Methodologies

State law requires that each jurisdiction demonstrate sufficient zoned housing capacity to meet each Housing Element Cycle's RHNA target. The City determines its housing capacity through a review of planned development and of vacant and non-vacant developable land throughout the City that may reasonably develop within the Housing Element planning period. This approach (as recommended by HCD) is utilized because many factors will affect housing development, including feasibility, trends, and developer and property owner choices within the City.

Additionally, mandating housing development on private property or property owned by other government agencies is not within the City's authority or powers.

To prepare the Sites Inventory, the City utilized multiple data sources, including building permit and entitlement applications via Eden, the City's interactive GIS portal (which incorporates data from the City's General Plan, zoning, and land use designations), Centralized Database (City's development tracking database) and location data identified by the City's GIS Services Division. The process of evaluating potential sites involved applying specified criteria to identify sites where planned/zoned residential capacity can be realistically achieved. Per California Government Code, Section 65583.2(a), the City identified the following types of sites as land suitable for residential development:

- Vacant sites zoned for residential use.
- Vacant sites zoned for nonresidential use that allows residential development.
- Residentially zoned sites that are capable of being developed at a higher density than current zoning allows, including sites owned by the City.
- Sites zoned for nonresidential use that can be redeveloped for residential use and for which the Housing Element includes a program to rezone the site to permit residential use.

Specifically, the City considered and included commercial zones as potential sites for rezoning to allow high-density development. The City incorporated this step-in recognition of changing demands for commercial development to adapt to changes in retail land uses (with the increasing popularity of e-commerce) and to plan for lower-income, multifamily residential development to be located throughout the City, particularly in proximity to resources such as parks, schools, public services, and employment centers. The City compiled, organized, and mapped the Sites Inventory data into a separate GIS map, shown as Figure 7-1, Sites Inventory Map, below.

As stated above, through its Sites Inventory, the City identified 102 sites adequate for development of housing and that have housing capacity that is reasonably developable within the planning period or will have such capacity with planned zoning and land use changes. These sites have capacity for at least 57,65 net housing units under the sites' existing zoning (or with a proposed zone change in certain circumstances). Each identified site is adjacent to developed land, adjacent to another site that is adjacent to developed land or is the subject of a proposed housing development project. Based on the review of the documentation outlined later in this chapter, each site has sufficient utility supply available and is accessible to support housing development. Environmental constraints are factored into the Sites Inventory; however, most sites are not impacted by any environmental constraints.

Sites identified for lower-income capacity, in accordance with State law, generally have a parcel size of at least 0.5 acre and less than 10 acres and have a zoning designation that permits

development density of 30 or more dwelling units per acre, which is the City's default lower-income density pursuant to California Government Code, Section 65583.2. The exceptions (i.e., sites identified for lower-income capacity that do not meet the above criteria) are listed in Section 7.15, Assembly Bill 1397 Requirements, with explanations providing evidence that the sites can be developed as lower-income housing, in accordance with California Government Code, Section 65583.2.

7.4 Housing Capacity and Past Housing Production by Community

For the purposes of assessing future development likelihood, the City reviewed recent development by Planning Area. This review illuminates housing development interest and viability for different areas of the City.

7.4.1 5th Cycle Housing Production Density by Community

During the 5th Cycle Housing Element Planning Period, the City issued building permits for approximately 31,000 residential units. Approximately 14,000 units are affordable with 8.1 percent at the very low-income level, 0.2 percent at the low-income level, and 91.6 percent at the moderate-income level. The City issued building permits for 22 very low-income units in 2020. Table 7-3, 2014–2020 Housing Units with Issued Permits by Affordability, summarizes total residential building permits issued by the City during the 5th Cycle Housing Element Planning Period by income level.

Table 7-3. 2014–2020 Housing Units with Issued Permits by Affordability

PERMITTED UNITS ISSUED BY AFFORDABILITY								
Income Levels	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**Total Units**
Very Low	137	22	724	24	-	220	22	**1,149**
Low	-	1	2	-	-	34	-	**37**
Moderate	1,702	4,531	4,582	2,158	-	25	-	**12,998**
Above Moderate	1,654	1,645	2,987	2,396	3,455	2,725	1,963	**16,825**
Total Units	**3,493**	**6,199**	**8,295**	**4,578**	**3,455**	**3,004**	**1,985**	**31,009**

Source: City of Irvine – 2020 Housing Element Annual Progress Report.

There have been a significant number of high-density developments in the City in recent years, mainly in Planning Areas 33 and 36. For instance, recent developments in Planning Area 33 have a median density of 53 dwelling units per acre and recent developments in Planning Area 36 have a median density of 70 dwelling units per acre.

This trend is likely to continue in the City as programs are implemented as part of the 6th Cycle Housing Element Update to encourage high-density residential development. Planning Area 32, for example, will likely see similarly high densities in the future, as it is located adjacent to Planning Area 33 and features the Irvine Station. Table 7-4, 2013–2021 High Density Residential Developments (5th Cycle), provides a list of high-density residential projects in the City that are completed, under construction, or approved.

Table 7-4. 2013–2021 High Density Residential Developments (5th Cycle)

PLANNING AREA 33		
SITE NAME	**STATUS**	**DENSITY**
The Village Apartments	Existing	50
The Park Apartments	Existing	51
Westview Apartments	Existing	55
CenterPoint Apartments	Existing	55
Median		**53**
PLANNING AREA 36		
SITE NAME	**STATUS**	**DENSITY**
Watermarke Condominiums	Existing	49
Main Street Village Apartments	Existing	50
Avenue One	Existing	51
Metropolis	Existing	52
Camden Apartments	Existing	56
Granite Court Apartments	Existing	58
Axis 2300	Existing	60
Kelvin Court	Existing	61
Avalon Irvine, Phase III	Existing	62
Blue Bay Condominiums	Approved	62
Toscana Apartments	Existing	63
Villa Siena Apartments	Existing	64
Avenue One	Existing	64
Avalon Irvine, Phase II	Existing	64
Volar	Under Construction	67
Volar	Approved	67
Elements I	Existing	70
Elements II	Under Construction	70
Park Place Apartments	Existing	71
360 Fusion Apartment Homes	Existing	77
The Residences on Jamboree	Existing	78
Pistoia Apartments	Under Construction	78
Milani Apartments 18831 Von Karman	Under Construction	79
Skyloft (formerly Main & Jamboree Apartments)	Existing	80
2055 Main	Approved	80
Avalon Irvine	Existing	87
Equity Residential Apartments I at 16931 Millikan Ave	Existing	87
Equity Residential Apartments II at 2501 Alton Pkwy	Existing	88
Irvine Inn	Existing	89
15 Degrees South	Under Construction	89
2525 Main	Approved	92
Vireo at Park Place	Existing	98
Marquee at Park Place	Existing	100
	Median	**70**

For comparison, the City analyzed the sites in the 6th Cycle Housing Element Sites Inventory by Planning Area, summarized in Table 7-5, Total Units by Planning Area (6th Cycle). Similar to recent development, the Sites Inventory anticipates the greatest number of units to be developed in Planning Areas 32, 36, and 51.

Table 7-5. Total Units by Planning Area (6th Cycle)

PLANNING AREA	TOTAL UNITS	VERY LOW	LOW	MODERATE	MARKET
4	1,618	210	140	126	1,142
6	400	-	-	400	-
8	899	-	-	90	809
12	50	-	-	5	45
15	2	-	-	1	1
19	2,202	279	186	173	1,564
20	152	-	-	-	152
23	1,000	600	400	-	-
24	823	237	158	43	385
31	1,097	-	-	111	986
32	17,740	-	-	1,776	15,964
33	949	204	136	62	547
34	85	-	-	9	76
35	5,083	-	-	508	4,575
36	10,988	1,349	880	863	7,896
39	298	-	-	30	268
40	281	169	112	-	-
51	13,989	4,182	2,789	701	6,317
Total	**57,656**	**7,230**	**4,801**	**4,898**	**40,727**

7.5 Housing Potential Assumptions – General

In general, the reasonable residential development potential of vacant and non-vacant sites is assumed at 70 percent of maximum permitted density of the applicable zone in order to provide a realistic development assumption. Where current zoning does not specify a maximum density, recent development trends were analyzed to determine an appropriate density. The City's commitment to increasing residential development opportunities, in combination with developers' desire to maximize the return on their developments, results in increasingly efficient development at higher densities than was typical in past decades. The City expects that future housing development project applications will match the current trend of proposed residential densities near the maximum density allowed or will seek density bonuses as allowed by State law.

The City's Zoning Code provides residential and mixed-use land use designations with maximum densities in dwelling units per acre. Table 7-6, Allowable Densities for Residential Zones in the City, below outlines the max densities allowed under each residential zoning designation included in the Sites Inventory.

Table 7-6. Allowable Densities for Residential Zones in the City

ZONING DESIGNATION		MAX DENSITY (DU/AC)
1.2	Development Reserve[1]	No Max
2.4	Medium-High Density Residential	50
2.5	High Density Residential	50
3.1	Multi-Use	50
4.7	Urban Commercial	55
4.9	LPC Regional Commercial[2]	No Max
5.1	IBC Multi-Use	No Max
8.1	Trails and Transit Oriented Development	50

Notes:
[1] General Plan allows for 1,000 units to be developed on two areas with a combined size of 27 acres.
[2] LPC Regional Commercial allows for unlimited density for affordable housing projects and 25 du/ac for market-rate projects.

Recent development trends in the City were analyzed in order to determine a realistic density for sites where current zoning does not specify a maximum density. Table 7-4 summarizes the analysis of recent high-density developments in the City. Based on these development trends, the following densities were assumed for sites where current zoning allows for unlimited density:

- **4.9 – LPC Regional Commercial:** The current zoning allows for 25 dwelling units per acre for market-rate development with unlimited density available for affordable housing developments. The Sites Inventory assumes 70 dwelling units per acre for Site 1 due to proximity to the freeway. Site 1 is assumed to be feasible for lower income developments with a developable acreage of 10 acres. Sites 2, 3, and 4 assume a density of 25 dwelling units per acre, as they are presumed to be feasible for market-rate units.

- **5.1 – IBC Multi-Use:** 70 dwelling units per acre based on the median density of recent developments in the area as shown in Table 7-4.

7.6 Housing Potential Methodology – Sites with Commercial Zoning

As identified in the Sites Inventory (Appendix D), a portion of the City's reasonably developable housing capacity is attributable to sites with existing zoning for nonresidential uses (i.e., zoning that does not currently permit housing). It is important to note that all sites that are not currently zoned to allow for housing will be rezoned through the General Plan Update (including Land Use Element and Zoning Ordinance updates) which will include establishing residential overlays in non-residential areas (as described in Programs PP–A.2 and PP-A.3 in the Housing Plan). These actions will be completed within the time period as prescribed by California Government Code, Section 65583(c)(1)(A).

The zoning designations that currently do not allow for housing include the following:

- 4.1 – Neighborhood Commercial.
- 4.2 – Community Commercial.
- 4.4 – Commercial Recreation.

- 4.8 – Irvine Center Garden Commercial.
- 5.4 – General Industrial.
- 5.5 – Medical and Science.

The total number and percentage of sites in the inventory that have these non-residential zoning designations and the number of units assigned to these sites are shown in Table 7-7, Nonresidential Sites and Net Potential Units. More specifically, sites currently zoned for nonresidential uses represent approximately 55 percent of potential units at all income levels and approximately 43 percent of potential lower-income units in the Sites Inventory. Again, it is important to emphasize that all sites zoned for nonresidential uses in the Sites Inventory will be rezoned to permit residential development (at default densities for lower income units) as part of the General Plan Update described previously and referenced in Programs PP-A.2 and PP-A.3 in the Housing Plan of this Housing Element.

Table 7-7. Nonresidential Sites and Net Potential Units

SITES/ UNITS	TOTALS (ALL ZONES)	TOTAL LOWER INCOME	NONRES ZONED SITES	PERCENT OF TOTAL	NONRES – LOWER INCOME	PERCENT OF TOTAL LOWER INCOME
Sites	102	27	39	38 percent	3	11 percent
Net Potential Units	57,656	12,031	31,934	55 percent	5,337	43 percent

The City has utilized the following methodology to calculate realistic residential development potential on the nonresidential-zoned sites:

- **Densities –** The City's program to apply a residential overlay to nonresidential-zoned sites will allow densities of up to 70 dwelling units per acre. The exception would be for site numbers 85 and 100 (publicly owned sites) that will be part of the City's program to collaborate with public agencies to leverage other publicly owned land for the development of affordable housing projects through master planning and disposition efforts (Program PP-F.3 in the Housing Plan). A density of 50 dwelling units per acre is assumed on these sites.
- A discount factor is applied to the residential capacity of the nonresidential sites to account for the anticipated reduction in residential development due to various factors including the inclusion of commercial uses. The Sites Inventory assumes 70 percent of the maximum density is realistic for existing non-residentially zoned sites that will be rezoned to accommodate the RHNA. The exceptions are:
    - Sites in Planning Areas 32, 33 and 36 where the total units for each site were calculated at 90 percent of the assumed density of 70 units per acre. A higher percentage was applied to sites in Planning Areas 32, 33 and 36 due to the actual

densities of recently developed projects near those areas. Table 7-4 provides an analysis of recent high-density developments in the City.

The City also considered the likelihood of nonresidential development and factored this into the 70 percent realistic capacity assumption. The City analyzed residential projects built from 2010 to 2021 in the IBC area in order to determine the likelihood that new residential development would occur as opposed to other commercial uses, such as office or industrial. **There have been 54 recent developments in the area, 91 percent of which have been residential.** For instance, 49 of the 54 projects were high-density residential projects with an average density of 55 dwelling units per acre. There were five non-residential developments in the area, including a congregate care facility, two hotels, and two office projects. **Therefore, the 70 percent realistic capacity assumption is conservative given recent development trends in the City.**

7.7 Vacant Sites (including Suitability for Lower-Income Housing)

The Sites Inventory identifies vacant developable residential sites throughout the City that can develop within the current RHNA cycle. Vacant sites currently zoned for residential uses or planned for rezoning to allow residential uses total 27 (27 percent of total sites) and facilitate the development of 14,892 future housing units (26 percent of total net potential units). Vacant sites accommodate 48 percent of the City's lower income RHNA. The City is largely developed, and the acreage representing existing ownership residential is substantial and limits the available sites.

All vacant and non-vacant sites identified with lower-income units and specific information about the suitability of each site are presented in Table 7-8, Suitability of Vacant and Non-Vacant Lower-Income Sites.

7.8 Non-Vacant Sites (including Suitability for Lower-Income Housing)

The Sites Inventory identifies 75 sites that are not vacant, as defined by California Government Code. Non-vacant sites have various existing uses including retail, office, industrial and hotels. The City anticipates that these sites have a high likelihood of redeveloping into residential uses during the 6th Cycle Housing Element planning period due to changing demands for commercial development according to commercial market data and the actual development patterns during the 5th Cycle planning period.

California Government Code, Section 65583.2(g)(1), states that, for non-vacant sites, the City shall specify the additional development potential for each site within the planning period and shall provide an explanation of the methodology used to determine the development potential. The methodology shall consider factors including the following:

- The extent to which existing uses may constitute an impediment to additional residential development.

  As detailed in Table 7-8, the property owners of 11 of the 12 non-vacant sites with identified lower-income units (92 percent) have stated their interest in redeveloping their properties with residential uses. With regard to existing commercial properties, this is likely due to the fact that residential development represents the highest value use for properties (as discussed in Section 7.8.3, Development Trends and Market Conditions). It is important to note that there have been nearly 50 residential projects (with a total of nearly 17,000 residential units) that involved redeveloping previous commercial and industrial uses in the City over the past 25 years (Table 7-9, IBC Residential Projects Involving the Conversion of Non-Residential Uses). This significant track record and consistent development pattern has occurred when the City changed the zoning in commercial areas to allow for mixed use and residential development. The non-vacant sites with existing residential uses represents an older existing apartment development built in the 1970s called Park West Apartments, which is owned by The Irvine Company. The owner has expressed interest in renovating and increasing the unit count of the project during several outreach meetings. The apartments are a campus-style design with turf and landscaped areas that can be developed with additional units to accommodate housing demand and need. Based on the above, the existing uses do not represent impediments to additional residential development. It is important to note that Section 7.8.1, Replacement Housing Requirements, addresses replacement housing requirements, and the Housing Plan contains a replacement housing program for any existing identified lower-income units to be replaced.

- The City's past experience converting existing uses to higher density residential development.

  As stated above, Table 7-9 demonstrates a clear and consistent pattern of converting existing uses to higher-density residential development. The nearly 50 residential projects identified in Table 7-9 involved the redevelopment of previously commercial and/or industrial uses to create nearly 17,000 residential units at an average density of 55 units per acre. The City clearly demonstrates significant experience converting existing uses to higher-density residential development.

- The current market demand for existing use.

  The current market demand for existing uses is detailed in Section 7.8.3. It is important to note that the demand for residential units is very high due to a large number of jobs in the City, a top-ranked school district (Irvine Unified School District), and an excellent public safety record. With the increased popularity of ecommerce and changes to the demand for office space and hotels due to the COVID-19 pandemic (and the popularity

of virtual meetings and remote working), the financial viability of commercial uses in the City are already showing signs of increasing redevelopment opportunities that were already occurring prior to the pandemic.

- An analysis of any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development.
- It is important to note that leases and contracts related to privately owned properties are not public information, and the City does not have any power to require or compel property owners to provide this information. During the HEU process, the City conducted comprehensive outreach to property owners throughout the City and had numerous meetings with several property owners throughout the process to obtain information on factors that would prevent the redevelopment of sites. Through this process, several property owners indicated their interest in developing their vacant properties zoned as commercial with residential uses, redeveloping existing non-vacant commercial building with residential uses, and adding residential units to an existing apartment project. Development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites.

  Development trends are detailed in Section 7.8.2, Past Experience with Residential Redevelopment. Market information, data, and conditions are provided in Section 7.8.3. Regulatory or other incentives or standards include State-mandated density bonuses (as they exist today or will be amended in the future) and the planned Zoning Ordinance Amendment and Land Use Element Update (Program PP-A.2) to allow for residential development at higher densities on designated sites.

  The following sections address the legal requirements outlined in California Government Code, Section 65583.2(g)(a), in more detail. The City did not include an analysis of existing leases or other contracts, as this information is not publicly available. Furthermore, Table 7-9 provides a summary of both vacant and non-vacant lower-income sites, including the sites' existing use and reason for selection as a site suitable for redevelopment to residential use.

  Additionally, refer to pages A-228 through A-456 in Section A-K, Future Housing Sites Outreach Letters, of Appendix A, Public Engagement, for property owner correspondence requesting to be included in the Sites Inventory.

Table 7-8. Suitability of Vacant and Non-Vacant Lower-Income Sites

Site No.	PA	Address	APN	Area (ac)	Zone	Zone Name	Proposed Density	Density Realism	Very Low	Low	Mod.	Above Mod.	Total	Existing Use	Reason for Selection
1	4	13662-13692 Jamboree Rd	104-351-31	10.00	4.9	LPC Regional Commercial	50	70%	210	140	0	0	350	Grocery Store, Multiple Specialty Retailers, Restaurant, and Parking Lot	Property owner indicated interest in residential developments during meetings with the City on January 28, March 18, May 6, and June 24, 2021. The site is located in a neighborhood commercial center. Less than 1 mile from multiple public parks and approximately 1 mile from a train station.
9	19	3700 Parkview Ln	453-011-37	6.10	2.4	Medium-High Density Residential	50	70%	128	85	0	0	213	Apartments	Property owner indicated interest in residential developments during meetings with the City on January 28, March 18, May 6, and June 24, 2021. The site is currently underutilized with an existing outdated apartment community. Property owner indicated potential for redevelopment at approximately double the existing unit count.
	19	None	453-011-37	0.08	2.4	Medium-High Density Residential	50	70%	1	1	0	0	2		
11	19	3800 Parkview Ln	453-011-34	7.10	2.4	Medium-High Density Residential	50	70%	149	99	0	0	248	Apartments	Property owner indicated interest in residential developments during meetings with the City on January 28, March 18, May 6, and June 24, 2021. The site is currently underutilized with an existing outdated apartment community. Property owner indicated potential for redevelopment at approximately double the existing unit count.
	19	None	453-011-34	0.08	2.4	Medium-High Density Residential	50	70%	1	1	0	0	2		
15	23	Carlson Ave between Campus Dr and Michelson Dr	445-061-53	16.77	1.2	Development Reserve	37	None	373	249	0	0	622	Vacant	Property is owned by the Irvine Ranch Water District. City will work with the property owner to develop a master plan and disposition strategy per Program PP-F.3. Located within a mile of neighborhood commercial centers and a regional park. The site is vacant developable land surrounded by multiple high-density residential developments.
	23	Carlson Ave between Campus Dr and Michelson Dr	445-061-28		1.2	Development Reserve									
	23	Carlson Ave between Campus Dr and Michelson Dr	445-061-49		1.2	Development Reserve									
16	23	Michelson Dr between Carlson Ave and Harvard Ave	445-061-53	10.21	1.2	Development Reserve	37	None	227	151	0	0	378	Vacant	Property is owned by the Irvine Ranch Water District. City will work with the property owner to develop a master plan and disposition strategy per Program PP-F.3. Located within a mile of neighborhood commercial centers and a regional park. The site is vacant developable land surrounded by multiple high-density residential developments.
	23	Michelson Dr between Carlson Ave and Harvard Ave	445-061-53		1.2	Development Reserve									
	23	Michelson Dr between Carlson Ave and Harvard Ave	445-061-53		1.2	Development Reserve									
17	24	4143, 4175, 4213 Campus Dr	455-041-15	9.23	3.1	Multi-Use	50	70%	194	129	0	0	323	Retail & Office	Property owner indicated interest in residential developments during meetings with the City on January 28, March 18, May 6, and June 24, 2021. The site is located in a neighborhood commercial center and less than 1 mile from a regional park.
19	24	4127 Campus Dr	455-042-03	0.63	3.1	Multi-Use	50	70%	13	9	0	0	22	Fast Food Restaurants and Parking Lot	Property owner indicated interest in residential developments during meetings with the City on January 28, March 18, May 6, and June 24, 2021. The site is located in a neighborhood commercial center and less than 1 mile from a regional park.
	24	4115 Campus Dr	455-042-04	0.30	3.1	Multi-Use	50	70%	6	4	0	0	10		
	24	None	455-042-08	1.15	3.1	Multi-Use	50	70%	24	16	0	0	40		
44	33	SE Corner of Barranca Pkwy and Pacifica Plaza	585-082-01	6.19	4.7	Urban Commercial	55	100%	204	136	0	0	340	Vacant	Property owner indicated interest in residential developments during meetings with the City on January 28, March 18, May 6, and June 24, 2021. Located less than 0.5 miles from neighborhood commercial centers and approximately 1 mile from a train station. Site is vacant presenting an opportunity for immediate development.
53	36	2698 White Rd	435-132-16	1.35	5.1	IBC Multi-Use	70	90%	51	34	0	0	85	Office and Warehouse	Property owner expressed interest via phone with follow-up email sent by City staff on March 5, 2021. Underutilized site with outdated commercial building. The site has a low improvement to land value ratio of 0.39 indicating potential for redevelopment. Newly developed high-density residential building across the street. Approximately 2 miles from neighborhood commercial centers and public parks.
58	36	17832 & 17840 Gillette Ave	435-111-30	1.56	5.1	IBC Multi-Use	70	90%	8	0	4	87	99	Office and Warehouse	Property owner representative expressed interest via email on March 25, 2021 and October 13, 2021 . Underutilized site with outdated commercial building. The site has a low improvement to land value ratio of 0.38 indicating potential for redevelopment. Newly developed high-density residential projects nearby. Approximately 2 miles from neighborhood commercial centers and public parks.
	36	17832 & 17840 Gillette Ave	435-111-27	1.04	5.1	IBC Multi-Use	70	90%	5	0	2	58	65		
	36	None	435-111-28	2.30	5.1	IBC Multi-Use	70	90%	12	0	5	128	145		
	36	None	435-111-31	0.27	5.1	IBC Multi-Use	70	90%	1	0	1	15	17		
59	36	2400 Barranca Pkwy	435-061-12	4.95	5.1	IBC Multi-Use	70	90%	187	124	0	0	311	Office and Warehouse	Property owner emailed letter expressing interest on March 31, 2021. Underutilized site with outdated office building. The site has a low improvement to land value ratio of 0.51 indicating potential for redevelopment. Newly developed high-density residential projects nearby. Located across the street from a neighborhood commercial center and approximately 2 miles from public parks.
76	36	18800 MacArthur Blvd	445-013-05	6.64	5.1	IBC Multi-Use	70	90%	251	167	0	0	418	305 Room Hotel	Property owner email expressed interest on March 22, 2021. Potential hotel conversion project (e.g. Homekey) as the building is older. The site is located approximately 1.5 miles from a neighborhood commercial center.

Table 7-8. Suitability of Vacant and Non-Vacant Lower-Income Sites (Continued)

Site No.	PA	Address	APN	Area (ac)	Zoning	Zoning Name	Proposed Density	Density Realism	Very Low	Low	Moderate	Above Moderate	Total	Existing Use	Reason for Selection
77	36	18007 Von Karman Ave	445-081-39	1.56	5.1	IBC Multi-Use	70	90%	59	39	0	0	98	Vacant Commercial Building (Former Fitness Center)	Property owner emailed letter expressing interest on March 24, 2021. Underutilized site with a vacant commercial building presenting an opportunity for redevelopment.
	36	None	445-081-44	6.63	5.1	IBC Multi-Use	70	90%	250	167	0	0	417		
	36	18051 Van Karman Ave	445-081-34	0.42	5.1	IBC Multi-Use	70	90%	16	10	0	0	26		
78	36	18872 MacArthur Blvd	445-012-01	2.30	5.1	IBC Multi-Use	70	90%	86	58	0	0	144	Restaurant, Offices, Warehouses, and Parking Lot	Property owner emailed letter expressing interest on March 25, 2021. Underutilized site with outdated office buildings presenting an opportunity for redevelopment.
	36	18912 MacArthur Blvd	445-012-02	1.35	5.1	IBC Multi-Use	70	90%	51	34	0	0	85		
	36	18952 MacArthur Blvd	445-012-03	2.31	5.1	IBC Multi-Use	70	90%	87	58	0	0	145		
	36	None	445-012-06	1.08	5.1	IBC Multi-Use	70	90%	41	27	0	0	68		
82	36	18700 MacArthur Blvd	445-111-04	6.45	5.1	IBC Multi-Use	70	90%	244	162	0	0	406	215 Room Hotel	Property owner expressed interest in developing for residential use in an email to the City on April 23, 2021. Potential hotel conversion project (e.g. Homekey) as the building is older. The site has a low improvement to land value ratio of 0.33 indicating potential for redevelopment. The site is located approximately 1.5 miles from a neighborhood commercial center.
85	40	Nightmist St and Sand Canyon Ave	104-584-16	3.86	5.5	Medical and Science	50	70%	81	54	0	0	135	Vacant	State-owned property. City will work with County to develop a master plan and disposition strategy per Program PP-F.3. Approximately 1 mile from neighborhood commercial centers and a public park.
	40	Nightmist St and Sand Canyon Ave	104-584-17	4.19	5.5	Medical and Science	50	70%	88	58	0	0	146		
86	51	SW Corner of Muirlands Blvd and Alton Pkwy	590-174-04	19.35	8.1	Trails and Transit Oriented Development	50	70%	406	271	0	0	677	Vacant	City-owned property. Affordable housing development will be prioritized per Program PP-F.3. Potential for TOD as the site is less than 1 mile from a train station. Approximately 1 mile from neighborhood commercial centers and about 2 miles from a public park.
89	51	SE Corner of Muirlands Blvd and Alton Pkwy	590-172-01	5.86	8.1	Trails and Transit Oriented Development	50	70%	123	82	0	0	205	Vacant	Property owner indicated interest in residential developments during meetings with the City on February 17, March 30, May 6, and June 25, 2021. Potential for TOD as the site is less than 1 mile from a train station. Approximately 1 mile from neighborhood commercial centers and about 2 miles from a public park.
90	51	NW Corner of Trabuco Rd and Ridge Valley Pkwy	580-491-14	5.49	8.1	Trails and Transit Oriented Development	50	70%	115	77	0	0	192	Vacant	City-owned property. Affordable housing development will be prioritized per Program PP-F.3. Approximately 1 mile from neighborhood commercial centers and a public park.
95	51	Barranca Pkwy and Marine Way	590-171-03	8.28	8.1	Trails and Transit Oriented Development	50	70%	173	116	0	0	289	Vacant	Property owner indicated interest in residential developments during meetings with the City on February 17, March 30, May 6, and June 25, 2021. Potential for TOD as the site is adjacent to a train station. Approximately 1 mile from neighborhood commercial centers and about 2 miles from a public park.
99	51	North of Railroad Tracks on Barranca Pkwy	591-131-01	8.85	8.1	Trails and Transit Oriented Development	50	70%	185	124	0	0	309	Vacant	City-owned property. Affordable housing development will be prioritized per Program PP-F.3. Potential for TOD as the site is adjacent to a train station. Approximately 1 mile from neighborhood commercial centers and about 2 miles from a public park.
	51	South of Railroad Tracks on Barranca Pkwy	590-171-01	6.95	8.1	Trails and Transit Oriented Development	50	70%	146	97	0	0	243		
100	51	NE Corner of Irvine Blvd and Alton Pkwy	591-133-38	1.65	1.4	Preservation	50	70%	34	23	0	0	57	Vacant	County-owned property. City will work with County to develop a master plan and disposition strategy per Program PP-F.3. Less than 1 mile from a public high school. Neighborhood commercial centers and public parks are located within 2 miles of the site.
	51	NE Corner of Irvine Blvd and Alton Pkwy	591-073-22	9.30	1.4	Preservation	50	70%	195	130	0	0	325		
	51	NE Corner of Irvine Blvd and Alton Pkwy	591-073-19	2.67	1.4	Preservation	50	70%	56	37	0	0	93		
	51	NE Corner of Irvine Blvd and Alton Pkwy	591-073-22	10.47	1.1	Exclusive Agriculture	50	70%	220	146	0	0	366		
	51	NE Corner of Irvine Blvd and Alton Pkwy	591-073-23	2.44	1.1	Exclusive Agriculture	50	70%	51	34	0	0	85		
	51	NE Corner of Irvine Blvd and Alton Pkwy	591-073-19	17.15	1.1	Exclusive Agriculture	50	70%	360	240	0	0	600		
	51	NE Corner of Irvine Blvd and Alton Pkwy	591-073-19	0.36	1.1	Exclusive Agriculture	50	70%	7	5	0	0	12		
101	51	SE Corner of Marine Way and Ridge Valley Pkwy North of Technology Dr	580-765-04	34.30	6.1	Institutional	50	70%	720	480	0	0	1200	Vacant	County-owned property. City will work with County to develop a master plan and disposition strategy per Program PP-F.3. Potential for TOD as the site is less than 1 mile from a train station. Less than 1 mile from neighborhood commercial centers and about 2 miles from a public park.
	51	SE Corner of Marine Way and Ridge Valley Pkwy North of Technology Dr	580-766-07	41.85	6.1	Institutional	50	70%	878	586	0	0	1464		
	51	SE Corner of Marine Way and Ridge Valley Pkwy North of Technology Dr	580-766-01	20.11	6.1	Institutional	50	70%	422	281	0	0	703		
	51	SE Corner of Marine Way and Ridge Valley Pkwy North of Technology Dr	580-766-04	4.33	6.1	Institutional	50	70%	91	60	0	0	151		

7.8.1 Replacement Housing Requirements

California Government Code, Section 65583.2(g)(3), requires that existing residential units on non-vacant sites be replaced with units affordable to the same or lower income level when demolished. More specifically, replacement housing must be provided for the following types of non-vacant sites:

- Sites that currently have residential uses; and
- Sites that had residential uses within the past five years, which have been vacated or demolished that:
    - Are or were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low income;
    - Are or were subject to any other form of rent or price control through a public entity's valid exercise of its police power; or
    - Are or were occupied by low or very low-income households.

Of the 75 non-vacant sites in the Sites Inventory, four have existing residential uses: **Sites 9-12 (3601, 3700, 3701, 3800, 3801, 3883, 3900, and 3901 Parkview Lane, 3661 Michelson Drive)**

These four sites, totaling 49 acres, compose the Park West Apartments, an existing 880-unit apartment building with five private parks and an independent childcare facility. The property is not subject to a recorded covenant, ordinance, or law that restricts rents, and the City has no available record of the income levels of any residents inhabiting the apartments. The property owner of this existing project has expressed interest to the City in redeveloping the project to renovate or replace the existing units and add additional units, 465 units of which are projected to be affordable to very low- and low-income households, generating replacement units for any units that may be inhabited by very low- and low-income families. Upon embarking on the entitlement process, City staff will identify the number of residential units occupied by a lower-income household (if there are lower-income households residing there) and determine if this number exceeds the proposed 465 lower-income units. The City will also work with the property owner to ensure the appropriate number of affordable units are built to replace any existing units.

To ensure that any demolished units are replaced, the City is including a program for replacement units (See Policy HE-D.8 and Proposed Program PP-D.3). Pursuant to this program, the City will review all available information for the property (obtained from the property owner), reach out directly to existing tenants to determine the income levels of current residents, calculate the number of units with lower-income households, and determine if the proposed 465 units are sufficient for replacement. If it is determined that the number of residential units occupied by a lower-income household exceeds the proposed 465, the City will work with the developer to ensure the appropriate number of affordable units are built to replace any existing units.

7.8.2 Past Experience with Residential Redevelopment

There is a strong track record in the City of converting non-residential existing uses to higher-density residential development. For instance, in the IBC area, there have been 49 residential projects with a total of approximately 17,000 units over the past 25 years. These projects were developed on sites that were formerly office, industrial, or heavy commercial uses. The average density of these projects is 55 dwelling units per acre. Table 7-9 provides a summary of these projects. The City's past experience with residential redevelopment demonstrates clearly that, when the City allows zoning for residential uses in commercial or industrial areas, a significant number of residential units are developed and at higher densities.

Table 7-9. IBC Residential Projects Involving the Conversion of Non-Residential Uses

Project Name	Address/Location	Lot Size (acres)	Existing	Under Construction	Approved/ Pending	Total	Density (du/ac)
Sofi Apartments	2750 Kelvin	8.9	403	-	-	403	45
The Metropolitan	2233 Martin	5.9	261	-	-	261	44
Toscana	35 Via Lucca	9.0	563	-	-	563	63
Park Place	3385 Michelson	9.0	267	-	-	267	30
Villa Sienna	25 Palatine	22.6	1,442	-	-	1,442	64
Marquee Park Place	3131 & 3141 Michelson	2.3	232	-	-	232	100
Irvine Inn	2810 Warner Avenue	2.2	192	-	-	192	89
Watermarke	1 Watermarke Place	10.8	535	-	-	535	49
Kelvin Court	2552 Kelvin	2.9	132	-	6	138	48
Main Street Village	2555 Main Street	9.7	481	-	-	481	50
Avenue One	2100 Scholarship	6.7	341	-	-	341	51
Axis 2300	2300 Dupont	1.9	115	-	1	116	60
Camden	2801 Main	5.2	290	-	-	290	56
The Plaza	3000 & 5000 Scholarship	5.3	202	-	-	202	38
Central Park West	NWC Jamboree/Michelson	42.8	990	285	-	1,275	30
Calypso	2801 Alton Parkway	3.8	178	-	1	179	48
Avenue One	5662 Scholarship	1.0	63	-	-	63	64
Carlyle	18880 Douglas	3.4	156	-	-	156	46
The Plaza	8000 Scholarship	3.1	105	-	-	105	34
Granite Court	2853 Kelvin	1.2	71	-	-	71	58
Avalon	2777 Alton Parkway	3.2	279	-	1	280	88
The Murphy	16101 Murphy	3.7	170	-	-	170	46
Park Place	3395 Michelson	13.8	989	-	-	989	71
The Royce Apartments	3301 Michelson	5.3	520	-	-	520	98
The Residences on Jamboree	2801 Kelvin	4.9	381	-	-	381	78
Milani	18831 Von Karman	3.6	-	287	-	287	79
Avalon	16899 Jamboree	2.8	179	-	-	179	64
The Kelvin	2850 Kelvin	3.2	194	-	-	194	61
Avalon	17000 Millikan	2.5	156	-	-	156	62
Metropolis	2101 Sullivan	8.8	457	-	-	457	52
The Alton	2501 Alton Parkway	2.2	190	-	-	190	87
The Alton	2501 Alton Parkway	1.8	154	-	-	154	88
Rize and C2E	1100 & 2200 Synergy	9.2	434	-	-	434	47
Elements	1000 Elements Way	23.0	388	312	900	1,600	70
Parc Derian	16201 Derian	2.2	80	-	-	80	36
Fusion	17321 Murphy	3.6	280	-	-	280	77
Volar	2171 Campus	13.1	-	247	629	876	67
Skyloft	2700 Main Street	4.9	388	-	-	388	80
2055 Main	2055 Main Street	2.2	-	-	178	178	80
Pistoia	17422 Derian	4.8	-	371	-	371	78
2525 Main	17600 Cartwright	3.0	-	272	-	272	92
Paseo Del Mar	112 Unity and 1100 Steely	9.0	-	357	-	357	40
Blue Bay Condominiums	2602 McGaw	1.9	-	-	120	120	62
City Square	100 City Square	2.4	44	-	-	44	18
MDL	101 Placemark	6.0	-	137	-	137	23
LUX	101 Schick	2.0	39	-	-	39	20
15 Degrees South	2535 Main Street	1.7	-	-	150	150	89
17861 Cartwright	17861 Cartwright	1.6	-	-	60	60	37
17832 Gillette	17832 Gillette	5.2	-	-	326	326	63
		Total	**12,341**	**2,268**	**2,372**	**16,981**	**55**

7.8.3 Development Trends and Market Conditions

The City performed an analysis of development trends and market conditions for the existing use types of non-vacant sites in the Sites Inventory. These use types include retail, office, and hotels.

7.8.3.1 Retail

Changes in consumer preferences and a shift from traditional brick-and-mortar to e-commerce present opportunities to repurpose existing retail uses for new mixed-use residential developments. This trend has already occurred in the County as evidenced by Huntington Beach's Bella Terra and Anaheim's Platinum Triangle, both successful examples of retail to residential mixed-use conversions. Furthermore, according to the Orange County Business Council's (OCBC) 2019-20 Workforce Housing Scorecard, commercial and retail land has more than five times the infill and refill potential of other land-use types. This potential combined with the availability of aging retail centers create multiple opportunities for redevelopment of existing retail for residential uses in the City. For instance, Sites 1-4 in the Sites Inventory are portion of the Irvine Marketplace, a retail center originally developed in the 1990s with big-box spaces and large parking fields that lacks the walkable, place-making attributes of today's successful retail centers. The existing layout of this retail center, which is adjacent to the 5 Freeway and close to employment, makes these properties underdeveloped.

The COVID-19 Pandemic accelerated the evolution of the retail commercial real estate market away from the large traditional brick-and-mortar footprints. According to a Retail Market Report produced by CoStar (a leading commercial real estate analytics database) in February 2021, more retail square footage was vacated than occupied (i.e., the net absorption) in Orange County in 2020. More specifically, 858,000 more square feet of retail space was vacated vs. occupied and rent growth declined by 2.1 percent in 2020. This market data clearly indicates a lack of demand for retail space in the County and that there is an oversupply of space given demand. CoStar also shows that vacancy rates in the County have increased from a five-year low of about 3.5 percent in the middle of 2018 to over 4.5 percent in the middle of 2020. CoStar forecasts that vacancy rates will increase to over 5.0 percent by 2024.

7.8.3.2 Office

Irvine Business Complex (IBC)

The significant residential development that has occurred in the IBC is the strongest evidence that the existing non-residentially zones sites (as contained in the Sites Inventory) will be redeveloped with residential uses following the update of the Land Use Element and Zoning Ordinance, including the addition of residential overlays in commercial areas (as detailed in Chapter 8 of this Housing Element). A residential overlay (similar to the overlay proposed as part of the Zoning Ordinance amendment in the Housing Plan) was established via the IBC Vision and Overlay Zoning Code adopted in 2010. Since that time, 7,384 housing units have been developed in this Planning Area.

Market Data

The County's once solid office market has struggled, as the COVID-19 pandemic became a catalyst for remote working. This has led to a rise in vacancy and availability of sublet space along with declines in rents for the first time since 2011. According to an Orange County Office Market Report produced by CoStar in February 2021, office vacancies reached 11.8 percent in 2020 with negative net absorption (i.e., more office space was vacated than occupied) of 3.4 million square feet during the calendar year. Rent growth declined by 1.7 percent in 2020. Costar also predicts office rents will decline through 2024.

Current data indicates that the impacts of the COVID-19 pandemic on the office market are not expected to be temporary. According to a survey by the OCTA from August 13, 2020, nearly two-thirds of employees who live in Orange County prefer to maintain their current remote working situations after the pandemic recedes. Companies are further incentivized to prolong work from home activities as they save on costs associated with office leases. A Cushman and Wakefield report, Global Office Impact Study & Recovery Timing, from September 2020 anticipates office demand to be 15.8 percent lower over the 2022–2030 period as a result of work from home trends.

These trends present an opportunity to redevelop a number of sites in the City with existing office space to residential uses. For instance, Planning Areas 32 and 36 include regional office centers with sites contained in the Sites Inventory. According to CoStar, the Irvine Spectrum submarket (largely contained in Planning Area 32) has an office vacancy rate of 11.0 percent while the South Santa Ana submarket, largely contained in Planning Area 36, has a vacancy rate of 18.6 percent. These market conditions and trends provide factual support that non-vacant sites in these areas have a strong likelihood of being redeveloped for residential uses.

7.8.3.3 Hotels

Travel restrictions and an increase in remote working caused by the COVID-19 pandemic negatively affected the hotel industry. According to a CoStar article from March 2021, interest in redeveloping hotels to other uses grew over the course of the pandemic due to the financial strain it caused hotel owners. According to a report by Atlas Hospitality Group from August 2020, there were 23 hotels with commercial mortgage-backed securities debt in Los Angeles and Orange Counties that were delinquent on their loan payments as of July 30, 2020. The State has also encouraged the conversion of hotels to residential uses through the creation of Project Homekey to help local governments acquire hotels, motels, and vacant apartments to house the homeless during the pandemic. Therefore, the City believes sites 23, 76 and 82, currently used as hotels, are candidates for redevelopment as a result of these recent trends.

7.9 Entitlements and Pending Applications

As of July 1, 2021, the City has 3,660 pending or entitled housing units that can be constructed during the 6th cycle planning period. The City will credit these units toward its RHNA requirement pursuant to California Government Code, Section 65583.1. On May 11, 2021, the City approved 382 units in Planning Area 6. The City assumes that all of these units will be in the above moderate-income category as no affordability restrictions are recorded on these units. The remaining entitled units are located in Planning Area 51, also known as the Orange County Great Park and more specifically the Great Park Neighborhoods. The entitlements include 373 units in District 1 and 1,335 in Districts 5 and 6, and 347 units that are required to be restricted for lower income housing pursuant to a development agreement. The City is currently considering five pending residential development applications for a total of 1,187 units with 131 units in the very low-income category and 44 in the low-income category as proposed by the applicants.

Planning Area 40 contains a pending 175-unit affordable project that will serve lower-income households. The property will be conveyed to the City (and ultimately to the Irvine Community Land Trust (ICLT)) as part of The Irvine Company's inclusionary housing requirement. While information on the exact rents and income levels for the project were requested by the City but not specifically available, the City analyzed a recent affordable housing project developed by the ICLT that was completed in February 2021. The rents and income levels for the project are outlined in Table 7-10, Rent and Income Level Summary for Recent ICLT Project. The developer utilized HCD state income limits, which are the most restrictive, in setting the rents and income levels for this project. The project includes a total of 80 units with 35 at extremely low income, 34 at very low income, 10 at low income, and one manager's unit. *Therefore, 86 percent of the units in the project are at very low income or less, and 13 percent of the units are at low income.*

In an effort to provide a conservative projection of rents and income levels for the 175-unit project, the City assumed that 75 percent of the units would be restricted to very low income and 25 percent restricted to low income, based on this recent ICLT project.

Table 7-10. Rent and Income Level Summary for Recent ICLT Project

ONE BEDROOM UNIT BREAKDOWN		
NUMBER OF UNITS	**AMI**	**RENT**
21	Extremely Low	$537
2	Very Low	$949
1	Low	$1,155
TWO-BEDROOM UNIT BREAKDOWN		
NUMBER OF UNITS	**AMI**	**RENT**
0	Extremely Low	N/A
14	Very Low	$1,047
2	Low	$1,279
THREE-BEDROOM UNIT BREAKDOWN		
NUMBER OF UNITS	**AMI**	**RENT**
14	Extremely Low	$626
18	Very Low	$1,141
7	Low	$1,399
1 (Manager's Unit)	N/A	$2,251

Table 7-11, Entitled and Pending Development Applications, summarizes the pending and entitled units including a status for each project.

Table 7-11. Entitled and Pending Development Applications

Planning Area	Status	APNs	Total Units	Very Low	Low	Moderate	Above Moderate	*Notes*
1	Pending	104-118-04 104-118-98	**520**	0	0	0	520	*Hearing in August 2021*
6	Entitled	591-501-08 591-503-03 591-503-02 591-503-01 591-503-01 591-501-04 591-501-04 591-501-03	**382**	0	0	0	382	
6	Entitled	580-481-01	**36**	0	0	36	0	
22	Pending	481-143-39 481-162-17 481-171-15 481-181-09 481-181-14	**5**	0	0	0	5	*5 vacant lots zoned for single-family residential development*
39	Pending	588-291-08	**330**	0	0	0	330	*Public hearing in Spring 2022*
40	Pending	104-584-51	**157**	0	0	0	157	*Hearing in Summer 2022*
40	Pending	104-584-52	**175**	131	44	0	0	*Hearing in Summer 2022*
51	Entitled	580-765-23 580-765-24 580-765-25 580-765-26 580-765-27 580-765-29 580-765-28	**373**	0	0	0	373	
51	Entitled	591-131-61 591-131-08 591-131-09 591-131-10 580-766-39 591-131-62 591-131-62 591-131-41	**1,335**	0	0	0	1,335	
51	Entitled	580-491-30	**22**	22	0	0	0	
51	Entitled	591-563-04	**144**	144	0	0	0	
51	Entitled	None	**181**	181	0	0	0	

7.10 University Housing

The Sites Inventory also includes a potential UCI faculty and graduate school housing development shown as Site 102. The site is currently zoned as Conservation Open Space Reserve; however, the City and UCI have discussed the potential for a 400-unit development on the site. All 400 units are counted toward the moderate-income category due to rents and/or sale prices typically charged for similar housing types in the City. It is important to note that a program has been included to meet HCD's requirements for counting residential units developed by UCI and/or on the UCI campus. More specifically, Program PP-A.5 states that the City will work with UCI to draft an agreement regarding approving, permitting, certifying occupancy, and/or reporting new units to the California State Department of Finance (DOF). The agreement will involve documentation from UCI on planned housing has been approved to be built as well as information on the timing of the project construction and unit affordability by household income category.

7.11 Accessory Dwelling Units

Pursuant to California Government Code, Section 65583.1, the City will credit a total of 80 units during the 6th Cycle period toward its RHNA requirement through the potential development of accessory dwelling units (ADUs). The production of ADUs has increased in the City in recent years due to new State laws passed in an effort to spur the development of such units. For example, in 2018 only one ADU was permitted whereas the City permitted seven and 11 ADUs in 2019 and 2020, respectively. Furthermore, the Housing Plan of this Housing Element contains a program to encourage and incentivize the development of ADUs. Therefore, the City anticipates ADU production to remain at these higher levels during the 6th Cycle Housing Element Period.

The City allocated the 80 ADUs to the various income categories in accordance with the SCAG Regional Accessory Dwelling Unit Affordability Analysis that has been reviewed by HCD as of August 27, 2020. Table 7-12, Potential ADU Production by Income Level, provides a summary of the 80 ADUs by income level.

Table 7-12. Potential ADU Production by Income Level

INCOME LEVEL	VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL
Total Units	20	34	24	2	80

Table 7-13, ADU Permit Detail, provides a summary of all 45 building permit applications related to ADUs, including permit status (i.e., permits applied, permits issued/under construction, and existing) as of October 11, 2021:

Table 7-13. ADU Permit Detail

ADDRESS	STREET	QUANTITY	TYPE	DATE	STATUS	ADU TYPE	BUILDING PERMIT OR PLAN CHECK #
48	Woods Trl	1	DU	1/8/2021	Existing	Junior Unit	BP# 00825175-RBPR finaled 1/8/21 (convert portion of garage to JADU)
4824	Gainsport Cir	1	DU	3/2/2020	Existing	Internal Unit	BP# 00808913-RBPR finaled 3/2/20; (convert 621 SF existing)
17643	Birch Tree Ln	1	DU	06/25/2019	Existing	Internal Unit	BP# 00774485-RBPR finaled 6/25/19; (repurposed office/storage space adjacent to detached garage)
115	Irongate	1	DU	12/27/2019	Existing	Detached Unit	BP# 00755567-RBPR finaled 12/27/2019
26	Hawkeye	1	DU	08/08/2019	Existing	Detached Unit	BP# 00756320-RBPR finaled 8/8/2019 for detached ADU
9	Skyline	1	DU	6/18/2020	Existing	Detached Unit	BP# 00759829-RBPR finaled 6/18/2020 for Detached ADU (convert existing pool house to ADU)
11	Lindberg	1	DU	11/13/2019	Existing	Detached Unit	BP# #00750469-RBPR finaled 11/13/2019 for 2-story detached ADU
100	Pinnacle Trail	1	DU	08/03/2018	Permits Issued	Detached Unit	BP# 00751891-RBPR issued 8/3/2018 for Detached ADU
107	Irongate, Unit 2	1	DU	03/31/2021	Existing	Detached Unit	BP# 00814905-RBPR finaled 3/31/2021
9	Maverick, Unit 2	1	DU	11/25/2019	Existing	Detached Unit	BP# 00775093-RBPR finaled 11/25/2019
14854	Waverly Ln	1	DU	2/20/2020	Existing	Detached Unit	BP# 00801683-RBPR finaled 2/20/2020
130	Lanzon	1	DU	10/21/2020	Existing	Detached Unit	BP# 00816146-RBPR finaled 10/21/2020
82	Bellatrix, Unit 2	1	DU	3/7/2020	Permits Issued	Detached Unit	BP# 00815489-RBPR issued 3/17/2020 for detached ADU
15093	Clemons Cir	1	DU	1/20/2021	Existing	Detached Unit	BP# 00817403-RBPR finaled 1/20/21

Table 7-13. ADU Permit Detail

ADDRESS	STREET	QUANTITY	TYPE	DATE	STATUS	ADU TYPE	BUILDING PERMIT OR PLAN CHECK #
99	Allenford	1	DU	7/28/2020	Permits Issued	Detached Unit	BP# 00822172-RBPR issued 7/28/20
52	Iluna	1	DU	05/13/2020	Existing	Detached Unit	BP# 00767558-RBPR finaled 5/13/2020 for detached ADU of 588 SF
105	Larksong	1	DU	04/30/2020	Existing	Attached Unit	BP# 00740430-RBPR finaled 4/30/20
17553	Wayne Ave	1	DU	3/22/2021	Permits Applied	Attached Unit	BP# 00838581-RBPR applied 3/22/2021
113	Bellatrix, Unit 2	1	DU	10/07/2019	Permits Issued	Attached Unit	BP# 00800549-RBPR issued 10/7/2019
14931	Geneva St	1	DU	09/25/2019	Existing	Attached Unit	BP# 00696698-RBPR finaled 9/25/2019
14584	Highcrest Cir	1	DU	3/9/2020	Existing	Attached Unit	BP# 00792745-RBPR finaled 3/9/2020 for attached ADU above garage
30	Diamante	1	DU	2/2/2021	Existing	Attached Unit	BP# 00825456-RBPR finaled 2/2/2021 for attached ADU of 517 SF
110	Headwaters, Unit 2	1	DU	12/1/2020	Existing	Detached Unit	BP# 00820331-RBPR finaled 12/1/2020
22	Palmento, Unit 2	1	DU	1/20/2021	Permits Issued	Internal Unit (Garage Conversion ADU)	BP# #00833382-RBPR issued 1/20/21 for conversion of a portion of existing garage to ADU
17540	Friends Ct	1	DU	12/10/2020	Permits Issued	Detached Unit	BP# 00831839-RBPR issued 12/10/2020 for detached one-story ADU
4	Lorenzo	1	DU	10/8/2021	Permits applied	Attached ADU	PC # 00854133-RADU
15351	Nimes Circle	1	DU	9/29/2021	Permits applied	Attached ADU	PC# 00853339-RADU
1	Capobella	1	DU	8/11/2021	Permits applied	Detached ADU	PC# 00849280-RADU
52	Pedigree	1	DU	7/15/2021	Permits applied	Detached ADU	PC# 00847030-RADU
114	Clear Falls, Unit 2	1	DU	4/21/2021	Permits applied	Detached ADU	PC# 00840777-RADU
66	Interstellar	1	DU	3/26/2021	Permits applied	Attached ADU	PC# 00839012-RADU

Table 7-13. ADU Permit Detail

ADDRESS	STREET	QUANTITY	TYPE	DATE	STATUS	ADU TYPE	BUILDING PERMIT OR PLAN CHECK #
30	Stratford	1	DU	9/29/2021	Permits issued	Attached ADU	BP# 00852222-RBPR issued 9/29/2021
51	Mann St	1	DU	2/25/2021	Permits applied	Detached ADU	PC# 00836741-RADU
119	Treasure	1	DU	2/16/2021	Permits applied	Attached ADU	PC# 00835996-RADU
8	Tennessee	1	DU	6/22/2021	Permits issued	Detached ADU	BP# 00844132-RBPR issued 6/22/21
4288	Fireside Cir	1	DU	12/16/2020	Permits applied	Internal ADU	PC# 00832408-RADU (convert 1st Floor to one 2-BD ADU & one 1-BD JADU)
4290	Fireside Cir	1	DU	12/16/2020	Permits applied	JADU	PC# 00832408-RADU (convert 1st Floor to one 2-BD ADU & one 1-BD JADU)
126	Panorama, Unit 2	1	DU	11/30/2020	Permits applied	Detached ADU	PC# 00831136-RADU
25	Watercress	1	DU	7/16/2021	Permits issued	Attached ADU	BP# 00847049-RBPR/BP# 847064-RBPR issued 7/16/2021
26	Lucero E	1	DU	10/19/2020	Permits applied	Attached A	PC# 00828541-RADU (above garage)
29	Seton Rd	1	DU	9/28/2020	Permits applied	Internal ADU	PC# 00827014-RADU (garage conversion)
48	Pleasonton	1	DU	9/18/2020	Permits applied	Attached ADU	PC# 00826380-RADU
33	Diamante	1	DU	9/18/2020	Permits applied	Attached ADU	PC# 00826391-RADU (2nd story)
22	Palmento Way, Unit 2	1	DU	1/20/2021	Permits issued	Internal ADU	BP# 00833382-RBPR issued 1/20/2021 (garage conversion/portion of)
55	Swan	1	DU	9/2/2021	Permits issued	Detached ADU	BP# 00845982-RBPR issued 9/2/2021
	TOTAL	**45**					

Furthermore, Table 7-14, ADU Permit Summary 2018–2020, summarizes and categorizes the same ADU permit activities by year. According to this analysis of actual permit activity, ADU production in the City has increased each year since 2018. Over the past three years, the City has seen an average of 14 ADUs per year. This supports the City's assumption that 80 ADUs will be developed over the 6th Cycle Planning Period.

Table 7-14. ADU Permit Summary 2018–2020

STATUS	PERMITS APPLIED				PERMITS ISSUED (UNDER CONSTRUCTION)				EXISTING				TOTAL #
Type	JADU	Internal	Attached	Detached	JADU	Internal	Attached	Detached	JADU	Internal	Attached	Detached	
2018	0	0	0	0	0	0	0	1	0	0	0	0	1
2019	0	0	0	0	0	0	1	0	0	1	1	4	7
2020	1	2	3	1	0	0	0	3	0	1	2	5	18
2021	0	0	5	4	0	2	2	2	1	0	1	2	19
Total by ADU Type & Status	**1**	**2**	**8**	**5**	**0**	**2**	**3**	**6**	**1**	**2**	**4**	**11**	**45**

7.12 Assembly Bill 1486 City-Owned Land

AB 1486, signed into State law in 2019, expands surplus property requirements for State and local government agencies. The bill includes amendments to State Law pertaining to Housing Elements to require that jurisdictions include government-owned sites that are zoned for residential use (both vacant and non-vacant) in the Sites Inventory.

In compliance with this requirement, the Sites Inventory includes three City owned sites, all of which are located in Planning Area 51 (i.e., the Great Park). In addition, the City has included two sites owned by the Irvine Ranch Water District, two sites owned by the County of Orange, and one site owned by the State. The City considers these eight publicly owned sites to be a significant potential source of lower-income housing development.

While six of the sites are currently more than 10 acres in size, the Housing Element includes a program to collaborate with public agencies to leverage these sites for the development of affordable housing projects through master planning and disposition efforts (Program PP.F3).

State law has established requirements and procedures for non-exempt surplus properties and the City will follow these laws and procedures in the process of planning for residential uses on the identified public-owned sites. More specifically, the Housing Plan contains program PP-F.1: Leverage City-Owned Land for the Development of 100 percent Affordable Housing Projects. The City will follow all requirements of the Surplus Land Act, Article 8 (commencing with Section 54220) of Chapter 5 of Part 1 of Division 2 of Title 5, including holding a public hearing designating the properties as “surplus properties” under California Law. The City will also conduct an analysis to determine, based on market conditions, if selling or leasing the properties would maximize the development of affordable units. The City will then send a Notice of Availability to all required parties regarding the availability of City owned land available for purchase or lease. It is the City’s intent to facilitate the development of 100 percent affordable housing projects on vacant or underutilized City-owned sites. The City will also coordinate with

the public entities that own a site (or sites) to ensure that the legally mandated surplus property process is followed.

For the purposes of this Sites Inventory (and consistent with the provisions of AB 1486), the following types of City-owned sites are not included in the inventory:

- Sites that are needed for existing or planned City use, including stormwater drainage, water storage, and delivery.
- Sites that have not been identified as potentially surplus and suitable for sale.
- Sites that have been acquired by the City in relation to a legal claim.
- Sites that are subject to a right-of-way easement that would need to be vacated by action of the City Council prior to potential housing permitting and development.

7.13 Suitability of Sites for Moderate-Income Housing

The California Government Code does not specify a minimum zoning requirement for moderate-income housing. Therefore, both moderate income and above-moderate income housing can be developed in all zones allowing residential development. As stated in Section 7.3, Identification of Developable Sites and Potential Capacity Methodologies, the City has identified sites generally suitable for housing development for both moderate-income and above-moderate-income housing, including sites in the following zones:

- **2.4:** Medium-High Density Residential.
- **4.7:** Urban Commercial.
- **8.1:** Trails and Transit Oriented Development.

The Sites Inventory contains 74 sites that accommodate 4,898 moderate-income units. Of these sites, 34 are currently zoned for commercial uses but amendments to the City's Zoning Ordinance are proposed as part of the Housing Plan in this Housing Element to allow for residential units in commercial areas (including adding a residential overlay as described earlier in this chapter). The City will also credit the following moderate units toward the RHNA:

- **Entitled and Pending Projects:** 36 units.
- **Potential ADUs:** 24 units.

7.14 Suitability of Sites for Lower-Income Housing

The Sites Inventory identifies 12,031 total potential housing units on 27 sites that are suitable for lower-income housing development, based on the criteria established by Housing Element law and the HCD, with special considerations described below. These units are attributed to sites that:

- Have a minimum zoned and/or designated residential density of 30 dwelling units per acre or for which the City has a program to allow such development on the sites, with several exceptions identified and explained below.
- Have a minimum parcel size of 0.5 acre.
- Have a maximum parcel size of 9.99 acres, with several exceptions identified and explained below.
- If currently zoned for nonresidential use, a program is included in the Housing Element to rezone the site to permit residential use.

Table 7-15, Identified Sites Suitable for Lower-Income Housing, quantifies the lower income sites with special considerations: commercial sites that the City will rezone and large (10+ acres) sites.

Table 7-15. Identified Sites Suitable for Lower-Income Housing

			COMMERCIAL SITES		LARGE SITES	
	TOTAL (ALL INCOME LEVELS)	TOTAL LOWER INCOME	NUMBER	PERCENT OF TOTAL LOWER INCOME	NUMBER	PERCENT OF TOTAL LOWER INCOME
VACANT						
Sites	27	11	0	0 percent	4	15 percent
Net Potential Units	14,892	4,690	0	0 percent	2,481	22 percent
NON-VACANT						
Sites	75	16	2	7 percent	2	7 percent
Net Potential Units	42,764	6,745	745	7 percent	2,383	21 percent

Six sites in Table 7-15 are considered large sites, as they are greater than 10 acres. The following provides further details on these sites.

- **Site 1 –** the parcel associated with Site 1 is slightly larger than the 10-acre threshold at 12.73 acres. The City reduced the developable acreage of the parcel to 10 acres, as shown in the Sites Inventory (Appendix D), to provide a more realistic development capacity for a lower-income development. Additionally, the site is adjacent to Sites 2, 3, and 4, which all currently exist as part of a large, underutilized retail development. Pursuant to the market data provided earlier in this chapter, the City anticipates that these four sites would likely be redeveloped as a master planned and/or mixed-use development featuring units at various income levels. Furthermore, the site is currently zoned to allow unlimited density for affordable housing development. Therefore, it is realistic to assume that this site can be developed with lower income units.

In order to ensure the successful redevelopment of this site and other similar sites, the Housing Plan includes Program PP-B.1 to assist the development of housing for households with lower incomes on larger sites. The City will seek to amend the fee collection process for land divisions and lot line adjustments resulting in parcel sizes that facilitate multifamily developments affordable to households with lower incomes (including extremely low income and farmworkers) in light of State, Federal, and local financing programs (i.e., 2–10 acres). The City will also identify potential property owners and nonprofit developers by the end of FY 2022-23 and work with them on an annual basis to target and market the availability of sites with the best potential for development. In addition, the City will offer the following incentives for the development of affordable housing, including but not limited to the following:

  - Streamlining and expediting the approval process for land division for projects that include affordable housing units.
  - Within 12 months, the City will prepare an analysis, including a financial assessment, with the goal of reducing or eliminating permitting fees for housing projects that are 100 percent affordable.
  - Providing technical assistance to developers on funding applications.
  - Modifying development requirements where possible.

- **Site 86 –** the site is currently owned by the City. The Housing Plan of this Housing Element includes Program PP-F.1 to leverage city-owned land for the development of lower income housing projects and states that all requirements of the Surplus Property Act will be followed.

- **Sites 15, 16, 100 and 101 –** these sites are owned by the Irvine Ranch Water District and the County. The Housing Plan includes Program PP-F.3 to collaborate with public agencies to leverage other publicly owned land for the development of affordable housing projects through master planning and disposition efforts. Through this program, the City intends to work with the Irvine Ranch Water District and the County on master planning and disposition efforts for these sites.

It is important to emphasize that the City has a strong track record of completing affordable projects on large parcels or sites, City-owned property derived from large sites developed with 100percent affordable housing projects. More specifically, three (3) City-owned parcels on a total of 14 acres have been developed with 100 percent affordable units through the Irvine Community Land Trust, including the following:

- The first was a 4-acre site that was developed with 104 very low- and low-income units called Alegre apartments in 2015.

- The second project, Salerno Apartments (80 units), opened in 2021 and was developed from an original 52-acre site (Irvine Company) that was subdivided to accommodate the 2.5-acre site where Salerno was developed.

- Finally, 4.16 acres that was subdivided from a 55.8-acre parcel was conveyed to the ICLT in 2020 for the development of the Sage Park for-sale townhomes.

Both the Salerno and Sage Park projects were developed on property previously owned by the Irvine Company. These properties were large tracts of undeveloped land that were subdivided by the Irvine Company into smaller parcels. The City subsequently acquired individual lots for affordable housing purposes. This is typical of land in the City of Irvine which was held under large land holdings by private developers. As an example, land that was previously the El Toro Marine Corps Air Station (order closed by the federal government in the 1990s) encompassed over 3,000 acres. The former base was comprised of very large parcels that have been subdivided over the years to primarily accommodate the development of housing, including the subdivision of land to create five sites that were recently developed as 100 percent affordable housing. The redevelopment of the base and the large land tracts is a unique attribute to Irvine that is not present in most cities in California.

Chapter 8 (Housing Plan) includes the following program to implement the subdivision of large sites, including those owned by the City to ensure that affordable housing development can occur:

- PP-A.4: Encourage the Subdivision of Sites that are 10 or More Acres. The City will encourage the subdivision of sites that are 10 acres or more to provide more opportunities for development of affordable housing, which the HCD has determined is more feasible on sites between 0.5 and 10 acres in size. The Housing Element site inventory identifies six sites that are larger than 10 acres in size, all of which are owned by public agencies (including the City and County). Of the six sites that exceed 10 acres in size, four are in Planning Area 51 which is the location of the closed former Marine Corps Air Station El Toro military base that is currently being redeveloped as the Great Park. As detailed in Chapter 7, Sites Inventory, of this Housing Element, there is a long history with successful subdividing of very large parcels in the City to create 100 percent affordable housing, particularly in east of the 5 freeway and in and around Planning Area 51.

  All six sites are in areas with a multitude of resources as they are located near transit (six are very close to the Irvine Station), major employment centers in the City, health care (including the planned City of Hope campus), parks, open space, new schools, and provide access to the ishuttle (City-run bus service). The Great Park area is still in the process of developing pursuant to a master plan that includes a residential mixed use overlay for Planning Area 32 (to be part of the Land Use Element update and Zoning Ordinance Amendment referenced in programs PP-C.1 and PP-G.3 in the Housing Plan, Chapter 8) which is located adjacent to the six sites in Planning Area 51 (as well as Irvine

Station). Therefore, neighborhood serving retail and services are planned to be developed which will provide the affordable units planned in the area access to job centers, grocery stores, and other services. In addition, the City is planning a micro transit system that will connect residents in this area to larger job centers.

This large amount of available publicly owned land located in and near high resource areas presents a critical opportunity to develop a significant amount of affordable housing to address a very significant need.

Additionally, there have been five affordable housing projects with the majority or 100 percent of the units available to very low-, low- and moderate-income households in Planning Area 51 that have originated from large parcels, which range in size between 25 and 153 acres. A list of the original parcels and subsequent affordable housing developments is provided below:

- District 1 – 157 Senior Affordable Units.
  - Original Parcel – 25.7 acres.
  - New Parcel – 4.7 acres.
- District 1 – 82 Affordable Units.
  - Original Parcel – 31.2 acres.
  - New Parcel – 5.4 acres.
- District 1 – 84 Affordable Units.
  - Original Parcel – 31.7 acres.
  - New Parcel – 5.3 acres.
- District 1 – 187 Senior Affordable Units.
  - Original Parcel – 31.2 acres.
  - New Parcel – 5.6 acres.
- District 5 – 144 Affordable Units.
  - Original Parcel – 153 acres.
  - New Parcel – 5.8 acres.

7.15 Assembly Bill 1397 Requirements

Adopted in 2017, AB 1397 implemented new requirements for the Sites Inventory regarding non-vacant sites that were identified in one previous Housing Element and vacant sites that were

identified in two previous Housing Elements. In order to be eligible to be counted toward the City's lower-income housing capacity, these sites must meet both of the following criteria:

- Zoned to allow a maximum residential density consistent with the City's default lower-income residential density of 30 dwelling units per acre.
- Allow residential use by right for housing developments in which at least 20 percent of the units are affordable to households with lower incomes.

Of the sites in the City's current Sites Inventory, no non-vacant sites were identified in the prior 5th Cycle Housing Element Sites Inventory and no vacant sites were identified in the 4th and 5th Cycle Housing Element Sites Inventory.

AB 1397 requires that sites deemed adequate for lower-income housing should be more than 0.5 acre and less than 10 acres in size. The City's Sites Inventory includes six sites that include lower income housing but are over 10 acres in size. However, all of these sites are publicly owned by either the City, the County or the Irvine Ranch Water District. The Housing Element includes a program to collaborate with public agencies to leverage these sites for the development of affordable housing projects through master planning and disposition efforts.

7.16 Sites Used in Previous Planning Periods' Housing Elements

Two vacant sites listed in the Sites Inventory were previously included in the 5th Cycle Housing Element Sites Inventory. However, none of the sites in the Sites Inventory were included in the 4th Cycle Housing Element Sites Inventory. No non-vacant sites included in the current Sites Inventory were included in the previous Housing Element Sites Inventory. Therefore, none of the sites in the Sites Inventory are subject to the requirements applicable to sites used in previous periods' Housing Elements.

7.17 Senate Bill 330 Requirements

Adopted in 2019, Senate Bill (SB) 330 implements new requirements applicable to the Sites Inventory to conserve existing affordable housing units and units that are occupied by households with lower incomes. Pursuant to SB 330, sites with existing residential units cannot be counted toward the City's lower-income capacity unless the City has adopted a mechanism to preserve or require replacement of existing units that are, or within the last five years were, affordable to households with low or very-low incomes or occupied by households with low or very-low incomes (referred to by SB 330 as "Protected Units").

The City intends to preserve 823 at-risk affordable housing units during the Housing Element planning period including 518 very low-income units and 305 low-income units. The Housing Plan includes Program PP-D.1 to provide financial resources (such as American Rescue Plan Act funding) and in-kind services to preserve affordable housing units with income restrictions that are scheduled to expire during the 6th Cycle time period.

It is important to note that in California Government Code, Section 65583.1 (c)(4), "committed assistance" means "that the city or county enters into a legally enforceable agreement during the period from the beginning of the projection period until the end of the third year of the planning period that obligates sufficient available funds or other in-kind services to provide the assistance necessary to make the identified units affordable and that requires that the units be made available for occupancy within two years of the execution of the agreement." The City will pursue committed assistance through a legally enforceable agreement by the end of the third year of the housing-element planning period, or by June 30, 2024. The dollar amount of committed assistance or related in-kind services of committed assistance will be sufficient to make the targeted units available for occupancy within two years of the execution date of the agreement. Additionally, this program will involve reporting on the status in the City's Annual Progress Report on the Housing Element beginning in 2025. The California Government Code requires that If the City does not enter into an enforceable agreement of committed assistance for all the units initially identified by the end of the third year of the planning period, or June 30, 2024, the City must adopt an amendment to the 6th Cycle Housing Element, no later than the end of the fourth year of the planning period (June 30, 2025) identifying additional adequate sites sufficient to accommodate the number of units for which committed assistance was not provided.

The City will comply with the requirements of California Government Code, Section 65583.1(c)(2)(C), in connection with the execution of agreements, as presented below:

- The City will hold a public hearing in October 2022 and make the required finding that the units are eligible and are reasonably expected to change from housing affordable to low- and very low-income households to any other use during the next eight years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.
- The units will have long-term affordability covenants and restrictions that require the units to be affordable to, and reserved for occupancy by, persons of the same or lower income group as the current occupants for a period of at least 55 years.
- The units will be within "assisted housing developments," as defined in paragraph (3) of subdivision (a) of Section 65863.10 (iii) and the City Council finds, after a public hearing, that the units are eligible, and is reasonably expected to change from housing affordable to low- and very low income households to any other use during the next eight years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.
- The units are in decent, safe, and sanitary condition at the time of occupancy.
- At the time the units are identified for preservation, they are available at affordable cost to persons or families of low- or very low income.

7.18 Senate Bill 1333 Requirements – "No Net Loss"

Recent modifications to Housing Element law adopted through SB 1333, known as the "No Net Loss" provision, require that the City maintain adequate capacity to accommodate the remaining unmet portion of its RHNA target for each of the income categories throughout the eight-year Housing Element planning period. The City must also monitor housing production as the planning period progresses and ensure that the City does not reduce the housing capacity below what is needed to meet its RHNA target by income level through either of the following methods:

- Adoption of reductions in allowable residential densities for sites identified in the Sites Inventory through community plan update/amendment or rezone.
- Approval of development or building permits for sites identified in the inventory that authorize the construction or development of fewer units (by income level) than identified as possible in the inventory.

In order to address the "No Net Loss" provisions, the City completed the following steps in preparing the Sites Inventory:

- Evaluated the need to reduce the estimates of site housing capacity based on topography, environmental features, expectations for mixed-use development, and expectations for partial large-site development; where deemed appropriate, the City applied such reductions.
- Further reduced estimated site housing capacity to ensure estimates are conservative (ranging between 70 percent and 90 percent of the net potential housing units, based on site-specific circumstances).
- Identified enough sites with housing capacity to provide a reasonable capacity buffer (34 percent for the lower-income levels) above its RHNA targets to ensure that the City maintains adequate capacity to meet its targets.

The Housing Plan includes Program PP-A.12 to maintain and update the Sites Inventory on an annual basis in connection with the preparation of the Annual Progress Report to ensure that the City maintains sufficient housing capacity. Finally, the City intends to prepare a General Plan Update (including an updated Land Use Element and Zoning Ordinance) to increase housing capacity in a manner consistent with the 6th Cycle Housing Element and the updated General Plan as a whole.

7.19 Development Site Access to Water, Sewer, and Dry Utilities

7.19.1 Water and Sewer

The City of Irvine receives water and wastewater services from Irvine Ranch Water District (IRWD). IRWD is a multi-service agency responsible for providing domestic water service, sewage collection and treatment, water recycling, and urban runoff natural treatment in Central Orange County, California. IRWD provides water service to approximately 380,000 residents. IRWD encompasses approximately 181-square miles extending from the Pacific Coast to the foothills of the Santa Ana Mountains, covering elevations ranging from sea level to 1,700 feet. IRWD services the City of Irvine and portions of Costa Mesa, Lake Forest, Newport Beach, Orange, Tustin, Santa Ana, and unincorporated areas of Orange County.

IRWD is the largest retail member agency of the Municipal Water District of Orange County (MWDOC) in terms of service area and overall water use. MWDOC is a wholesale importer of water from the Metropolitan Water District of Southern California (MWD). MWDOC serves all of Orange County except for the cities of Anaheim, Fullerton, and Santa Ana.

As stated in the 2016 Urban Water Master Plan (UWMP), IRWD has adequate water supplies to meet demands during average, single dry, and multiple dry years throughout the 25-year planning period. IRWD will continue aggressive water conservation efforts, increased use of recycled water to offset potable water demand, development of groundwater sources within the district, and participation in new water supply projects with MWD and MWDOC to ensure supplies continue to meet current and projected demands. Table 7-16, Irvine Ranch Water District Supply and Demand Forecast (AF/yr.), summarizes water supply and demand projections out to 2035 for IRWD as stated in the UWMP.

Table 7-16. Irvine Ranch Water District Supply and Demand Forecast (AF/yr.)

	2015	2020	2025	2030	2035
DEMAND					
Potable and Raw Water	64,154	71,086	77,700	80,645	81,966
Recycled Water Demand	26,249	25,359	28,261	28,786	29,311
Total Water Demand	90,403	96,445	105,961	109,431	111,277
SUPPLY					
Purchased or Imported Water	41,929	41,929	41,929	41,929	41,929
Groundwater – Potable	53,171	65,523	65,523	65,523	65,523
Purchased or Imported Water-Untreated	17,826	17,826	17,826	17,826	17,826
Recycle Water	28,757	28,757	28,757	28,757	28,757
Groundwater – Non-potable	3,514	3,514	3,514	3,514	3,514
Total Water Supply	145,197	157,549	157,549	157,549	157,549
Excess/Shortage	**54,794**	**61,104**	**51,588**	**48,118**	**46,272**

IRWD is in the process of updating their Sewage Treatment Master Plan (STMP) (a draft copy was provided for review), which is expected to be completed in late 2021. The City of Irvine's wastewater conveyance and treatment is provided by IRWD. IRWD conveys all of sewage from the City of Irvine to their Michelson Water Recycle Plant (MWRP) and Los Alisos Water Recycle

Plant except for the small area known as the Irvine Business Complex, which is conveyed to Orange County Sanitary District. The Irvine Business Complex is roughly bounded by San Diego Creek to the east, CA-78 to the south, Warner Ave. the north, and the City of Irvine's boundary to the west. IRWD is actively planning, through the STMP, to address conveyance and treatment issues over the planning period and has laid out a progressive and comprehensive plan.

IRWD has stated it will provide service to any developer up to 400 services without a review of water availability. New water mains and sewer lines in previously undeveloped and under-developed areas are installed by developers/property owners as part of the construction project. The UWMP states:

> ***4.4 Water Use of Lower Income Households***
>
> *In accordance with Water Code Section 10631.1(a), IRWD's water use projections include projected water use for single-family and multifamily residential housing needed for lower income households, as defined in Section 50079.5 of the Health and Safety Code.*

The City will immediately deliver the Housing Element to IRWD in accordance with California Government Code Section 65589.7. The City will include a cover memo describing the Housing Element, including the City's housing needs and regional housing need.

7.19.2 Dry Utilities

Within the City of Irvine, electrical service is provided by Southern California Edison (SCE) and natural gas service is provided by Southern California Gas Company (SoCalGas). Additional dry utilities include telecommunications providers, cable providers, and solid waste collection as summarized below:

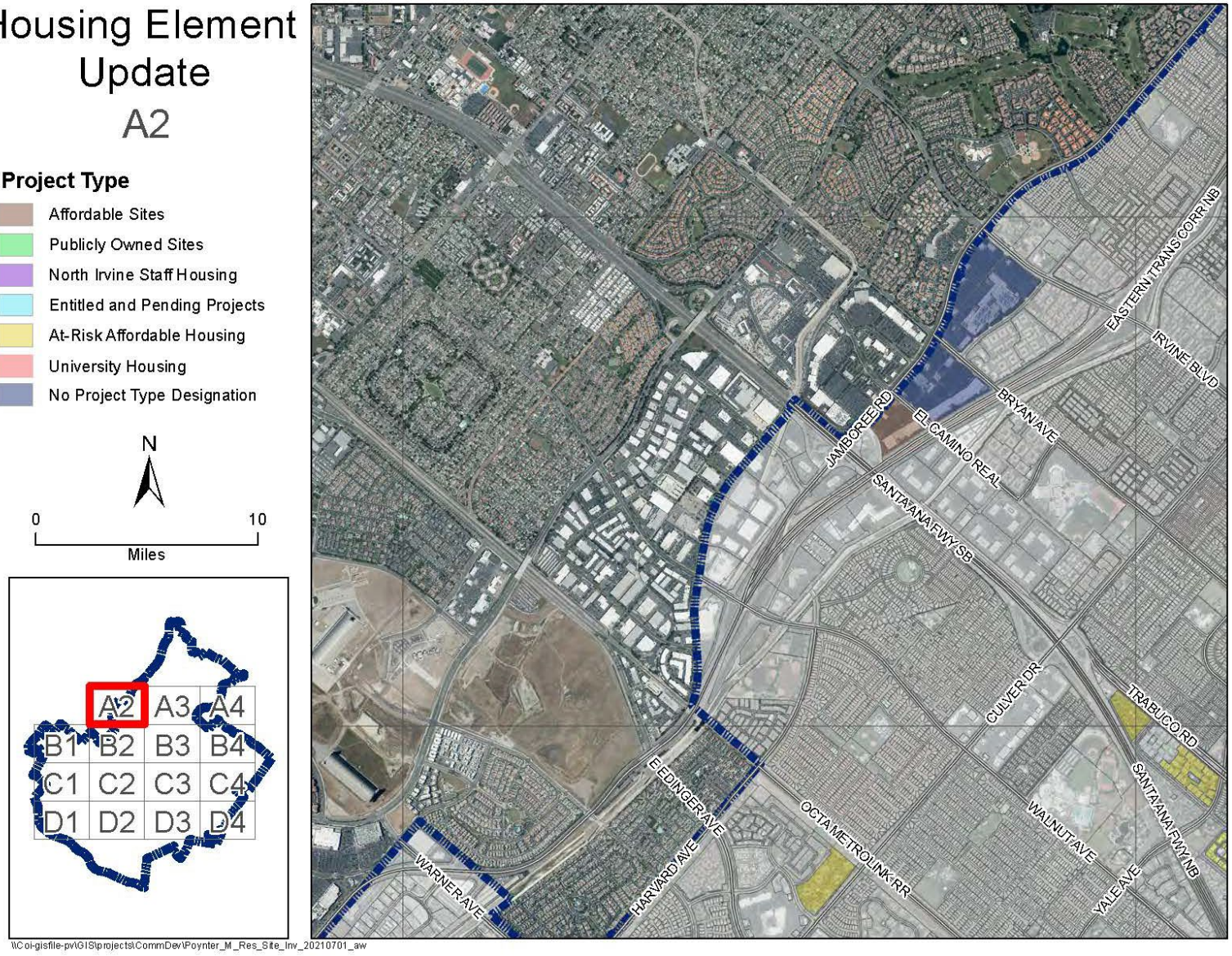
- SCE provided a will serve letter on October 15, 2021. From an engineering and planning standpoint, SCE can accommodate the estimated 57,000+ units over the eight-year planning period (2021-2029) but would not be able to handle all the units at once if all units needed SCE service at the same time. However, this should not be an issue given market conditions will largely dictate when and where units will be built. Note SCE plans for and builds out backbone infrastructure capacity for new housing developments using a five-to-ten-year time horizon.

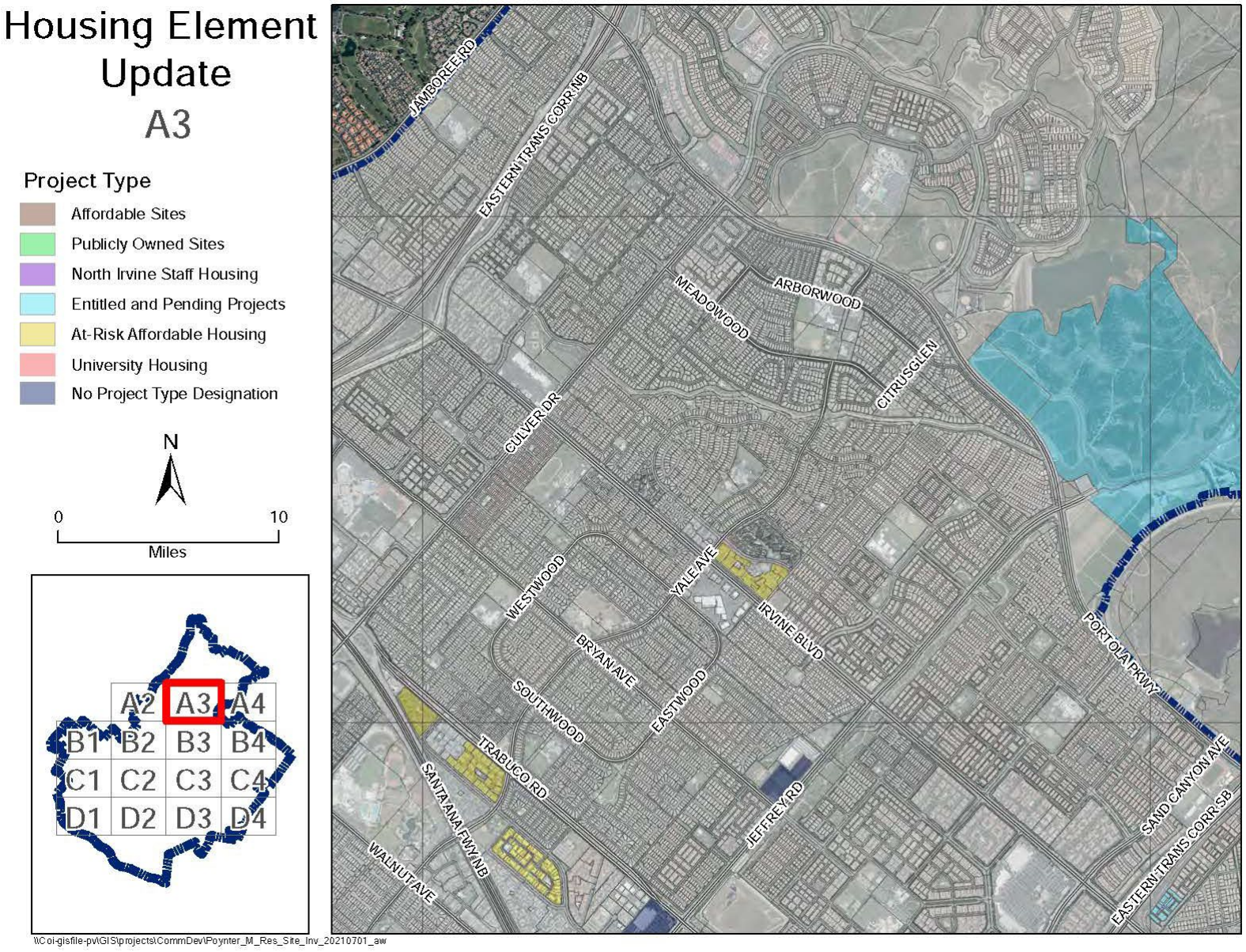
- SoCalGas provided a will serve letter dated October 20, 2021. SoCalGas needs a lot of detailed information such as the location and number of units and accurate loads needed to run its complex engineering models. Irvine is unable to determine the accurate loads needed at this time, so SoCalGas cannot confirm adequacy of existing capacity of its systems. However, Irvine is in SoCalGas' service territory. Therefore, SoCalGas is required to offer gas service as long as the customer is willing to pay in accordance with adopted SoCalGas tariffs and rules approved by the C.P.U.C. In general, if there is no existing gas service near a proposed development site, then the customer/developer must pay for the

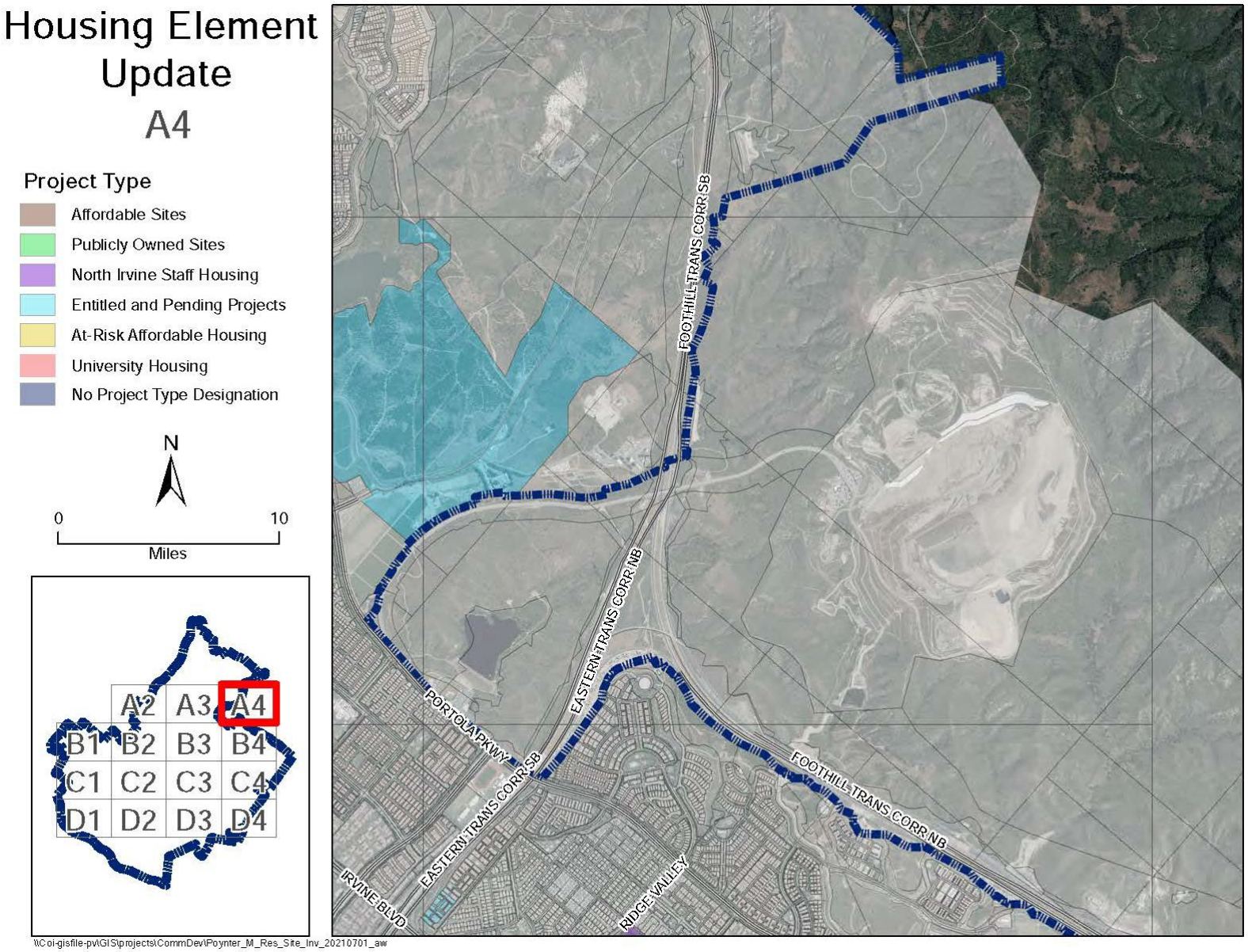
necessary infrastructure extensions to serve their site. On the other hand, if there is existing gas service in the area near a proposed development site, then SoCalGas will upgrade the infrastructure as necessary to serve the site (a.k.a., "pressure betterment").

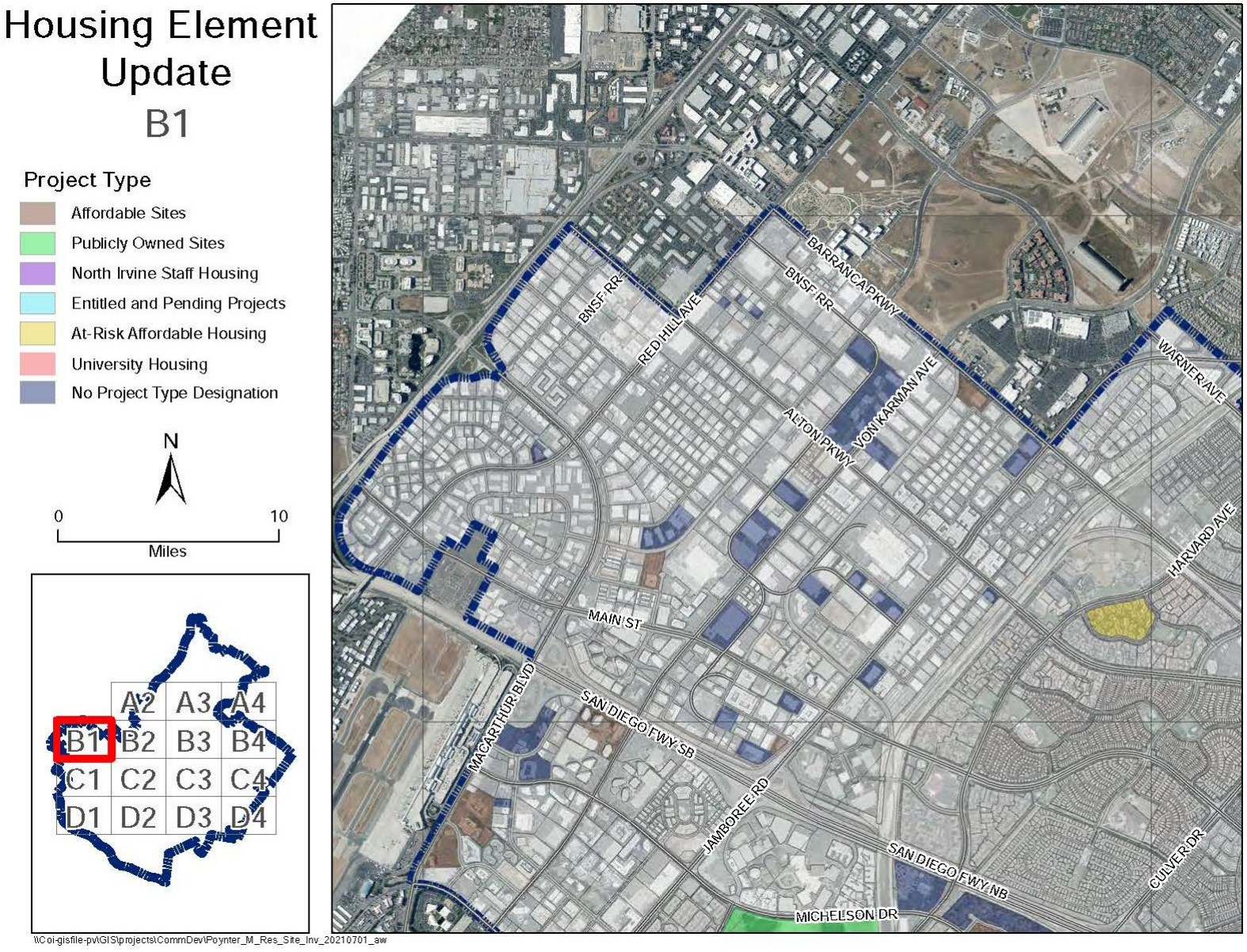
- Cox offers Internet (currently with speeds up to 1GBbs), TV, smart home and security, and phone services within Irvine. Cox indicated that "we will work with all builders in the City of Irvine and build with fiber to all new homes. We do not have any capacity issues to deliver to new homes."
- AT&T California provides high-speed internet and telephony services to Irvine. AT&T indicated it "closely monitor planned developments within a jurisdiction and has growth forecast tools and processes in place to account for any increased growth within our ILEC territory."
- Waste Management of Orange County (WMOC) provides all residential/multi-family refuse, recycling, and green waste service as well as bulky item and Christmas tree collection. WMOC confirmed that they "will have capacity. We regularly analyze our routes and metrics and increase gradually as needed with the City."

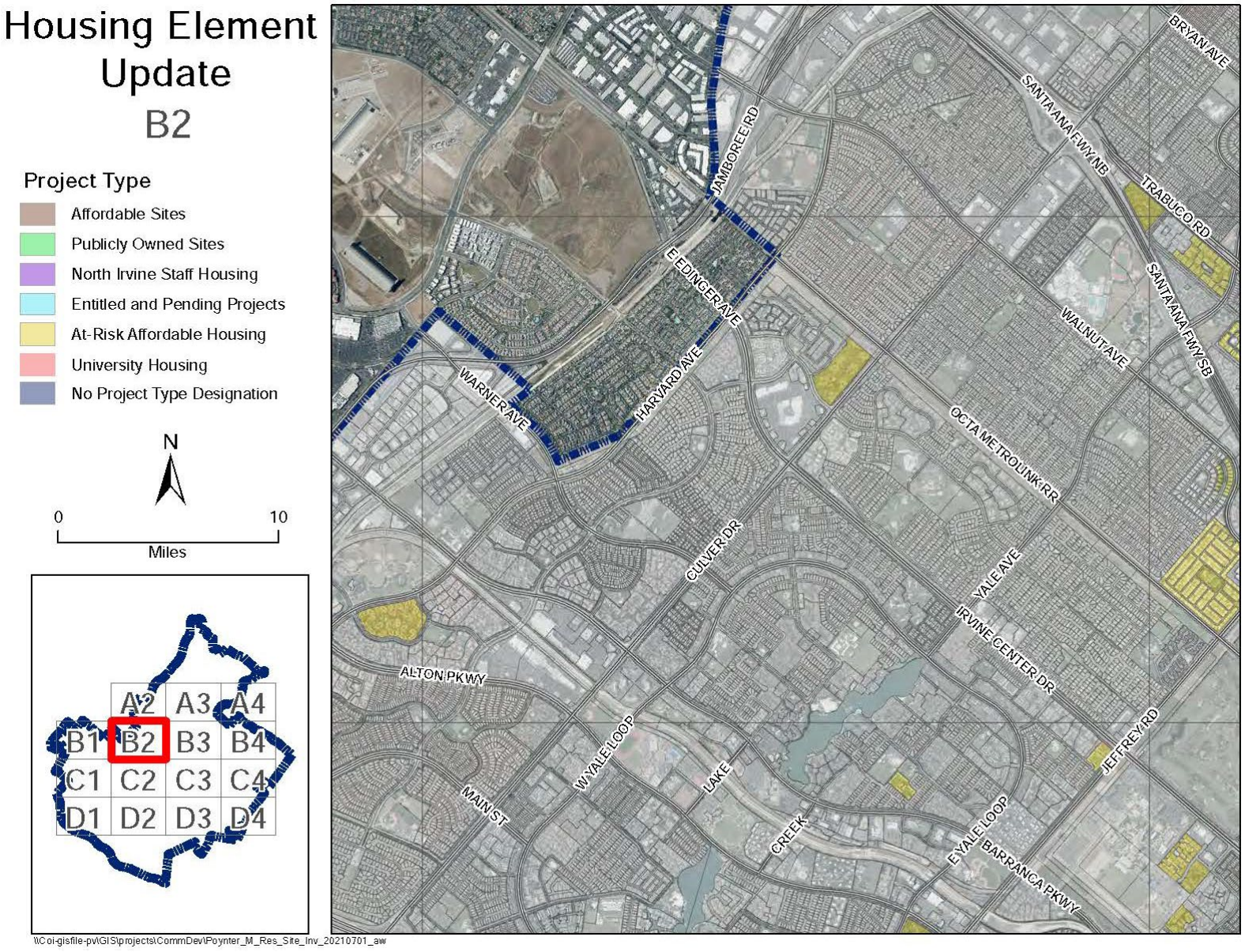
Figure 7-1. Sites Inventory Map

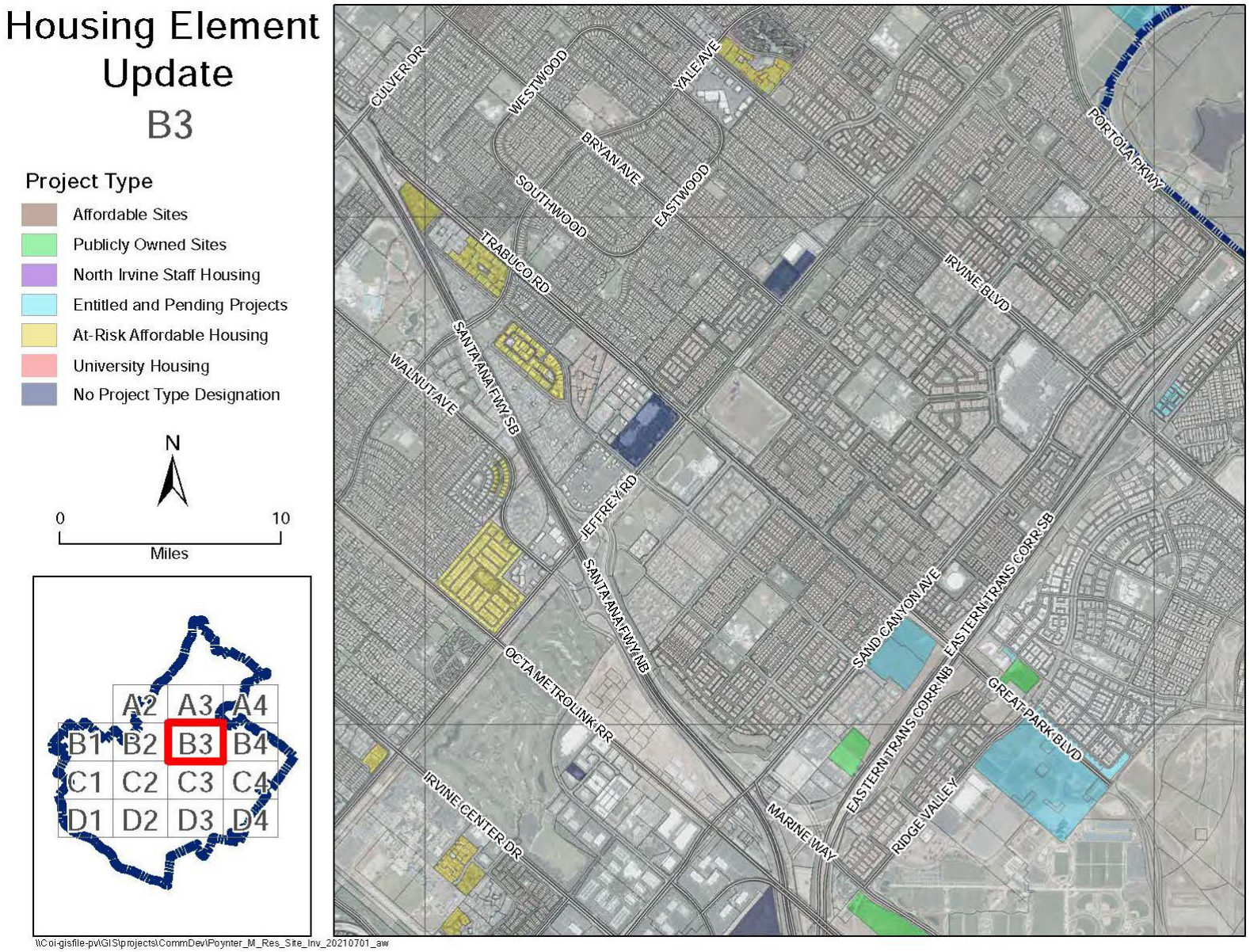


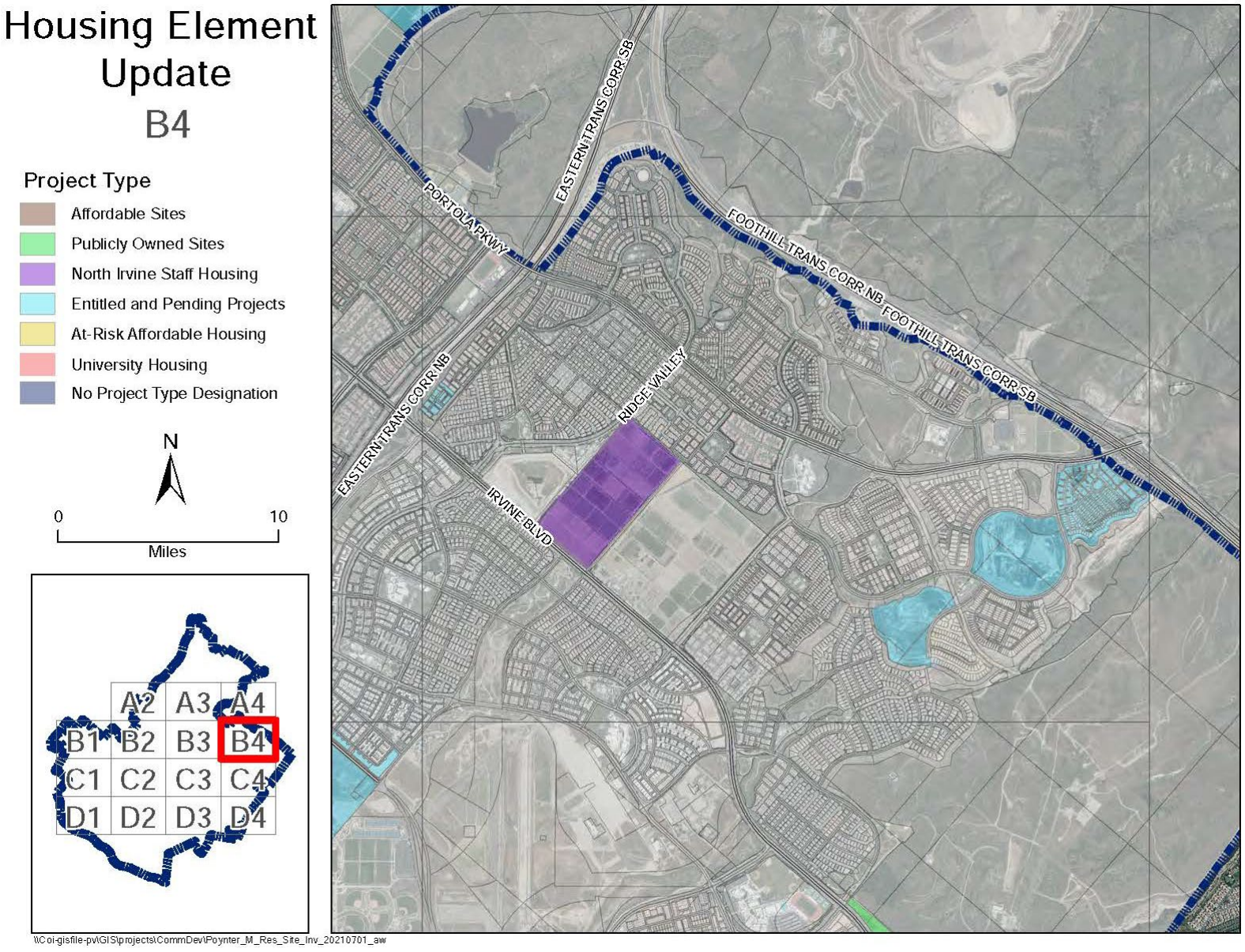

Housing Element Update
A3
Project Type
Affordable Sites
Publicly Owned Sites
North Irvine Staff Housing
Entitled and Pending Projects
At-Risk Affordable Housing
University Housing
No Project Type Designation
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Miles
A2
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A4
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B2
B3
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C1
C2
C3
C4
D1
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D4
JAMBOREE RD
EASTERN TRANS CORR NB
MEADOWOOD
ARBORWOOD
CITRUSGLEN
CULVER DR
YALE AVE
IRVINE BLVD
WESTWOOD
BRYAN AVE
SOUTHWOOD
EASTWOOD
PORTOLA PKWY
TRABUCO RD
SANTA ANA FWY NB
JEFFREY RD
SAND CANYON AVE
EASTERN TRANS CORR SB
WALNUT AVE
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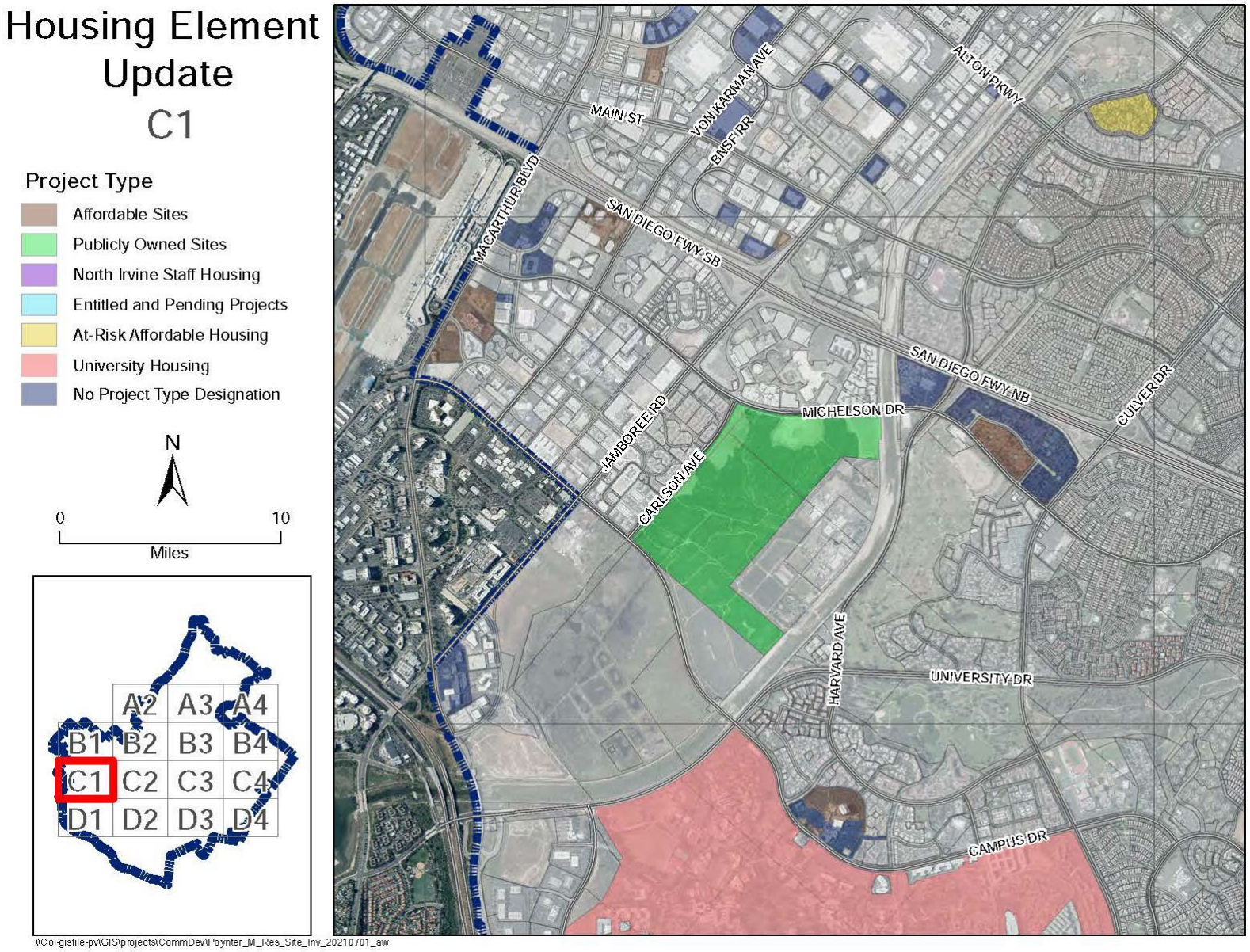

Housing Element Update
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Project Type
Affordable Sites
Publicly Owned Sites
North Irvine Staff Housing
Entitled and Pending Projects
At-Risk Affordable Housing
University Housing
No Project Type Designation
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Miles
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FOOTHILL TRANS CORR SB
EASTERN TRANS CORR NB
PORTOLA PKWY
EASTERN TRANS CORR SB
FOOTHILL TRANS CORR NB
IRVINE BLVD
RIDGE VALLEY
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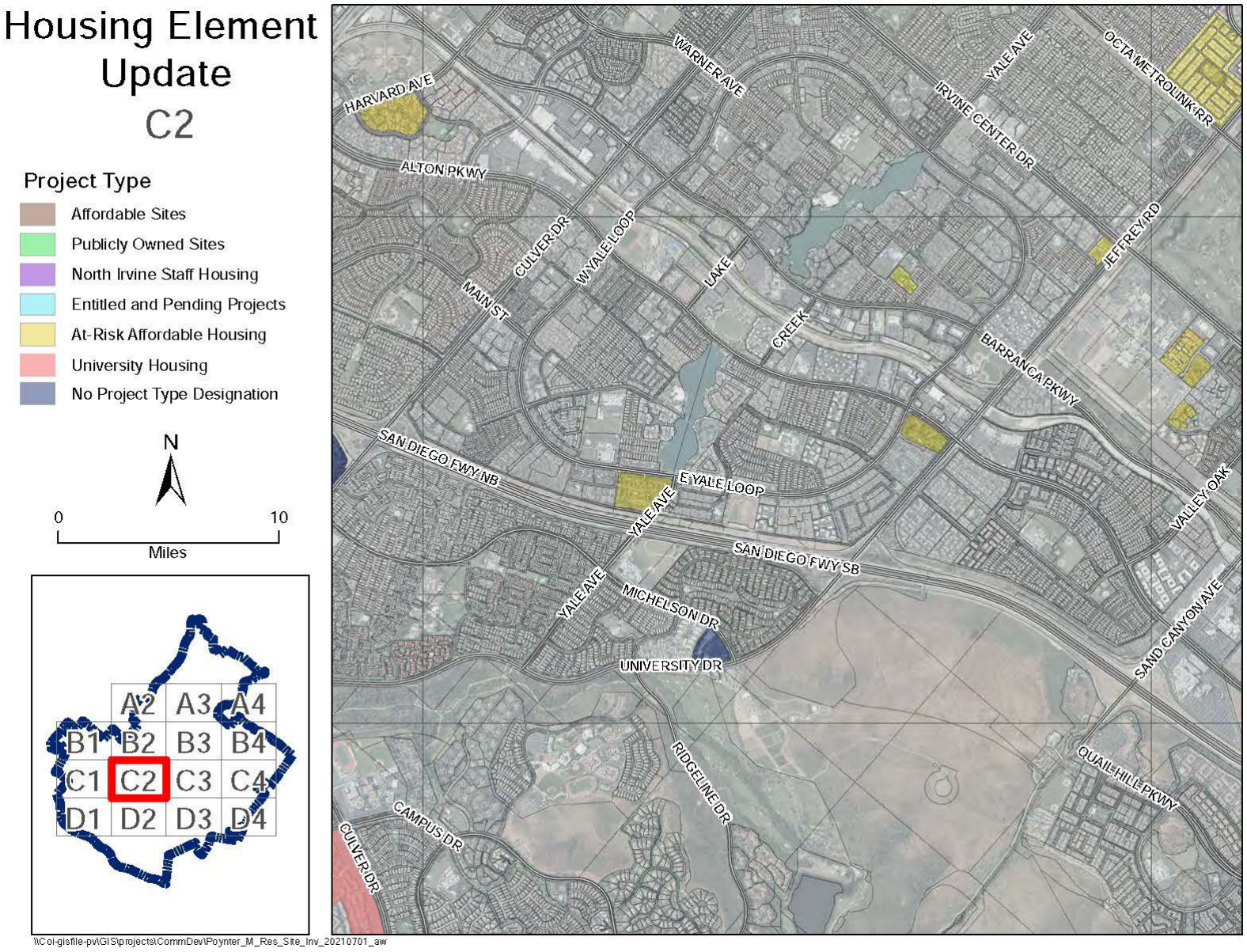

Housing Element Update
B1
Project Type
Affordable Sites
Publicly Owned Sites
North Irvine Staff Housing
Entitled and Pending Projects
At-Risk Affordable Housing
University Housing
No Project Type Designation
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BNSF RR
RED HILL AVE
BARRANCA PKWY
WARNER AVE
VON KARMAN AVE
ALTON PKWY
HARVARD AVE
MAIN ST
MACARTHUR BLVD
SAN DIEGO FWY SB
JAMBOREE RD
SAN DIEGO FWY NB
CULVER DR
MICHELSON DR
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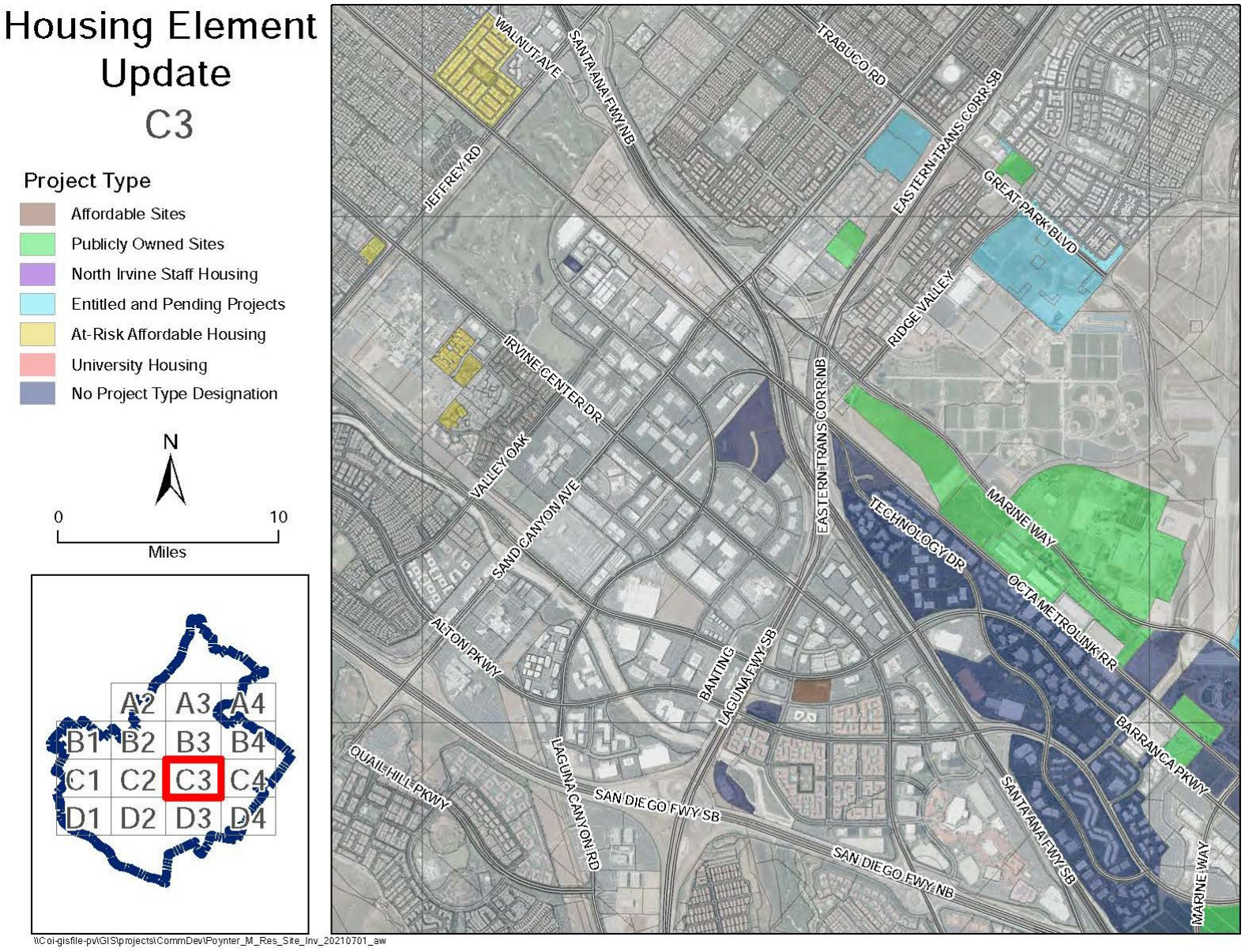

Housing Element Update
B2
Project Type
Affordable Sites
Publicly Owned Sites
North Irvine Staff Housing
Entitled and Pending Projects
At-Risk Affordable Housing
University Housing
No Project Type Designation
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BRYAN AVE
SANTA ANA FWY NB
JAMBOREE RD
TRABUCO RD
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WALNUT AVE
WARNER AVE
HARVARD AVE
OCTA METROLINK RR
CULVER DR
YALE AVE
IRVINE CENTER DR
ALTON PKWY
JEFFREY RD
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BARRANCA PKWY
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Housing Element Update
B3
Project Type
Affordable Sites
Publicly Owned Sites
North Irvine Staff Housing
Entitled and Pending Projects
At-Risk Affordable Housing
University Housing
No Project Type Designation
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CULVER DR
WESTWOOD
YALE AVE
BRYAN AVE
SOUTHWOOD
EASTWOOD
PORTOLA PKWY
TRABUCO RD
IRVINE BLVD
SANTA ANA FWY SB
WALNUT AVE
JEFFREY RD
SANTA ANA FWY NB
SAND CANYON AVE
EASTERN TRANS CORR SB
OCTA METROLINK RR
EASTERN TRANS CORR NB
GREAT PARK BLVD
IRVINE CENTER DR
MARINE WAY
RIDGE VALLEY
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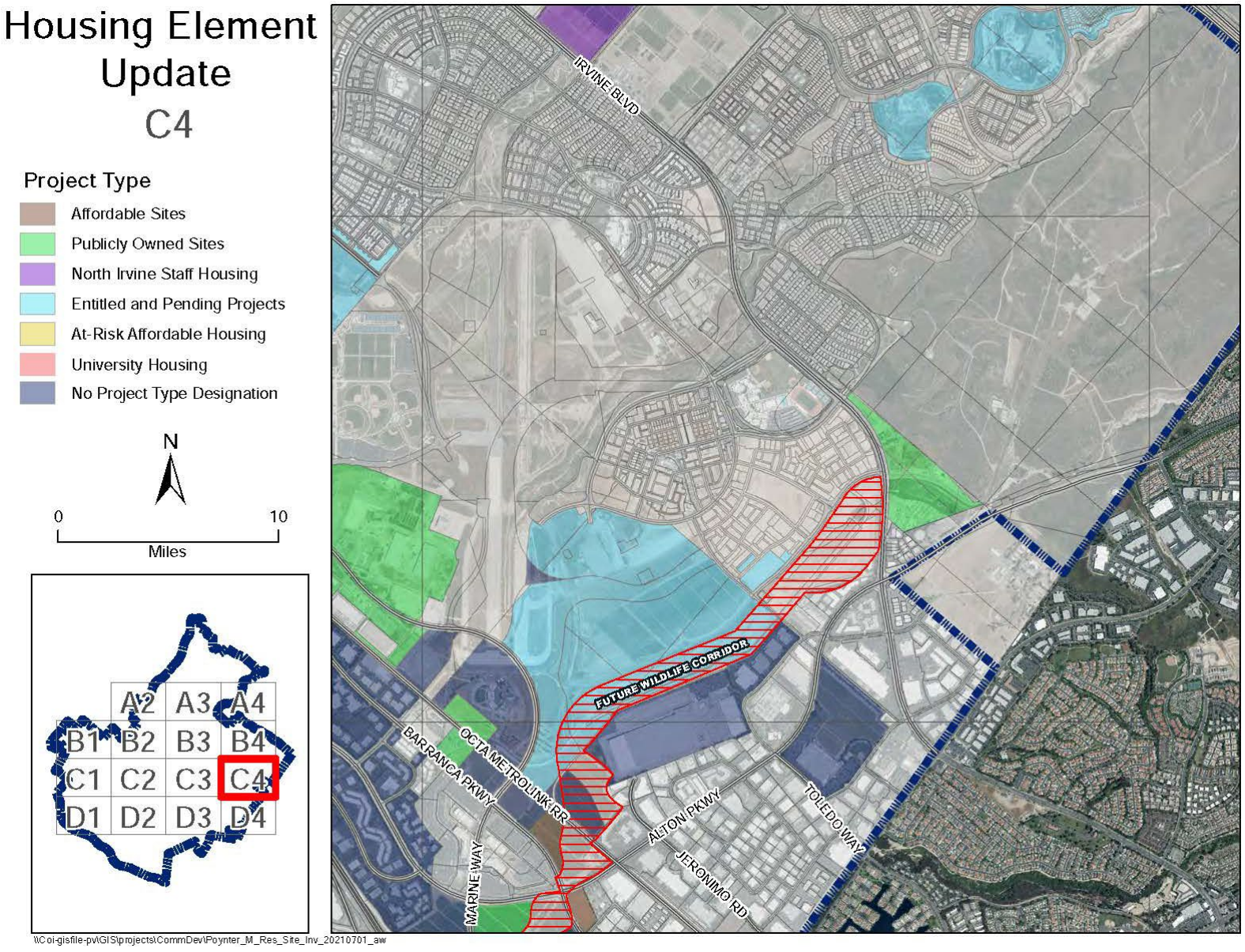

Housing Element Update
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At-Risk Affordable Housing
University Housing
No Project Type Designation
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PORTOLA PKWY
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FOOTHILL TRANS CORR NB
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IRVINE BLVD
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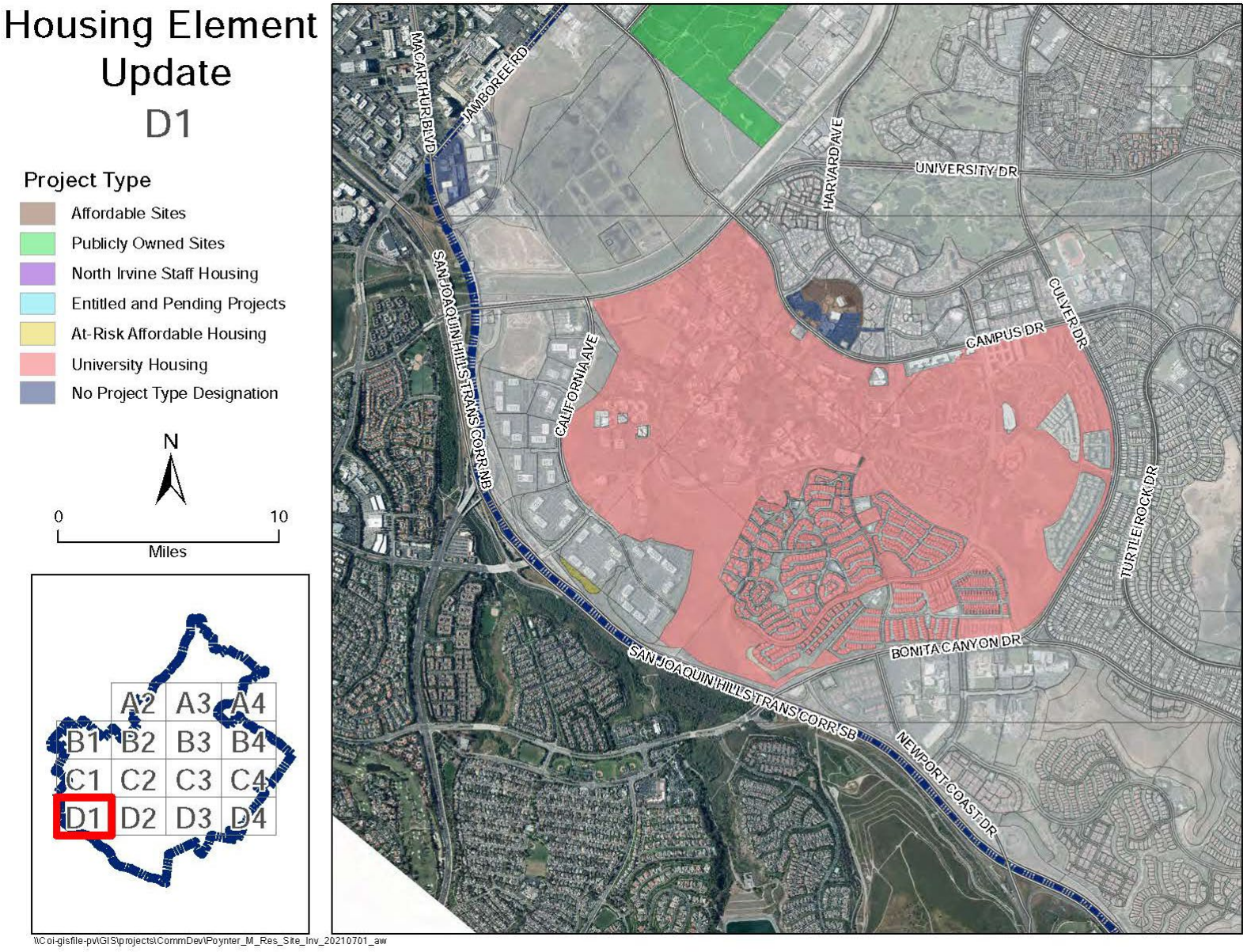

Housing Element Update
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Publicly Owned Sites
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At-Risk Affordable Housing
University Housing
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SAN DIEGO FWY NB
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MICHELSON DR
JAMBOREE RD
CARLSON AVE
HARVARD AVE
UNIVERSITY DR
CAMPUS DR
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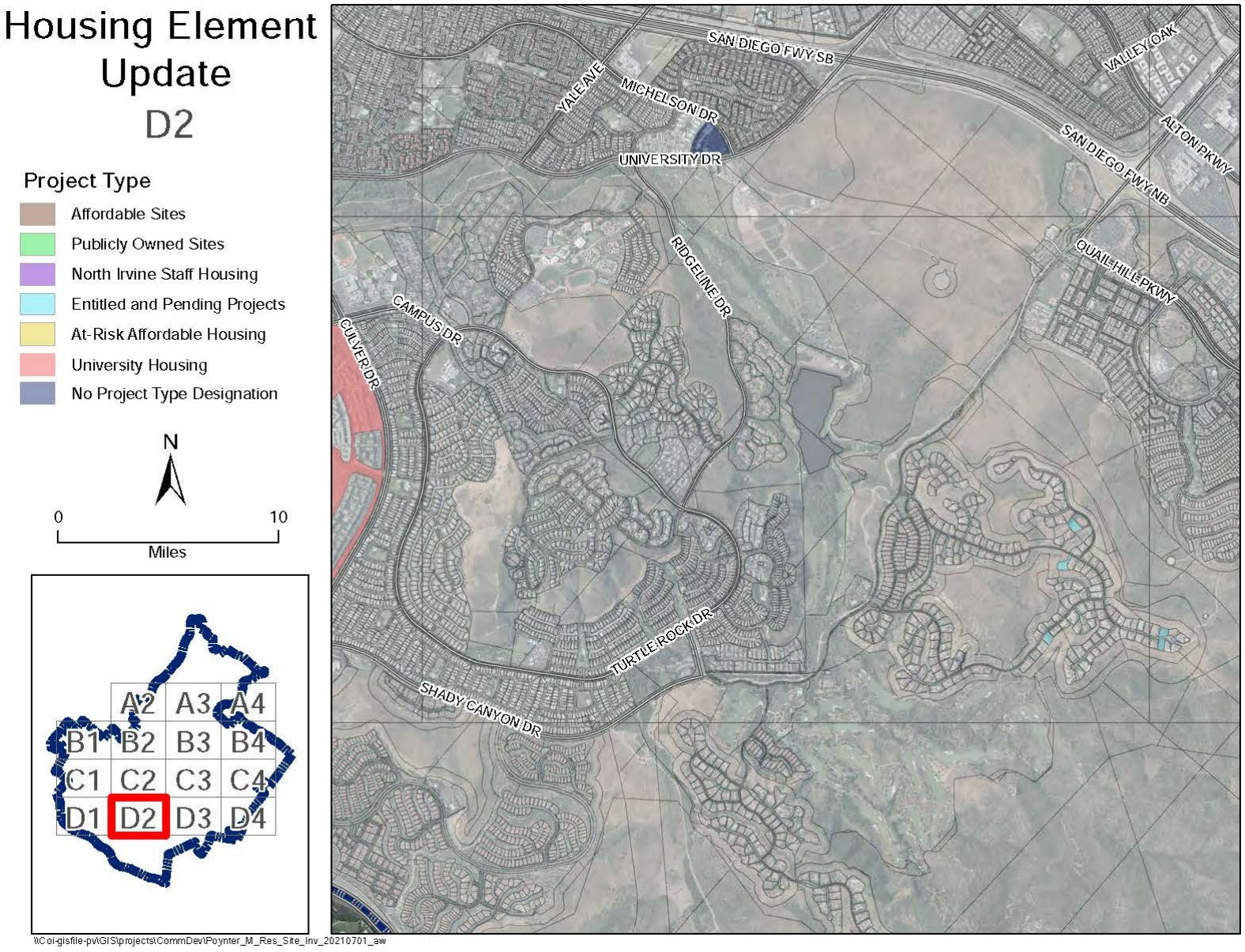

Housing Element Update
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At-Risk Affordable Housing
University Housing
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YALE AVE
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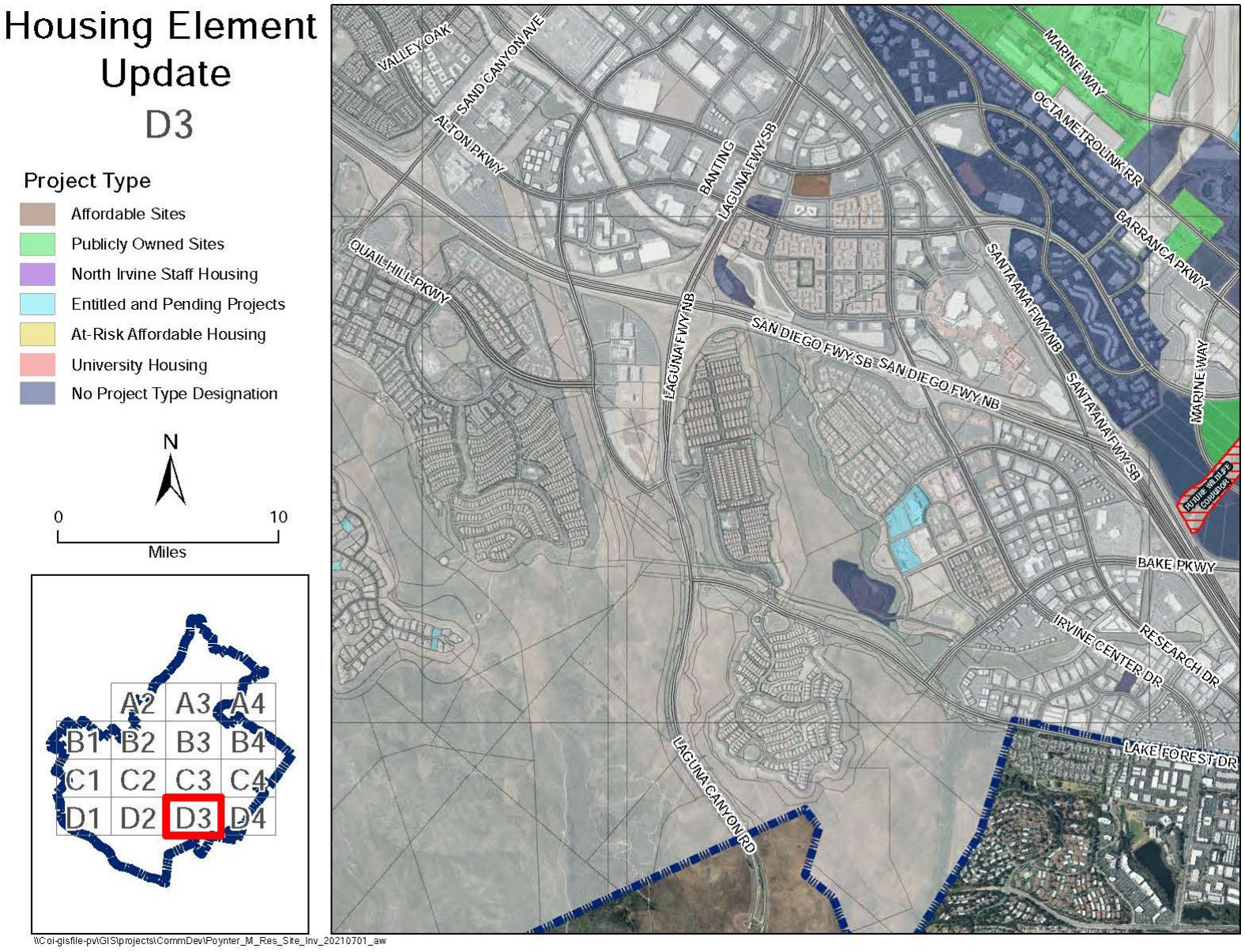


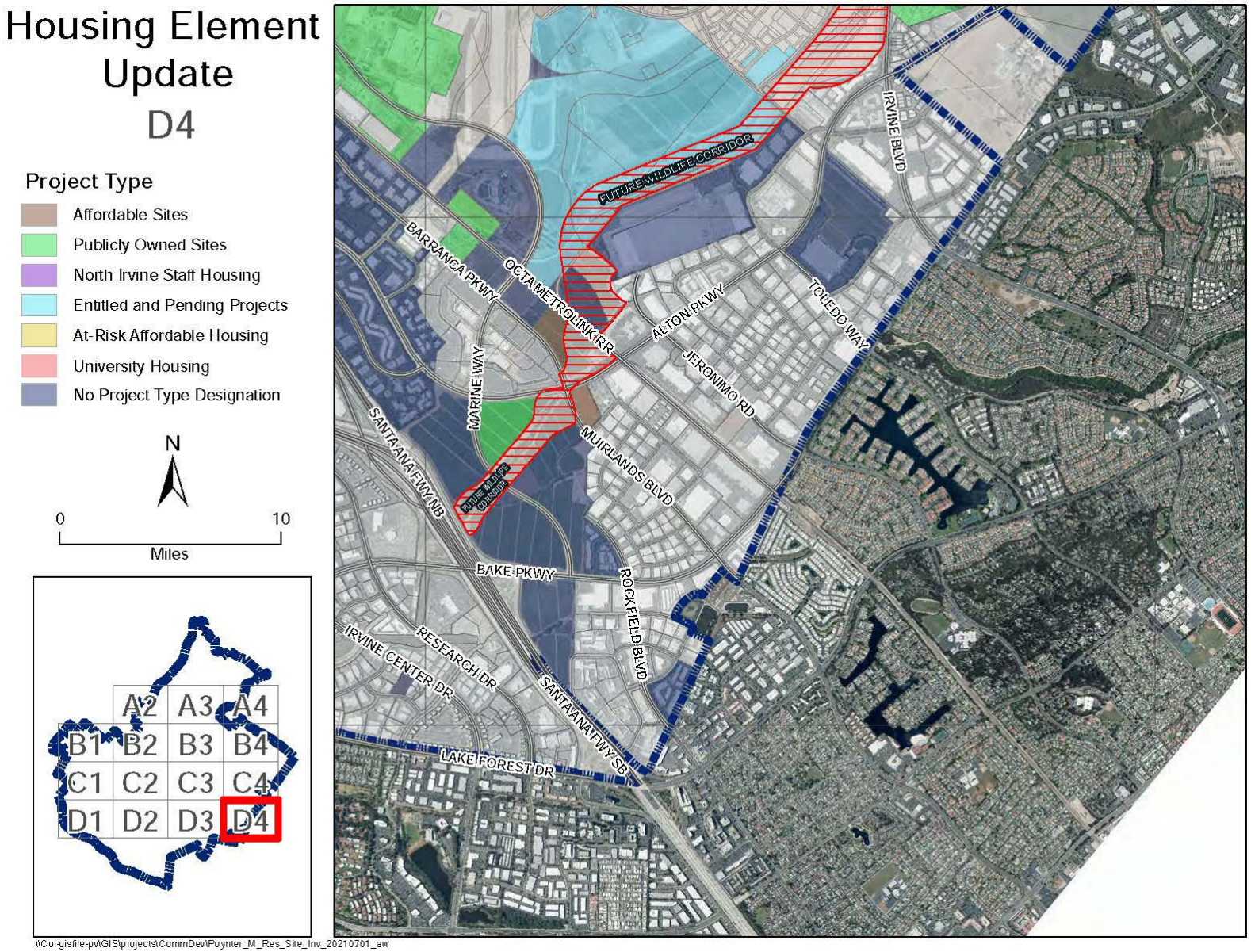
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Housing Element Update
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Project Type
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Entitled and Pending Projects
At-Risk Affordable Housing
University Housing
No Project Type Designation
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Housing Element Update
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Entitled and Pending Projects
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University Housing
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SAN JOAQUIN HILLS TRANS CORR NB
CALIFORNIA AVE
CAMPUS DR
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TURTLE ROCK DR
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NEWPORT COAST DR
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Housing Element Update
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Project Type
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Entitled and Pending Projects
At-Risk Affordable Housing
University Housing
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YALE AVE
MICHELSON DR
UNIVERSITY DR
VALLEY OAK
ALTON PKWY
SAN DIEGO FWY NB
RIDGELINE DR
QUAIL HILL PKWY
CAMPUS DR
CULVER DR
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Housing Element Update
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Project Type
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Entitled and Pending Projects
At-Risk Affordable Housing
University Housing
No Project Type Designation
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SAND CANYON AVE
ALTON PKWY
BANTING
LAGUNA FWY SB
MARINE WAY
OCTA METROLINK RR
BARRANCA PKWY
QUAIL HILL PKWY
LAGUNA FWY NB
SAN DIEGO FWY SB
SAN DIEGO FWY NB
SANTA ANA FWY NB
SANTA ANA FWY SB
MARINE WAY
BAKE PKWY
IRVINE CENTER DR
RESEARCH DR
LAGUNA CANYON RD
LAKE FOREST DR
\\Coi-gisfile-pv\GIS\projects\CommDev\Poynter_M_Res_Site_Inv_20210701_awr


Housing Element Update
D4
Project Type
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Publicly Owned Sites
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Entitled and Pending Projects
At-Risk Affordable Housing
University Housing
No Project Type Designation
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Miles
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A4
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C4
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D4
FUTURE WILDLIFE CORRIDOR
IRVINE BLVD
BARRANCA PKWY
OCTA METROLINK/RR
ALTON PKWY
TOLEDO WAY
JERONIMO RD
MARINE WAY
SANTA ANA FWY NB
MUIRLANDS BLVD
BAKE PKWY
ROCKFIELD BLVD
IRVINE CENTER DR
RESEARCH DR
SANTA ANA FWY SB
LAKE FOREST DR
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8 HOUSING PLAN

8.1 Goals, Objectives, Policies, and Programs

8.1.1 Goal 1: Provide for safe and decent housing for all economic segments of the community.

8.1.1.1 Objective A: Update the Land Use Element and Zoning Ordinance to achieve compliance with current State laws and to facilitate the development of diverse housing options.

Policies

- **HE-A.1:** Identify residential zones where allowable density can be increased or suitable Floor Area Ratio (FAR) specified for affordable housing, including for extremely low-income households.
- **HE-A.2:** Identify commercial and institutional zones where zoning can be changed to allow for mixed-use and/or higher-density residential development.
- **HE-A.3:** Ensure appropriate land use planning and developer mitigation/improvements are provided for adequate infrastructure, services, and facilities to serve existing and future residents.
- **HE-A.4:** Monitor residential construction and the use of residential and mixed-use designated lands. Ensure adequate residential sites are available to meet the City's housing needs.

Proposed Programs/Activities/Actions

- **PP-A.1: Maintain/Update the Site Inventory.** The City will provide adequate residential and mixed-use designated sites to accommodate the City's 6th Cycle RHNA of 23,610 units (6,396 very-low-, 4,235 low-, 4,308 moderate-, and 8,671 above-moderate-income units) through the following actions:
    - The City will maintain, a residential sites inventory of the City's RHNA and update this inventory, as projects are reviewed/approved/constructed to ensure sufficient residential capacity is maintained to accommodate the identified need. Schedule of Action: The inventory will be verified annually through the HCD Annual Progress Report work effort.
    - Should a development approval result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify sufficient sites to accommodate the shortfall. Schedule of Action: As needed.

  - Upon request by interested developers or the general public, the City will make the site inventory map and/or list available subject to reproduction costs. Schedule of Action: As requested.
  - The City will continue to pursue alternative options for meeting the RHNA through preservation, legislative changes, and regional cooperation. The City will apply for all available funding to pursue acquisition/rehabilitation of affordable housing projects and preservation of at-risk housing. Schedule of Action: Annually at the time of the annual progress report preparation and as State and federal funding sources (such as grants) are announced.

- **PP-A.2: Update the City's General Plan (including Land Use Element) and Zoning Ordinance.** The City will incorporate changes in State law (particularly affordable housing, employee housing, emergency shelters, and transitional/supportive housing, ADUs) into the Land Use Element and Zoning Ordinance. This will involve allowing for increased densities or FAR in both residential and non-residential areas to adhere to RHNA requirements. Other General Plan elements will be updated to ensure consistency with the updated Housing and Land Use Elements, as well as the Zoning Ordinance. Schedule of action: By October 2024.

- **PP-A.3**: **Residential Overlays in Non-Residential Areas:** The City will establish zoning overlays to allow for multifamily residential in nonresidential areas (which may include properties designated for religious institutions and schools) to provide flexibility in land use and development standards, including mixed-use developments. These flexible standards shall be directed toward meeting the physical, social, and economic needs of the community. The City will adhere to the requirements of California Government Code, Section 65583.2, subdivisions (h) and (i), as part of the rezoning program, including applicable by-right provisions, and the residential overlay zones in nonresidential areas will allow for densities of 30 units/acre, allow for 100 percent residential use, and will require residential use to occupy 50 percent of floor area on mixed use projects. Schedule of Action: Rezoning shall be completed during the General Plan Update process by October 2024.

- **PP-A.4: Encourage the Subdivision of Sites that are 10 or More Acres.** The City will encourage the subdivision of sites that are 10 acres or more to provide more opportunities for development of affordable housing, which the HCD has determined is more feasible on sites between 0.5 and 10 acres in size. The Housing Element site inventory identifies six sites that are larger than 10 acres in size, all of which are owned by public agencies (including the City and County). Of the six sites that exceed 10 acres in size, four are in Planning Area 51 which is the location of the closed former Marine Corps Air Station El Toro military base that is currently being redeveloped as the Great Park. As detailed in Chapter 7, Sites Inventory of this Housing Element, there is a long history with successful subdividing of very large parcels in the City to create 100 percent affordable housing, particularly in east of the 5 freeway and in and around Planning Area 51.

All six sites are in areas with a multitude of resources as they are located near transit (six are very close to the Irvine Station), major employment centers in the City, health care (including the planned City of Hope campus), parks, open space, new schools, and provide access to the iShuttle (City-run bus service). The Great Park area is still in the process of developing pursuant to a master plan that includes a residential mixed use overlay for Planning Area 32 which is located adjacent to the six sites in Planning Area 51 (as well as Irvine Station). Therefore, neighborhood serving retail and services are planned to be developed which will provide the affordable units planned in the area access to job centers, grocery stores, and other services. In addition, the City is planning a micro transit system that will connect residents in this area to larger job centers.

This large amount of available publicly owned land located in and near high resource areas presents a critical opportunity to develop a significant amount of affordable housing to address a very significant need. Schedule of Action: City staff will coordinate with property owners of large sites (both public and private) on an annual and ongoing basis and conduct a review every two years to assess whether large sites are reflective of affordability levels for its lower-income RHNA targets. In the event that these targets are below its projections, the City will zone and make additional sites available to accommodate its lower-income RHNA targets.

- **PP-A.5: Partner with University of California, Irvine (UCI) to Identify and Track University Housing.** The City will work with UCI to draft an agreement regarding approving, permitting, certifying occupancy, and/or reporting new units to the California State Department of Finance (DOF). The agreement will involve documentation from UCI on planned housing that has been approved to be built as well as information on the timing of the project construction and unit affordability by household income category. Schedule of action: By January 2022 and ongoing tracking.

SCHEDULE OF ACTIONS	
Funding Source:	General Fund
Responsible Party:	City's Community Development Department
Time Frame:	See above under each program.

8.1.1.2 Objective B: Streamline the affordable development process.

Policies

- **HE-B.1:** Expedite the entitlement process for affordable housing developments.
- **HE-B.2:** Evaluate the costs and benefits of reducing, deferring, or waiving development fees and identifying opportunities to do so for affordable housing projects.

Proposed Programs/Activities/Actions

- **PP-B.1: Assist with Development of Lower-Income Housing.** To assist the development of housing for households with lower incomes on larger sites, the City will seek to amend the fee collection process for land divisions and lot line adjustments resulting in parcel sizes that facilitate multifamily developments affordable to households with lower incomes (including extremely low income and farmworkers) in light of State, Federal, and local financing programs (i.e., 2–10 acres). The City will also identify potential property owners and nonprofit developers by the end of FY 2022-23 and work with them on an annual basis to target and market the availability of sites with the best potential for development. In addition, the City will offer the following incentives for the development of affordable housing, including but not limited to the following:
    - Streamlining and expediting the approval process for land division for projects that include affordable housing units.
    - *Within 12 months of Housing Element certification*, the City will prepare an analysis, including a financial assessment, with the goal of eliminating or reducing permitting fees for housing projects that are 100 percent affordable. The goal of reducing fees would be to reduce factors that can render an affordable housing development financially infeasible, thereby constraining the development of affordable housing.
    - City staff will provide technical assistance to developers on funding applications, as projects are proposed (specific timing dependent on development community).
    - The City will modify development requirements, where possible, for projects, as they are proposed (specific timing dependent on development community).
- **PP-B.2: Expedite Development.** The City will expedite development of housing projects for seniors, people with disabilities, and lower-income people and/or households. Schedule of Action: As projects are proposed (specific timing dependent on development community).
- **PP-B.3: Review the City's Development Standards.** The City will review the current Development Standards and update as appropriate to encourage residential, mixed-use, and transit-oriented developments. Schedule of Action: By October 2022.

- **PP-B.4: Provide a Menu of Incentives/Concessions for Developers.** To expedite the process of finding resources and incentives, the City will gather information on the available incentives/concessions for developers within a year of the City's Housing Element Update certification. The City will then develop and post an overview of the available incentives/concessions for developers on the City's website and updates will be performed on an annual basis. The goal of this program is either expedite the time it takes to obtain development approvals and/or incentives that provide cost savings on housing projects, thereby improving and increasing the financial feasibility of affordable housing projects. Schedule of Action: Within one (1) year of Housing Element certification.

- **PP-B.5: Dedicate Staff for Affordable Housing Entitlement, Permit, and Fee Processes.** To decrease the entitlement and construction process, following the adoption of the Housing Element the City will designate a dedicated planner, plan checker, and building inspector(s) to provide expedited processing for affordable housing projects, with an emphasis on projects that include extremely low-income units. The goal of this program is to expedite the affordable housing development process to accelerate the availability of affordable housing units in the community, which also has the effect of reducing development costs. Schedule of Action: By October 2022.

- **PP-B.6: Funding, Incentives, and Concessions for Extremely Low-Income Developments.** The City will undertake the following actions during the planning period:

    - Hold one (1) outreach meeting or survey with affordable housing developers and providers each year after the state budget funding for the next fiscal year are made public (by October of each year) to discuss available funding sources (City, state and federal), sites identified in the Housing Element sites inventory that are available, developer needs and opportunities for affordable housing projects. Outreach will include experienced developers with recent affordable housing project experience that includes units affordable to extremely low-income households and households with special needs. Schedule of action: by October 31 of each calendar year during the 6th Cycle planning period.

    - Emphasize funding for housing developments affordable to extremely low-income households and identify feasible financial incentives and regulatory concessions to encourage the development of different housing types (including multi-family and single-room occupancy projects) through the following actions:

        - Provide technical assistance to developers regarding City's lower income sites, funding opportunities, as well as mixed use zoning and density bonus incentives (make the availability for technical assistance known to developers at the outreach meeting referenced above). Schedule of Action: by October 31 of year calendar year (outreach meeting) and as needed/requested by developers).

- Conduct a feasibility studies on the City's ability to provide the following:
  - Fee underwriting, fee deferrals, and/or permit fast-tracking for projects that include housing affordable to lower income households, prioritizing projects that include units affordable to extremely low-income households. Schedule of Action: by October 2023.
  - Relaxed development standards to potentially enhance financially feasibility (potentially as part of the Land Use Element Update and Zoning Ordinance Amendment) for mixed use development projects that include an affordable housing component with an emphasis on extremely and very low-income units. Schedule of Action: by October 2023.
  - Incentives and concessions given current available funding sources (e.g., inclusionary housing fees and state and federal grants/assistance). Schedule of Action: by October 2023.

- City staff will sign up for and receive regular alerts and communications about state and federal funding opportunities (from HCD, HUD and other entities) for affordable housing development, including extremely low-income housing units. Schedule of Action: by June 30, 2022.
- City staff will apply for or support a minimum of three (3) grant applications for affordable housing (including extremely low-income housing units) each year. To date, grant opportunities for cities have been limited to SB 2, LEAP and Permanent Local Housing Allocation (PLHA). The remainder of available grants require developers to apply for specific projects (meeting stringent criteria) rather than local jurisdictions. City staff will meet with the County Housing & Community Development Services Department each year to identify additional funding opportunities for affordable housing activities. Schedule of Action: each year by December 31.

The goal of this program is to offer all available concessions, technical assistance and funding assistance to housing projects that include lower income housing units to improve the financial feasibility of those projects, allowing the projects to be implemented rather than abandoned due to financial infeasibility.

As shown in Table 8-1 (Quantified Objectives), the City conservatively estimates that 32 extremely low and 1,396 very low-income units will be developed during the planning period.

Disclaimer – completing the tasks and activities referenced in this program will be dependent upon available local, state, and federal funding sources.

SCHEDULE OF ACTIONS	
Funding Source:	General Fund
Responsible Party:	City's Community Development Department
Time Frame:	As specified under each program.

- **PP-B.7: Senate Bill (SB) 35 Streamlined and Ministerial Approval Process**. The City will establish streamlined, ministerial review procedures and processes for qualifying multi-family residential projects consistent with SB 35within one year of Housing Element certification.

SCHEDULE OF ACTIONS	
Funding Source:	General Fund
Responsible Party:	City's Community Development and Public Works/Transportation Departments
Time Frame:	Within 1 year of Housing Element certification

8.1.2 Goal 2: Maximize land utilization for residential development.

8.1.2.1 Objective C: Encourage the proper utilization of the undeveloped/underdeveloped residential areas of the City.

Policies

- **HE-C.1:** Promote infill development in appropriate areas.
- **HE-C.2:** Promote residential development fully served by public services and utilities.

Proposed Programs/Activities/Actions

- **PP-C.1: Update the City's Zoning Ordinance to Allow for Higher Densities in Areas with Underdeveloped/Underutilized Property.** The City will update the current Zoning Ordinance to establish higher density in areas with underdeveloped/underutilized property, such as Planning Areas 32 (adjacent to the Irvine Station served by Amtrak/Metrolink passenger rail services and Orange County Transportation Authority bus services), 33, and 36 (a.k.a., Irvine Business Complex or "IBC" near John Wayne Airport). This update will maximize land utilization for residential development to accommodate RHNA requirements, including allowing residential overlays in commercial areas to allow for residential to be added to commercial areas or to allow existing underutilized commercial uses to be converted to residential (i.e., hotels). The residential overlays will conform to Government Code requirements, as described in Program PP-A.3. Schedule of Action: By October 2024.
- **PP-C.2: Establish ADU Policies to Comply with Changes in State Law.** Multiple State laws have been passed since 2019 establishing statewide standards for local regulations governing ADU development. State law requires that ADUs be allowed in residential and mixed-use areas despite local ordinances or homeowner's association rules and requirements. Additionally, State law requires jurisdictions to develop a plan to encourage

and incentivize ADUs in an effort to address the current California housing crisis. Schedule of Action: By January 2023.

- **PP-C.3: Remove Barriers for ADUs**. The City will work with the U.S. Postal Service and the Orange County Fire Authority to develop solutions for address, mail delivery, and public safety service/response issues that have surfaced through the processing of setting City ADU policies. Additionally, the update to the City's Zoning Ordinance, as described in several programs in this chapter, will include updating the City's parking standards to adhere to current State law requirements regarding ADUs. Schedule of Action: By October 2024.

- **PP-C.4: Encourage and Incentivize ADUs.** Assembly Bill (AB) 671 requires local agencies' Housing Elements to include a plan that incentivizes and promotes the creation of ADUs that can offer affordable rents for households with very-low-, low-, or moderate-income households. As part of the ADU ordinance update (including public outreach), the City will research feasible options to facilitate affordable housing options for ADUs *by the end of 2022 and begin providing incentives by January 2023*. These options may include pre-approved ADU plans or kits or reduced or waived building permit fees for property owners who provide annual rent information so that the City can track affordable housing provided by ADU for extremely low, very low, low and/or moderate-income households. The City will potentially extend the duration of incentives at the end of the planning period (by January 2031) if the data on the efficacy supports continuing the program. The goal of this program is to reduce the amount of time and expense property owners would take on in considering or moving forward with ADUs.

SCHEDULE OF ACTIONS	
Funding Source:	General Fund
Responsible Party:	City's Community Development Department
Time Frame:	As specified under each program.

8.1.3 Goal 3: Preserve existing affordable housing.

8.1.3.1 Objective D: Use available resources to preserve affordable housing units at risk of conversion to market rate.

Policies

- **HE-D.1:** Monitor affordable rental units at risk of converting to market rents and proactively reach out to property owners to discuss options.

- **HE-D.2:** Monitor and participate in Federal, State, and local initiatives that address affordable housing preservation in conjunction with the Annual Progress Report to HCD.

- **HE-D.3:** Provide information to property owners on financial incentives and public funding assistance for improvements.

- **HE-D.4:** Work with property owners of existing assisted housing developments for lower-income households to determine methods to extend affordability covenants to preserve affordable units, including assistance from the City.
- **HE-D.5:** Work with nonprofit organizations that may acquire at-risk projects to extend affordability of existing assisted housing developments for lower-income households.
- **HE-D.6:** Identify new and innovative ways to maintain affordability, rehabilitate, and preserve properties that provide naturally affordable housing (i.e., existing housing with rents that fall in the moderate-income housing range according to HCD and HUD published rents and do not have affordability restrictions).
- **HE-D.7:** If preservation is not possible, ensure that tenants of at-risk units opting out of low-income use restrictions are properly noticed and informed of resources available to them for assistance.
- **HE-D.8:** Provide replacement housing for any non-vacant residential units in the Sites Inventory that are currently occupied or have been occupied in the prior five years by, or subject to an affordability requirement for, lower-income households.

Proposed Programs/Activities/Actions

- **PP-D.1: Affordable Housing Preservation/Committed Assistance Program (including Financial Resources and In-Kind Services).** The City will provide financial and other available assistance to affordable housing property owners to preserve units. The committed assistance may consist of both financial and non-financial, in-kind services to incentivize the preservation of affordable units. The total number of units to be preserved are seven extremely low, 517 very low and 299 low-income units (Chapter 4, At-Risk Affordable Housing, of this Housing Element identifies the project name, level of affordability and address of all units).

  It is important to note that in California Government Code, Section 65583.1(c)(4), "committed assistance" means "that the city or county enters into a legally enforceable agreement during the period from the beginning of the projection period until the end of the third year of the planning period that obligates sufficient ***available funds or other in-kind services*** to provide the assistance necessary to make the identified units affordable and that requires that the units be made available for occupancy within two years of the execution of the agreement." The City will pursue committed assistance through a legally enforceable agreement by the end of the third year of the housing-element planning period, or by June 30, 2024. The committed assistance will include both financial and in-kind assistance as allowed by State law. The estimated dollar amount of committed assistance is $7,000,000 from American Rescue Plan Act funds. The estimated in-kind committed assistance will be development concessions that would be financial incentives to property owners with

affordable units at risk of converting to market rate units during the 6th Cycle planning period. This assistance adheres to the requirements of State law and the Adequate Sites Program Alternative Checklist (Figure 8-1) from HCD.

The total committed assistance (financial and in-kind) will be sufficient to make the targeted units available for occupancy within two years of the execution date of the agreement. Additionally, this program will involve reporting on the status in the City's Annual Progress Report on the Housing Element beginning in 2025. The California Government Code requires that If the City does not enter into an enforceable agreement of committed assistance for all the units initially identified by the end of the third year of the planning period, or June 30, 2024, the City must adopt an amendment to the 6th Cycle Housing Element, no later than the end of the fourth year of the planning period (June 30, 2025) identifying additional adequate sites sufficient to accommodate the number of units for which committed assistance was not provided.

The City will comply with the requirements of California Government Code, Section 65583.1(c)(2)(C), in connection with the execution of agreements, as presented below:

- The City will hold a public hearing in October 2022 and make the required finding that the units are eligible and are reasonably expected to change from housing affordable to low- and very low-income households to any other use during the next eight years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.
- The units will have long-term affordability covenants and restrictions that require the units to be affordable to, and reserved for occupancy by, persons of the same or lower income group as the current occupants for a period of at least 55 years.
- The units will be within "assisted housing developments," as defined in paragraph (3) of subdivision (a) of Section 65863.10. (iii) and the City Council finds, after a public hearing, that the units are eligible, and is reasonably expected to change from housing affordable to low- and very low-income households to any other use during the next eight years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.
- The units are in decent, safe and sanitary condition at the time of occupancy.
- At the time the units are identified for preservation, they are available at affordable cost to persons or families of low- or very low income.

- **PP-D.2: Continue the Preservation and Monitoring of Existing and Future Affordable Units.** The City will continue to monitor and preserve the affordability of all publicly assisted housing units *on an ongoing basis* (timing is dependent on property owners and development community) and:
  - Outreach to developers with expiring deeds to consider options to extend affordability on an ongoing basis, as appropriate;

- Support applications by nonprofits for funding to purchase at-risk units;
- Find local nonprofits and reach out by mid-2022 to strengthen relationships and develop a plan or strategy for quickly moving forward in the case units are noticed to convert to market-rate uses in the planning period;
- Consider pursuing funding on at least an annual basis;
- Contact nonprofits to develop a preservation strategy by January 2023 and be ready to quickly act when notice of conversion is received; and
- Monitor the units to ensure tenants receive proper notifications, education, and support.

- **PP-D.3: Replacement Housing.** The Sites Inventory includes four non-vacant sites with existing residential uses. The sites are currently combined and house an 880-unit apartment building. In considering a demolition and new construction of residential development at the site (that increases the total number of units), the City is proposing the incorporation of 465 deed-restricted units affordable to very low- and low-income households on this site, generating replacement units for any units that may be inhabited by very low- and low-income families. The City will review all available information for the property, calculate the number of units with lower income households, and determine if the proposed 465 units are sufficient for replacement. If it is determined that the number of residential units occupied by a lower-income household exceeds the proposed 465, the City will work with the developer to ensure the appropriate number of affordable units is built to replace any existing units, pursuant to California Government Code, Section 65915. Schedule of Action: As development projects are proposed (timing dependent on development community).

SCHEDULE OF ACTIONS	
Funding Source:	State Grants, Federal funding, Inclusionary Housing In-Lieu Fees
Responsible Party:	City's Community Development Department
Time Frame:	As specified under each program.

8.1.4 Goal 4: Encourage more affordable housing units.

8.1.4.1 Objective E: Secure State, Federal, and local affordable housing funds and assist developers in finding funding sources for affordable project funding.

Policies

- **HE-E.1:** Apply and leverage State and Federal grant and other funding sources.
- **HE-E.2:** Provide available funding information to the public/affordable housing developers.
- **HE-E.3:** Update inclusionary housing policies and in-lieu fees.

Proposed Programs/Activities/Actions

- **PP-E.1: Advertise Available Resources.** In addition to providing funding opportunities related to HUD programs on the City's website, funding opportunities will be disseminated via targeted email notifications and may also be posted on all City social media accounts and include information on vacant land currently owned by the City (i.e., location, size, and zoning). Schedule of Action: Funding opportunities on an ongoing basis (dependent on HUD availability) and information on vacant land owned by the City following all required actions related to the Surplus Property Act.

- **PP-E.2: Monitor Grant Opportunities and Maximize Grant Applications.** The City will access information from HCD and other State agencies to identify grant application opportunities for affordable housing. When grant opportunities are known, the City will reach out to affordable developer stakeholders to identify projects and/or opportunities to include on grant applications. The City will apply or support a minimum of three (3) grant application each year. The goal of this program would be to increase the amount of funding available for affordable housing projects, which require public subsidies to be built. *Disclaimer: completing the tasks and activities referenced in this program will be dependent upon available local, state and federal funding sources.*

  Schedule of Action: Annually (timing dependent on State HCD and other departments).

- **PP-E.3: Inclusionary Housing Ordinance Update.** The City will retain a consultant to conduct a feasibility study on increasing the inclusionary housing requirement from 15 percent (5 percent very low, 5 percent low, and 5 percent moderate) to 20 percent (9 percent very low, 6 percent low, and 5 percent moderate). The policy changes proposed to Planning Commission and City Council, if deemed feasible in the study, will include increasing the inclusionary requirement to 20 percent with corresponding updated in-lieu fee (paid if affordable units are not provided on-site) to reflect current land and construction costs, and other related updates. Schedule of Action: By October 2024.

- **PP-E.4: Identify and Analyze Local Funding Options.** The City will identify and analyze local funding options for affordable housing and monitor new funding and financing resources each year. This program will also include using State and Federal funding received by the City to partner with nonprofit organizations (such as the ICLT), as the commitment of City funding can enhance the scoring of 100 percent affordable projects to secure important funding sources, such as low-income housing tax credits (LIHTCs) that have become highly competitive. Schedule of Action: Annually.

- **PP-E.5: Utilize Available Funding Tools and/or Public/Private Partnerships to Create Lower Income and Workforce Housing.** The City will identify and utilize State programs and/or potential public/private partnerships with major employers to acquire existing market

rate housing units or develop new housing units to create moderate or workforce housing (available to households with incomes at 80 percent to 120 percent of AMI).

In February 2022 the City Council approved the broad terms and conditions under which the City will participate in the Middle-Income Housing Program. Subsequently, the City executed Public Benefit and Joint Power agreements to convert existing market rate apartment units to affordable units at The Royce Apartments. More specifically, the first agreement approved is with the California Statewide Communities Development Authority (CSCDA) and the Waterford Property Group to issue approximately tax-exempt bonds to finance the acquisition, maintenance and operations of The Royce Apartments, a 520-unit apartment development. Under the agreement, one-third of the units will be designated for persons earning no more than 80% of AMI (low income), one-third for those earning up to 100% of AMI (moderate income), and one-third for those earning a maximum of 120% of AMI (moderate income). Rent restrictions would expire upon full repayment of the bonds, which are projected to be paid off in 35 years.

Other Potential programs could include concessions or incentives to large existing or future Irvine employers, and/or collaborations between employers and developers to make affordable housing projects and/or conversions feasible. Schedule of Action: Agreements for The Royce was executed in March 2022 with other programs pursued annually.

SCHEDULE OF ACTIONS	
Funding Source:	City's General Fund, State and Federal funds
Responsible Party:	City's Community Development Department
Time Frame:	As specified under each program.

8.1.4.2 Objective F: Leverage publicly owned resources, such as vacant land and underutilized properties.

Policies

- **HE-F.1:** Leverage available resources, such as vacant land and underutilized properties, to incentivize new affordable housing development.

Proposed Programs/Activities/Actions

- **PP-F.1: Leverage City-Owned Land for the Development of 100 Percent Affordable Housing Projects.** The City will follow all requirements of the Surplus Land Act, Article 8 (commencing with Section 54220) of Chapter 5 of Part 1 of Division 2 of Title 5, including holding a public hearing designating the properties as "surplus properties" under California Law. The City will also conduct an analysis to determine, based on market conditions, if selling or leasing the properties would maximize the development of affordable units. The City will then send a Notice of Availability to all required parties regarding the availability of

County-owned land available for purchase or lease. It is the City's intent to facilitate the development of 100 percent affordable housing projects on vacant or underutilized City-owned sites. The City will also coordinate with the public entities that own a site (or sites) to ensure that the legally mandated surplus property process is followed. Schedule of Action: Surplus Land Act activities to be completed by October 2024 and Notice of Availability by December 2025.

- **PP-F.2: Irvine Community Land Trust.** The City seeks to continue to strengthen its relationship with the ICLT to collaborate and partner on efficiently and effectively maximizing affordable housing opportunities. To this end, the City will pursue the following:
    - Coordinate with the ICLT to actively pursue land acquisition opportunities for a range of affordable housing options, including rental apartments, ownership housing, transitional housing, supportive housing, and single-room occupancy housing.
    - Collaborate to determine feasibility of developing permanently affordable housing in partnership with the ICLT on publicly owned sites that may be designated as surplus property.
    - Assist the ICLT and developers to access public funding and financing and through new construction to increase supply of permanently affordable rental units with supportive services that target seniors and persons with disabilities and extremely low-income households.
    - Partner with the ICLT to seek legislative support for:
        - Public funding resources and prioritization of those sources to advance the development of permanently affordable rental and ownership housing at all affordable income levels.
        - Legislative changes that remove sunset provisions for affordable housing developments.

      Schedule of Action: As opportunities arise for acquisition, development, and legislative initiatives the City will work with ICLT. Additionally, City will meet at least quarterly with ICLT starting in November 2021 to coordinate efforts. City will document progress on these items in its Annual Progress Report.
- **PP-F.3: Collaborate with Public Agencies to Leverage Other Publicly Owned Land for the Development of Affordable Housing Projects through Master Planning and Disposition Efforts.** The City will coordinate with public agencies to facilitate the development of affordable housing projects on vacant and underutilized sites, including sites owned by the County of Orange, the State, and the Irvine Ranch Water District. Activities could include collaboration with public agencies on master-planning and disposition efforts

for large vacant and underutilized sites. For instance, the County of Orange currently owns significant property near the Irvine Station. Under this program, the City would work with the County to develop affordable housing strategies for these properties. Schedule of Action: Coordination with County of Orange, the State, and the Irvine Ranch Water District and any other relevant public agencies in connection with the Land Use Element Update and Zoning Ordinance amendment from 2022 through October 2024.

SCHEDULE OF ACTIONS	
Funding Source:	State Grants, CDBG, HOME, public and private grants
Responsible Party:	City's Community Development Department
Time Frame:	As stated under each program.

8.1.4.3 Objective G: Promote various types of affordable housing.

Policies

- **HE-G.1:** Continue to provide density and regulatory incentives to facilitate permanent affordable housing development.
- **HE-G.2:** Encourage mixed-income developments accessible to lower-income residents Citywide, especially in resource-rich areas.
- **HE-G.3:** Seek and explore opportunities (including partnering with non-profit organizations) to encourage the development of the following types of affordable housing:
    - Acquisition/rehabilitation projects.
    - Affordable housing for seniors, large families and other special needs groups.
    - Affordable housing with reasonable accommodations and supportive services for people with disabilities.
    - Affordable owner-occupied housing types.
    - Mixed-use projects that have community-serving uses.
- **HE-G.4:** Promote and facilitate new partnerships with various organizations with different housing needs and between various entities with complementary housing objectives that include but are not limited to the following:
    - University of California, Irvine (including the UCI land trust).
    - Religious institutions.
    - School districts.
    - Community college districts.

  - Large employers.
  - Market-rate developer with affordable housing developer partnership.

- **HE-G.5:** Assist very low and low-income renters with securing affordable housing in the City by providing information regarding Housing Choice Vouchers through the Orange County Housing Authority (OCHA). Maintain on the City's website a link to the Housing Choice Vouchers information page on the OCHA website and notify Irvine residents if and when the waitlist is open. Should the Housing Choice Voucher waitlist open during the planning period, provide a link on the City's website to the application and make paper copies available at City Hall.

Proposed Programs/Activities/Actions

- **PP-G.1: Continue to Apply "Additive" Intensity (under the Land Use Element) for Affordable Housing.** The City's Land Use Element allows for the entitlement of affordable housing units beyond the maximum unit counts established in the Zoning Ordinance, thus considered additive to the General Plan intensity thresholds, which allows additional units to be developed under the City's established land use designations. The City will continue implementing this policy. Approximately 1,300 affordable units in the City have been determined to be additive over the past eight years. Schedule of Action: As development projects are proposed (timing dependent on development community).

- **PP-G.2: Adopt Ordinances and Policies that Encourage a Diverse Housing Stock.** The City will amend the Inclusionary Housing Ordinance *by October 2024*; encourage and incentivize ADUs through various programs *by January 2023*; encourage innovative design prototypes and/or construction, such as smaller units with increased energy efficiency (i.e., sustainable designs and operations), modular units or other innovative building types *on an ongoing basis*; and streamline permitting to encourage a diverse housing stock *on an ongoing basis*. See other objectives for proposed activities regarding such topics. The goal of this program is expanded affordable housing units in the City by requiring those units or allowing for varying building designs that reduce development/resident costs.

- **PP-G.3: Zoning Changes.** The City will make appropriate zoning changes as part of the General Plan - Land Use Element Update and Zoning Ordinance Amendment to bring the City's Zoning Ordinance in compliance with State law changes related to parking, by right uses, and other requirements. The zone changes will also include those detailed in Programs PP-I.1 (allowing more types of residential uses) and PP-A.3 (establishing residential overlays in non-residential areas at densities suitable for lower income projects). These changes will also allow and encourage the development of new affordable housing in resource-rich areas and provide more affordable housing options for Irvine residents. Affordable housing depends primarily on Low Income Housing Tax Credits for a large portion of project finance. These Tax Credits are competitive with the projects with higher scores securing funding and a portion of project

scoring relies on whether the project location is in a low, medium or high resource area. By zoning existing commercial and other properties to allow for higher density residential uses in medium to high resource areas, it facilitates affordable housing by contributing to an increased likelihood of award of substantial funding which in turn makes projects more financially feasible and therefore implementable. Furthermore, this update will allow these land uses in the City's residential zones, will modify portions of the Municipal Code dealing with the location of and distance between these housing types and potentially other requirements, and will ensure that the City uses only objective development standards to maintain compliance with current State requirements. Schedule of Action: By October 2024.

- **PP-G.4: Partner with University of California, Irvine (UCI) to Identify and Track University Housing.** The City will work UCI to draft agreement regarding approving, permitting, certifying occupancy, and/or reporting new units to the California State Department of Finance (DOF). The agreement will involve documentation from UCI on planned housing that has been approved to be built as well as information on the timing of the project construction and unit affordability by household income category. Schedule of Action: By January 2022 and ongoing tracking.

- **PP-G.5: Housing Choice Vouchers.** The Federal Housing Choice Voucher Program extends rental subsidies to extremely low and very low-income households, including families, seniors, farmworkers, and the disabled. The program offers a voucher that pays the difference between the current fair market rent as established by HUD and what a tenant can afford to pay (i.e., 30 percent to 40 percent of household income). The voucher allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost. In Irvine, the program is administered by the OCHA. Given the continued need for rental assistance, the City supports and encourages the provision of additional subsidies through the Housing Choice Voucher Program. The City will continue to provide information to households and homeowners interested in participating in this program. Schedule of Action: Ongoing.

- **PP-G.6: Irvine Housing Authority.** The City will study the benefits associated with creating an Irvine Housing Authority with the ability to allocate Federal Housing Choice Vouchers *by January 2023*.

- **PP-G.7: Terms of Affordability.** The City will analyze incentives to encourage affordable housing developers to consider extending the terms of affordability in perpetuity *by January 2023.*

SCHEDULE OF ACTIONS	
Funding Source:	General Fund
Responsible Party:	City's Community Development Department
Time Frame:	As stated under each program.

8.1.4.4 Objective H: Address, remove, and/or mitigate existing or potential governmental constraints to housing production and affordability (to the extent legally and financially feasible).

Policies

- **HE-H.1:** Evaluate City policies, procedures, and regulations annually with the passage of new laws affecting housing.

Proposed Programs/Activities/Actions

- **PP-H.1: Monitor Legislative Changes.** The City will monitor legislative changes to ensure that City policies and regulations comply with State and Federal laws. Schedule of Action: Annually.
- **PP-H.2**: **Monitor and Adjust Fees, Incentives, and Processes.** The City will monitor and adjust City fees, development standards, incentives, and development review processes, where legally and financially feasible, to ensure such requirements do not unduly constrain housing development. The goal of this program is to ensure that fees (both the dollar amount and timing), incentives, development standards/review processes do not constrain the development of housing units or render housing development infeasible. Schedule of Action: Annually.
- **PP-H.3: Establish Written Procedures for Reasonable Accommodation.** The City will develop and establish specific written procedures for requesting and granting a reasonable accommodation for housing for persons with disabilities. Schedule of Action: by June 30, 2023.

SCHEDULE OF ACTIONS	
Funding Source:	City's General Fund and OCHA (via HUD)
Responsible Party:	City's Community Development Department
Time Frame:	As stated under each program.

8.1.5 Goal 5: Maximize solutions for those experiencing or at risk of homelessness.

8.1.5.1 Objective I: Increase access to support services for people experiencing homelessness.

Policies

- **HE-I.1:** Amend the City's Zoning Ordinance to comply with current State laws regarding emergency shelters, transitional and supportive housing, group care facilities, and other housing types.

- **HE-I.2:** Leverage available State and Federal grant funding (e.g., PLHA grant funds) and local sources to fund housing solutions.
- **HE-I.3:** Coordinate with Orange County, other public agencies such as the Orange County Fire Authority, and surrounding cities to identify and fund long-term services and housing for those experiencing homelessness.
- **HE-I.4:** Continue to cooperate with nonprofit organizations including religious institutions to provide emergency shelter, transitional and permanent supportive housing and associated services in a non-concentrated manner for residents experiencing homelessness.
- **HE-I.5:** Reduce barriers to the development of emergency, transitional, and permanent supportive housing.

Proposed Programs/Activities/Actions

- **PP-I.1: Update the City's Zoning Ordinance and Policies Related to Emergency Shelters, Low-Barrier Navigation Centers, Transitional and Supportive Housing, and Group Care Facilities to Comply with Current Laws.** The City will update the Zoning Ordinance and related policies pertaining to emergency shelters, Low-Barrier Navigation Centers (LBNCs), transitional and supportive housing, and group care facilities to conform to State requirements, as established by AB 139, AB 2162, and Senate Bill 48. Generally, this update would allow these land uses in all of the City's residential zones and with fewer conditions. Specifically, the Zoning Ordinance would be amended to:
    - Modify parking requirements for emergency shelters to be limited to staff working at the facility, to recognize transitional and supportive housing projects as residential use of property subject to the same restrictions as other residential property within the same zone;
    - Define in the Zoning Ordinance residential care facilities for seven or more people in a manner consistent with State law and fair housing requirements. The definition would state that these facilities are state authorized, certified or licensed family home or group care facility for seven or more people providing twenty-four (24) hour nonmedical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual, excluding jails and other detention facilities. Additionally, develop mitigating strategies to remove potential constraints and facilitate development of large group homes to ensure barrier-free housing choices for persons with disabilities (to be completed by October 2024 as part of the Zoning Ordinance Amendment).

- Clarify that licensed and unlicensed residential care facilities for six or fewer persons are permitted in every residential zone that permits single family units; and
- Ensure lot coverage and maximum height requirements do not constrain the development of emergency shelters.

Schedule of Actions: Completed by October 2024.

- **PP-I.2: Housing Options.** Many funding sources have specific eligibility criteria or other requirements that may not always align with potential projects in Irvine. The City will pursue relevant State and Federal funding sources to provide additional options for developers of lower-income housing that serve veterans, individual, and families at-risk of and currently experiencing homelessness in the City. The City will ensure that such housing options will include reasonable accommodations and transitional and supportive services for people with disabilities. Schedule of Action: Ongoing as funding is released and available.

- **PP-I.3: Leverage All Funding Options.** The City will explore the feasibility of joining the Orange County Housing Finance Trust (OCHFT), a joint power authority composed of many Orange County cities. The OCHFT can provide additional funding options for affordable housing developers. The City will ensure that housing options will include reasonable accommodations and supportive services for people with disabilities. Schedule of Actions: Explore by October 2023.

- **PP-I.4: Services for People Experiencing Homelessness.** The City will continue to make information about services for people experiencing homelessness available on the City's website and at City facilities. The City will continue to provide resources for non-profits that provide transitional housing, motel vouchers, food pantry, emergency rent and utility payment assistance, life-skills counseling and clothing. The City will continue to provide CDBG grant funding to non-profits such as Families Forward, South County Outreach, Human Options, and Stand Up for Kids that provide these services. Information on these resources is included in the City's Affordable Housing Guide and the City's website. Schedule of Actions: Ongoing.

- **PP-I.5: Crisis Response Protocol.** The City will explore establishing a crisis response protocol for local service providers to render rapid crisis support, including after-hour services for people experiencing or at risk of homelessness. Schedule of Actions: By October 2022.

- **PP-I.6: Shared Housing.** The City will reach out to other California cities currently implementing shared housing programs that help match individuals experiencing or at risk of homelessness and seniors for a mutually beneficial living situation. Individuals in need of housing can provide needed physical assistance around the home for seniors. Through these conversations and information sharing, The City will determine the efficacy of these programs and consider establishing a pilot program in the City. Schedule of Actions: Explore by October 2024.

SCHEDULE OF ACTIONS	
Funding Source:	City's General Fund, State and Federal funding opportunities
Responsible Party:	City's Community Development Department
Time Frame:	See above under each program.

8.1.5.2 Objective J: Increase tenant protections.

Policies

- **HE-J.1:** Work with local nonprofit organizations to identify people experiencing or at risk of homelessness in vulnerable subpopulations in the City to navigate specialized services.
- **HE-J.2: Evaluate opportunities to leverage local, State, and Federal funding**, as available, to maintain and continue rental assistance and financial assistance programs that were created to keep individuals housed and prevent homelessness during and following the COVID-19 pandemic.

Proposed Programs/Activities/Actions

- **PP-J.1: Cooperation with Community-Based Organizations.** Compile a list of local organizations and reach out to inquire about possible collaborations. This will help the City cooperate with community-based organizations that provide services or information about services to any special needs or linguistically isolated groups.
- **PP-J.2: Displacement Prevention.** As stated in the AFFH section of this HEU, Census data indicates that there are no census tracts in the City identified as susceptible to displacement. The City's housing planning efforts contributed to the creation of 2,053 of lower income housing units during the 5th cycle planning period alone (including over 200 extremely low-income units) is likely a contributing factor to this data point. The City's primary (and very effective) effort in displacement prevention is facilitating the development of affordable housing in the community, as referenced in the AFFH section of this HEU. This Housing Plan contains twenty-four (24) programs to encourage and facilitate the development of affordable housing, including amending the zoning ordinance to require that 20 percent of all housing units developed in the City are affordable to very low, low and moderate income households, working with the ICLT on the development of affordable units that will remain affordable into perpetuity, leveraging publicly owned land assets for a large number of affordable housing units, and examining the establishment of a housing authority. Affordable housing development will reduce the risk of resident displacement due to an inability to afford their home.

  Displacement prevention activities will also include connecting residents to resources to minimize the displacement of households with lower incomes and special needs whenever possible and where necessary to ensure that displacement is carried out in an equitable manner.

The City will participate in the Orange County United Way's Eviction Task Force and associated study. This work includes identifying and coordinating community resources to support households facing eviction.

- **PP-J.3: Legal Assistance for Renters.** The City will continue to provide readily available information in the Irvine Affordable Housing Guide available at City Hall. The City will provide a link on its website to landlord/tenant meditation services and landlord/tenant rights and responsibilities, which may include information from service providers such as the Fair Housing Foundation. The City will also add information on the City's website and provide resources on non-profits such as Community Legal Aid SoCal and the Legal Aid Society of OC. Information will be provided in a variety of languages and to community organizations that work with different populations on an ongoing basis and reviewed for accuracy on an annual basis.

SCHEDULE OF ACTIONS	
Funding Source:	City's General Fund, State and Federal funding opportunities
Responsible Party:	City's Community Development Department
Time Frame:	Ongoing

8.1.6 Goal 6. Encourage and preserve homeownership.

8.1.6.1 Objective K: Increase the share of City residents who own the home where they live.

Policies

- **HE-K.1:** Promote existing nonprofit, County, State, and Federal educational programs and resources to increase homeownership education and opportunities.
- **HE-K.2:** Provide financial assistance to lower income homeowners for residential rehabilitation projects.

Proposed Programs/Activities/Actions

- **PP-K.1: Homeownership Education.** The City will encourage homeownership through education, sharing information, and links to existing nonprofit, County, State, and Federal resources on the City's website on an ongoing basis and updated annually for accuracy. Many residents lack the knowledge about mortgages in addition to having limited financial resources. Information on homeownership will be published in a variety of languages and will be provided to community organizations that work with different populations to ensure greater homeownership diversity.
- **PP-K.2: Residential Rehabilitation Program.** This existing program provides financial assistance to lower-income Irvine homeowners for critical home improvement projects.

Financial assistance through the program includes low interest, deferred loans and emergency grants. This program assists homeowners in need of health and safety, building code and accessibility-related repairs on an ongoing basis. Only owner-occupied single-family family dwellings or manufactured homes located in the City of Irvine are eligible for this funding. Program information will be provided on the City website and at public counters, as well as through the city's Code Enforcement program on an ongoing basis and updated on an annual basis to ensure accuracy.

SCHEDULE OF ACTIONS	
Funding Source:	City's General Fund (Homeowner Education) and CDBG funding (Residential Rehabilitation Program)
Responsible Party:	City's Community Development Department
Time Frame:	Ongoing

8.1.7 Goal 7: Improve quality of life and promote placemaking.

8.1.7.1 Objective L: Encourage developments that provide community benefits.

Policies

- **HE-L.1:** Encourage placemaking and public spaces to serve residents of all incomes, interests, ages, physical abilities, and cultures.
- **HE-L.2:** Encourage infill development that includes capital improvements, such as sidewalk repair and lighting improvements.
- **HE-L.3:** Encourage development that includes active transportation infrastructure, such as new and wider sidewalks, trails, and protected bike lanes.
- **HE-L.4:** Continue to preserve existing open space in the City.
- **HE-L.5:** Encourage development that brings new community amenities and services like community meeting spaces, community health clinics, after school programs, and childcare.
- **HE-L.6:** Develop partnerships with existing community organizations to expand accessibility to community amenities, such as community centers, parks, trails and other recreational uses.
    - Such community organizations can include non-profits, local churches, and local businesses.
    - Partnerships can include providing assistance with outreach and securing space to host events.

Proposed Programs/Activities/Actions

- **PP-L.1: Update and Implement the City's General Plan - Land Use Element/Amend Zoning Ordinance.** The City will update its Land Use Element and amend the Zoning Ordinance *by October 2024* to update the Zoning Code to be consistent with State laws enacted over the past eight years, increase the inclusionary housing requirement to 20 percent affordable units required for all market rate housing developments, increase densities and/or FAR for required Housing Element sites to meet densities required by State law, encourage housing development to serve all income levels throughout the City (particularly in resource-advantaged areas), and encourage placemaking, public spaces, capital improvements, active transportation infrastructure, and community amenities.

- **PP-L.2: Implement the One Irvine program to support placemaking through its neighborhood revitalization efforts.** The City will continue implementation of its One Irvine program to revitalize individual neighborhoods through a work program uniquely developed with community input for each neighborhood. The City will reach out to community organizations and collaborate with them on outreach to different communities *by January 2023*. The program brings together multiple funding and educational resources to enhance public spaces and assist homeowners with residential and aesthetic improvements.

SCHEDULE OF ACTIONS	
Funding Source:	State grants (as available) and General Fund
Responsible Party:	City's Community Development Department
Time Frame:	As stated under each program.

8.1.8 Goal 8: Affirmatively furthering fair housing.

8.1.8.1 Objective M: Ensure equal housing opportunities for all residents, regardless of their special characteristics as protected under State and Federal fair housing laws.

Policies

- **HE-M.1:** Continue to support ongoing efforts of the State and Orange County to enforce fair housing laws.

- **HE-M.2:** Promote housing opportunities for all people regardless of race, color, sex, national origin, religion, sexual orientation, disability, family status, marital status, income, ancestry, or other barriers that can prevent access to housing.

- **HE-M.3:** Encourage the provision of housing to meet the needs of families of all sizes and ages.

- **HE-M.4:** Facilitate increased participation among traditionally underrepresented and linguistically isolated groups in the public decision-making process.
- **HE-M.5:** Provide outreach and education, in multiple languages, for the broader community of residents, residential property owners, and operators regarding fair housing practices and requirements.
- **HE-M.6:** Strengthen the City's relationship with its primary fair housing provider and explore ways to expand their services to City residents.

Proposed Programs/Activities/Actions

- **PP- M.1: Provide Information and Education to Residents on the City's Website.** The City will provide links to Fair Housing Foundation (a nonprofit the City currently contracts with) to provide Irvine residents with information regarding fair housing law, tenant and landlord rights (including information on mediation services); Appendix B, Affirmatively Furthering Fair Housing Analysis, of this Housing Element; and information and resources for the reporting suspected violations and obtaining remedies on the City's website. Schedule of Action: Within six months of Housing Element certification.
- **PP-M.2: Cooperation with Community Based Organizations.** Compile a list of local organizations and set up an annual meeting or meetings to discuss community housing needs and potential solutions. This will help the City cooperate with community-based organizations that provide services or information about services to any special needs and linguistically isolated groups. Schedule of Action: Compile the list of organizations within six months of Housing Element certification, meet annually with identified organizations starting in fiscal year 2022-23 (meetings will conducted by June 30 of each year).
- **PP-M.3: Density Bonus Eligibility.** The City will connect developers of projects with affordable density bonus units and local non-profits/community organizations to coordinate efforts and determine if the units could be set aside, where feasible, for special groups including but not limited to Veterans and special need adults. Schedule of Action: Within three months of a density bonus project application.
- **PP-M.4: Language Access.** The City will provide translations or interpretation in all applicable languages is provide to ensure access to programs, services, and materials. The City will conduct an internal audit at a minimum of every other year to evaluate that we are addressing all language needs for the City. However, it is likely that this audit will be conducted either annually or as-needed as the City's recently established the Diversity, Equity and Inclusion Committee. The City will continue to build upon community partner and community based organization relationships to identify the needs of residents and businesses as they evolve. Additionally, the City will continue to make information available in various languages (Traditional

Chinese, Simplified Chinese, Korean, Vietnamese, Japanese, Spanish, Farsi, and Arabic) to ensure residents with Limited English Proficiency have accessible information. Schedule of Action: A minimum of one internal audit every other year.

- **PP-M.5: Reduce Exposure to Environmental Pollution.** The City is in the process and has taken several steps to identify climate impacts, reduce pollutants and greenhouse gas emissions (GHG), and prepare for a climate resilient future by completing the following:
    - A Local Hazard Mitigation Plan (adopted by City Council in October 2020 and approved by the Federal Emergency Management Agency (FEMA) on December 17, 2020).
    - A Strategic Energy Plan (adopted by City council on November 10, 2020).
    - Forming the first Community Choice Energy initiative in Orange County in an effort to give consumers clean energy choices and reduce GHG emissions (completed in 2022).
    - The development of a Climate Action and Adaptation Plan (in process) to:
        - Guide the implementation of measurable actions to meet or exceed the State's GHG reduction targets and climate neutrality goal, as well as the City's ambitious carbon neutral by 2030 goals.
        - Recommend adaptation measures that build resilience to current and future climate threats.
        - Emphasize climate goals for the community, establishing an aspirational, yet achievable path that provides options to realize aggressive emissions reduction targets by 2030, 2035, and 2045.

      Schedule of Action: completed by December 31, 2022.
    - Continuing to require added greenery throughout the City to reduce exposure to environmental pollution such as vehicle emissions through the City's Zoning Ordinance (Section 3-15-4) that requires boundary landscaping for all residential attached (i.e., multi-family) projects. The requirements dictate that a minimum of one 15-gallon tree shall be provided for every 30 feet of interior boundary on all building sites. Schedule of Action: annually.
    - Irvine Cool City Challenge**,** a $1 million grant competition among California cities to develop the most innovative pathways to carbon neutrality, including the Cool Block program which requires recruiting 200 Cool Block team leaders to improve sustainability and quality of life in their own neighborhoods. This Challenge will reduce climate emissions and utility bills while building resiliency and local emergency preparedness against climate disasters such as extreme heat, floods, wildfires, and extreme storm events. The City has partnered with over 25 community organizations

(including the University of California, Irvine for Cool Block Student Leadership and other local schools for Cool Schools) and registered over 200 volunteers who are interested and committed to climate action in Irvine to date. Schedule of Action: The Cool Block Challenge was initiated in January 2022 and will be 2 years in length. There will be a new team established roughly every 4.5-5 months. In year 3 of the Cool City Challenge, the City will present a game plan to the Empowerment Institute. After that, the City will work to implement the carbon neutrality plan.

Additionally, to further efforts to provide adequate parks and open space to all parts of the community, the City will prepare a comprehensive design strategy to include passive urban park setting for every project and include other placemaking strategies.

The City's existing Zoning Ordinance requires that green park space be provided in connection with new residential development. More specifically, the Ordinance contains park dedication requirements (i.e., land, improvements, fees, or any combination thereof) for all standalone multi-family residential projects. The existing development standards require five acres of park land for every 1,000 population (three acres of neighborhood park and two acres of community park). When new residential development occurs, the park requirements are prorated for the estimated population added. Affordable housing projects have a reduced requirement of three and one-half acres of park land for every 1,000 population (two acres of neighborhood park and one and one-half acres of community park). Park requirements in the Irvine Business Complex are somewhat different due to the urban living environment. These park requirements ensure that as residential development occurs throughout the City, green spaces and trees are planted to help further reduce the City's carbon footprint.

This program, as implemented, will reduce unsustainable energy use, reduce pollutants, improve air quality, reduce extreme heat events and improve the health outcomes of residents, employees and others in the community. Schedule of Action: by December 2024.

- **PP-M.6: Expand Educational Opportunities.** The City will contact h the Irvine Unified School District to inquire about expanding access to enrollment in the district's schools for residents that may not be within the district's boundaries. Schedule of Action: Within six months of Housing Element certification.

- **PP-M.7: Support for Homeowners.** The City will conduct a bi-annual survey of homeowners to obtain input on existing programs and to identify additional ways to support the City's homeowners and their unique needs (data in Chapter 1, Community Profile indicates that homeowners are cost burdened, and the percentage of homeowners is declining due to a lack of affordability). Schedule of Action: at least one survey every two years.

- **PP-M.8: Support to City's Fair Housing Services Provider.** The City shall strengthen its relationship with the local fair housing provider and explore ways to expand services and

mutually pursue additional funding resources for that expansion. Schedule of Action: Ongoing with check in meeting one time per year.

SCHEDULE OF ACTIONS	
Funding Source:	City's General Fund
Responsible Party:	City's Community Development Department
Time Frame:	As indicated under each program.

8.2 Quantified Objectives

California Government Code, Section 65583(b)(2), requires jurisdictions to identify the maximum number of housing units by income category (including extremely low income) that can be constructed, rehabilitated, and preserved over a five-year time period. The City has two sets of numerical housing goals:

- RHNA (as addressed and described in Chapter 7, Adequate Sites Inventory Analysis and Methodology, of this Housing Element).
- Quantified objectives for affordable housing production.

Irvine's RHNA requires adequate land resources to accommodate 23,610 new housing units, which includes 10,631 units affordable to very low and low-income. It is important to note that the total housing need identified greatly exceeds available resources and the City's ability to satisfy this need.

State law recognizes that housing needs may (and do) exceed available resources and, therefore, does not require that the City's quantified objectives be identical to the identified housing needs (or RHNA). More specifically, the California Government Code, Section 65583(b)(2), states the following:

> *It is recognized that the total housing needs . . . may exceed available resources and the community's ability to satisfy this need within the content of the general plan requirements. . . . Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall establish the maximum number of housing units by income category, including extremely low income that can be constructed, rehabilitated, and conserved.*

The acknowledgment of the funding limitations is extremely important—cities and counties are required to prepare Housing Elements every eight years to identify needs and actions to provide for housing at all income levels and for all populations despite a severe shortage in local, State, and Federal funding that makes many of the actions needed and planned financially infeasible. It is important to recognize that State law requires cities to plan for housing, but almost all housing is developed by the private sector.

Although cities must establish quantified objectives for the actual creation of affordable housing opportunities and provision of other housing assistance (based on realistic assumptions), these objectives need not be identical to the total housing needs (i.e., RHNA). The quantified objectives, or number of affordable units that will realistically be created, as shown in Table 8-1, Quantified Objectives, provide a projection for the entire eight-year 6th Cycle Housing Element period.

Table 8-1. Quantified Objectives

	Extremely Low	Very-Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	6,396		4,235	4,308	8,671	**23,610**
New Construction	25	879	515	382	13,119	**14,041**
Rehabilitation						**0**
Housing Conservation (At-Risk Housing)	7	517	299	0	0	**306**
TOTAL	**32**	**1,396**	**814**	**382**	**13,119**	**14,347**
TOTAL AFFORDABLE UNITS	**32**	**1,396**	**814**	**382**		**2,624**

This chapter of the Housing Element outlines policies and programs that range from streamlining development; leveraging State and Federal funding sources; collaborating with the ICLT; amending the City's Inclusionary Housing Ordinance, land use, and zoning changes to accommodate the RHNA and adhere to State legal requirements; and maximizing solutions for those experiencing homeless. Some programs and policies in the Housing Plan are more qualitative (such as amending the City's Inclusionary Housing Ordinance), while other programs are quantitative (i.e., leveraging State and Federal funding sources as they become available). Regardless, given that affordable housing resources are scarce, while land and construction costs are high and expected to continue to rise, the number of affordable housing units can only be estimated.

Based the City's Housing Plan, a total of 2,624 affordable units will be created between 2021 and 2029, as summarized in Table 8-1. This number includes two Irvine Community Land Trust projects to be completed during the 6th Cycle projection period, existing entitlements, affordable units on City-owned vacant land, and units created through the City's Inclusionary Housing requirement.

It is important to note that this number has been conservatively estimated due to extremely limited State and Federal funding sources, such as LIHTCs (which provide the greatest amount of funding for affordable housing projects in California – the lack of this funding renders many potential projects as financially infeasible) that have become increasingly competitive in recent years with a significant portion of awards going to projects that provide permanent supportive housing. This lack of funding is the primary reason for the conservative estimate of affordable units during the 6th Cycle.

Figure 8-1. Adequate Sites Alternative Program Checklist

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY GAVIN NEWSOM, *Governor*

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

Adequate Sites Program Alternative Checklist
Government Code Section 65583.1(c)

As provided for in Government Code Section 65583.1(c), local governments can rely on existing housing units to address up to 25 percent of their adequate sites requirement by counting existing units made available or preserved through the provision of "committed assistance" to low- and very low-income households at affordable housing costs or affordable rents. The following is a checklist intended to provide guidance in determining whether the provisions of Government Code Section 65583.1(c) can be used to address the adequate sites program requirement. Please be aware, all information must be provided in the housing element to demonstrate compliance.

		HE Page #
65583.1(c)(4) Is the local government providing, or will it provide "committed assistance" during the period of time from the beginning of the RHNA projection period to the end of the first 3 years of the housing element planning period? See the definition of "committed assistance" at the end of the checklist.	■ Yes ☐ No	8-8
65583.1(c)(1)(A) Has the local government identified the specific source of "committed assistance" funds? If yes: specify the amount and date when funds will be dedicated through a (legally enforceable agreement). $: 7,000,000 Date: By June 30, 2024	■ Yes ☐ No	8-8
65583.1(c)(3) Has at least some portion of the regional share housing need for very low-income (VL) or low-income (L) households been met in the current or previous planning period? Specify the number of affordable units permitted/constructed in the previous period. Specify the number affordable units permitted/constructed in the current period and document how affordability was established.	■ Yes ☐ No 2,053 EL/VL/L 522 (affordability covenants)	3-14, 7-5, 7-6
65583.1(c)(1)(B) Indicate the total number of units to be assisted with committed assistance funds and specify funding source. Number of units: 823.00 Funding source:		8-8
65583.1(c)(1)(B) Will the funds be sufficient to develop the identified units at affordable costs or rents?	■ Yes ☐ No	8-8
65583.1(c)(1)(C) Do the identified units meet the substantial rehabilitation, conversion, or preservation requirements as defined? Which option? Preservation	■ Yes ☐ No	8-8
Note: If you cannot answer "yes" to all of the general requirements questions listed above, your jurisdiction is not eligible to utilize the alternate adequate sites program provisions set forth in Government Code Section 65583.1(c).		

Revised August 7, 2020

SUBSTANTIAL REHABILITATION (65583.1(c)(2)(A))		
Include reference to specific program action in housing element.	Program # _____	Page # _____
65583.1(c)(2)(A) Will the rehabilitation result in a net increase in the number of housing units available and affordable to very low- and lower-income households? If so, how many units? # of VLI units:____ # of LI units: _____		
65583.1(c)(2)(A)(i) (I) Are units at imminent risk of loss to affordable housing stock? *For example, are the units at-risk of being demolished or removed from the housing stock without the necessary rehabilitation?*	☐ Yes ☐ No	
65583.1(c)(2)(A)(i) (II) Is the local government providing relocation assistance consistent with Government code 7260 or Health and Safety Code Section 17975, including rent and moving expenses equivalent to four (4) months, to those occupants permanently or temporary displaced?	☐ Yes ☐ No	
65583.1(c)(2)(A)(i) (III) Will tenants have the right to reoccupy units?	☐ Yes ☐ No	
65583.1(c)(2)(A)(i) (IV) Have the units been determined to be unfit for human habitation due the at least four (4) of the following violations (as listed in Health & Safety Code Section 17995.3 (a) through (g))? ☐ Termination, extended interruption or serious defects of gas, water or electric utility systems provided such interruptions or termination is not caused by the tenant's failure to pay such gas, water or electric bills. ☐ Serious defects or lack of adequate space and water heating. ☐ Serious rodent, vermin or insect infestation. ☐ Severe deterioration, rendering significant portions of the structure unsafe or unsanitary. ☐ Inadequate numbers of garbage receptacles or service. ☐ Unsanitary conditions affecting a significant portion of the structure as a result of faulty plumbing or sewage disposal. ☐ Inoperable hallway lighting.	☐ Yes ☐ No	
65583.1(c)(2)(A)(ii) Will affordability and occupancy restrictions be maintained for at least 55 years?	☐ Yes ☐ No	
65583.1(c)(2)(A)(iii) Note: Prior to occupancy of the rehabilitated units, the local government must issue a certificate that finds the units comply with all local and State building and health and safety requirements.		

Revised August 7, 2020

CONVERSION OF MULTIFAMILY RENTAL AND OWNERSHIP UNITS OF 3 OR MORE OR FORECLOSED PROPERTIES FROM NON-AFFORDABLE TO AFFORDABLE (65583.1(c)(2)(B))		
Include reference to specific program action in housing element.	Program # _____	Page # _____
65583.1(c)(2)(B) Specify the number of multifamily rental (3 or more units) to be converted. Specify the number multifamily ownership units to be converted. Specify the number of foreclosed properties acquired. Date Acquired? Will these units be for rent?	_____ _____ _____ _____ ☐ Yes ☐ No	
65583.1(c)(2)(B)(i) Will the acquired units be made affordable to low- or very low-income households?	☐ Yes ☐ No	
65583.1(c)(2)(B)(ii) For units to be converted to very-low income, were those units affordable to very low-income households at the time they were identified for acquisition? For units to be converted to low-income, were those units affordable to low-income households at the time they were identified for acquisition?	☐ Yes ☐ No ☐ Yes ☐ No	
65583.1(c)(2)(B)(iii) If the acquisition results in the displacement of very low- or low-income households, is the local government providing relocation assistance consistent with Government Code Section 7260, including rent and moving expenses equivalent to four (4) months, to those occupants permanently or temporary displaced?	☐ Yes ☐ No	
65583.1(c)(2)(B)(iv) Will units be decent, safe, and sanitary upon occupancy?	☐ Yes ☐ No	
65583.1(c)(2)(B)(v) Will affordability and occupancy restrictions be maintained at least 55 years?	☐ Yes ☐ No	
65583.1(c)(2)(B)(vi) **For conversion of multifamily ownership units:** Has at least an equal share of newly constructed multifamily rental units affordable to lower-income households been constructed within the current planning period or will be constructed by the of program completion as the number of ownership units to be converted? (Note: this could be demonstrated by providing certificates of occupancy) Specify the number of affordable multifamily rental units constructed in the planning period.	☐ Yes ☐ No # of lower-income units: _____	

Revised August 7, 2020

PRESERVATION OF AFFORDABLE UNITS (65583.1(c)(2)(C))		
Include reference to specific program action in housing element.	Program # PP-D.1 pg. 8-8	Page #
65583.1(c)(2)(C)(i) Will affordability and occupancy restrictions be maintained for at least 55 years?	☒ Yes ☐ No	8-9
65583.1(c)(2)(C)(ii) Are the units located within an "assisted housing development" as defined in Government Code Section 65863.10(a)(3)? See definition on page 4.	☒ Yes ☐ No	4-3, 8-9
65583.1(c)(2)(C)(iii) Did the local government hold a public hearing and make a finding that the units are eligible and are reasonably expected to convert to market rate during the next 8 years, due to termination of subsidies, prepayment, or expiration of use?	☐ Yes ☒ No	
65583.1(c)(2)(C)(iv) Will units be decent, safe, and sanitary upon occupancy?	☒ Yes ☐ No	8-9
65583.1(c)(2)(C)(v) Were the units affordable to very low- and low-income households at the time the units were identified for preservation?	☒ Yes ☐ No	8-9

HOTEL, MOTEL, OR HOSTEL CONVERSION (65583.1(c)(2)(D))*		
Include reference to specific program action in housing element.	Program #	Page #
65583.1(c)(2)(D)(i) Are the units a part of a long-term recovery response to COVID-19?	☐ Yes ☐ No	
65583.1(c)(2)(D)(ii) Will the units be made available for people experiencing homelessness as defined in Section 578.3 of Title 24 of the Code of Federal Regulations?	☐ Yes ☐ No	
65583.1(c)(2)(D)(iii) Will the units be made available for rent at a cost affordable to low- or very low-income households?	☐ Yes ☐ No	
65583.1(c)(2)(D)(iv) Will the units be decent, safe, and sanitary upon occupancy?	☐ Yes ☐ No	
65583.1(c)(2)(D)(v) Will the affordability covenants and restrictions be maintained for at least 55 years?	☐ Yes ☐ No	
*NOTE: 65583.1(c)(2)(D) will remain in effect for only the 6th Cycle Housing Element pursuant to Section 6588		

Revised August 7, 2020

MOBILEHOME ACQUISITION WITH COMMITTED ASSISTANCE FROM THE CITY OR COUNTY *(65583.1(c)(2)(E))*		
Include reference to specific program action in housing element.	Program # _____	Page # _____
65583.1(c)(2)(E)(i) Will the mobilehome park be acquired with financing that includes a loan from the department pursuant to Section 50783 or 50784.5 of the Health and Safety Code?	☐ Yes ☐ No	
65583.1(c)(2)(E)(ii) Are at least 50% of the current residents in the mobilehome park lower-income households and the entity acquiring the park agrees to enter into a regulatory agreement for a minimum of 55 years that requires the following: (I) All vacant spaces shall be rented at a space rent that does not exceed 50% of maximum rent limits established by the California Tax Credit Allocation Committee at 60% of the area median income. (II) The space to rent for existing residents, both during the 12 months preceding the acquisition and during the term of the regulatory agreement, shall not increase more than 5% in any 12-month period.	☐ Yes ☐ No	

NOTE:

- By the end of the fourth year of the planning period, local governments must report on the status of its program implementation for substantial rehabilitation, conversion, and/or preservation (of affordability) as described above (Government Code 65583.1(c)(7)).
- The report must specify and identify those units for which committed assistance has been provided or which have been made available to low- and very low-income households and document how each unit complies with the substantial rehabilitation, conversion, and/or preservation provisions.
- If the local government has not entered into an enforceable agreement of committed assistance for all units specified in the identified program(s), it must amend its element to identify additional appropriately zoned and suitable sites, sufficient to accommodate the number of units for which committed assistance was not provided. This follow-up action must be taken by the end of the fourth year of the planning period.
- If a local government fails to amend its element to identify adequate sites to address any shortfall, or fails to complete the rehabilitation, acquisition, purchase of affordability covenants, or the preservation of any housing unit within three years after committed assistance was provided to that unit, the local government cannot use the alternate adequate sites program provisions of Government Code Section 65583.1(c)(1) in it next housing element update, beyond the number of units actually provided or preserved due to committed assistance.

65583.1(c) Checklist **Page 5**

DEFINITIONS:

Committed Assistance: When a local government (City or County) has entered into a legally enforceable agreement within a specific timeframe spanning from the beginning of the RHNA projection period through the end of the third year of the housing element planning period, obligating funds or other in-kind services for affordable units available for occupancy within two years of the agreement.

Assisted Housing Development: A multifamily rental housing development that receives governmental assistance under any of the following programs:

(A) New construction, substantial rehabilitation, moderate rehabilitation, property disposition, and loan management set-aside programs, or any other program providing project-based assistance, under Section 8 of the United States Housing Act of 1937, as amended (42 U.S.C. Sec. 1437f).
(B) The following federal programs:
(i) The Below-Market-Interest-Rate Program under Section 221(d)(3) of the National Housing Act (12 U.S.C. Sec. 1715l(d)(3) and (5)).
(ii) Section 236 of the National Housing Act (12 U.S.C. Sec.1715z-1).
(iii) Section 202 of the Housing Act of 1959 (12 U.S.C. Sec. 1701q).
(C) Programs for rent supplement assistance under Section 101 of the Housing and Urban Development Act of 1965, as amended (12 U.S.C. Sec. 1701s).
(D) Programs under Sections 514, 515, 516, 533, and 538 of the Housing Act of 1949, as amended (42 U.S.C. Sec. 1485).
(E) Section 42 of the Internal Revenue Code.
(F) Section 142(d) of the Internal Revenue Code (tax-exempt private activity mortgage revenue bonds).
(G) Section 147 of the Internal Revenue Code (Section 501(c)(3) bonds).
(H) Title I of the Housing and Community Development Act of 1974, as amended (Community Development Block Grant Program).
(I) Title II of the Cranston-Gonzales National Affordable Housing Act of 1990, as amended (HOME Investment Partnership Program).
(J) Titles IV and V of the McKinney-Vento Homeless Assistance Act of 1987, as amended, including the Department of Housing and Urban Development's Supportive Housing Program, Shelter Plus Care program, and surplus federal property disposition program.
(K) Grants and loans made by the Department of Housing and Community Development, including the Rental Housing Construction Program, CHRP-R, and other rental housing finance programs.
(L) Chapter 1138 of the Statutes of 1987.
(M) The following assistance provided by counties or cities in exchange for restrictions on the maximum rents that may be charged for units within a multifamily rental housing development and on the maximum tenant income as a condition of eligibility for occupancy of the unit subject to the rent restriction, as reflected by a recorded agreement with a county or city:
  (i) Loans or grants provided using tax increment financing pursuant to the Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the Health and Safety Code).
  (ii) Local housing trust funds, as referred to in paragraph (3) of subdivision (a) of Section 50843 of the Health and Safety Code.
  (iii) The sale or lease of public property at or below market rates.
  (iv) The granting of density bonuses, or concessions or incentives, including fee waivers, parking variances, or amendments to general plans, zoning, or redevelopment project area plans, pursuant to Chapter 4.3 (commencing with Section 65915).

  Assistance pursuant to this subparagraph shall not include the use of tenant-based Housing Choice Vouchers (Section 8(o)) of the United States Housing Act of 1937, 42 U.S.C. Sec. 1437f(o), excluding subparagraph (13) relating to project-based assistance). Restrictions shall not include any rent control or rent stabilization ordinance imposed by a county, city, or city and county.

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APPENDIX A. PUBLIC ENGAGEMENT

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APPENDIX A: PUBLIC ENGAGEMENT

Introduction

Pursuant to California Government Code Section 65583(c)(9), local governments are required to "make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element." To meet these requirements, the City of Irvine has organized multiple activities to engage with all ages and economic segments of the community through the following: a community outreach survey, two focus groups, three community workshops, a Planning Commission study session, a City Council scoping session, stakeholder meetings with property owners and special interest groups, and additional public meetings and adoption hearings.

To promote the community engagement activities and events, the City used its City website, social media accounts, mailers, and public email system. The City also provided outreach materials in English and seven additional languages: Chinese (Traditional and Simplified), Korean, Vietnamese, Japanese, Farsi, Arabic, and Spanish to ensure the outreach materials reached many diverse segments of the community.

The City gathered feedback from outreach activities and summarized the findings to identify the issues and topics that were most pressing to the Irvine community. The City then used this information to develop goals, policies, and proposed activities for the planning period.

Public Engagement Plan

The Public Engagement Plan summarizes the strategies and process the City of Irvine and the consultant team, Harris & Associates, used to engage the public and other stakeholders in preparation of the 6th Cycle Housing Element Update. The Public Engagement Plan identifies the goal and strategies for public engagement, followed by summaries of specific outreach methods the planning team used during the planning process for the Housing Element.

The purpose and goals of the Engagement Plan is to [illegible] residents, business owners, community

A. Outreach Coordinator
B. Housing Element Update Webpage
C. Social Media and Email Outreach
D. Print Media
E. Community Outreach Survey - Summer 2020
F. Focus Groups - January 26 and 27, 2021
G. Stakeholder Meetings with Major Property Owners
H. AB 52 and SB 18 - Tribal Consultation
I. City Council Scoping Session – February 9, 2021
J. Planning Commission Study Session – February 18, 2021
K. Future Housing Sites Outreach Letters
L. Focused Community Workshop 1 on Future Housing Sites – March 16, 2021
M. Stakeholder Meeting with Irvine Unified School District – April 1, 2021
N. Stakeholder Meetings for Affordable Housing
O. General Community Workshops 2 and 3 – April 22 and 29, 2021
P. At-Risk Affordable Housing Outreach
Q. Draft Housing Element Release to Public – (July 2021)
R. ALUC Review – (TBD)
S. 6th Cycle Housing Element Adoption Hearings – (anticipated Winter 2021/2022)
T. Ongoing Engagement

Each component of the Engagement Plan is described in further detail below, including the outreach activities the City performed in chronological order.

- **Kristina Perrigoue**, Public Information Officer, City Manager's Department, KPerrigoue@cityofirvine.org; 949-724-6212-5028
- **Justin Equina**, Senior Planner, Community Development Department, JEquina@cityofirvine.org; 949-724-6364
- **Melissa Chao**, Senior Planner, Community Development Department, MChao@cityofirvine.org; 949-724-6395

B. Housing Element Update Website

In September 2020, the City created a webpage (cityofirvine.org/HEUpdate) that serves as a 24/7 on-demand resource for the Housing Element Update (HEU) with translation capability available for 81 languages through an easy-to-use drop-down menu. The landing page provides an overview of the Housing Element, including:

- What is a Housing Element?
- What does the State Require?
- Project Timeline Table
- Upcoming and Past Meetings

In addition, the landing page includes click buttons that lead to individual pages with more specific information, such as "RHNA: Who Decides How Much Housing is Needed and Why?" and "Housing Element Benefits: Why This Matters." These click buttons define terms like "RHNA", explain the RHNA process, and how the housing units are distributed among local jurisdictions. Additionally, the website feature links to workshop announcements, Zoom links, video recordings, presentations, and informational handouts. As of June 9, 2021, the HEU website has 1,456 visits (i.e., single browsing session).

City staff regularly maintains and monitors the webpage to provide up-to-date information and to field submitted questions and comments through the anonymous comment in-box and a dedicated email account at GPUpdate2035@cityofirvine.org. See corresponding Appendix A-B for reference.

The City publicized the Housing Element Update community workshops through our weekly Community Link Newsletter, which is emailed to 17,176 recipients.

The City also advertised the Housing Element Update work efforts through email, which was sent out to our project interest list with over 5,200 email addresses of various stakeholders, including, major land owners, Building Industry Association of Southern California, Greater Irvine Chamber of Commerce, school districts, utility providers, residents, and other interested parties. See Appendix A-C for social media posts and related analytics, and notification list.

D. Print Media

The City advertised the Housing Element Update in Inside Irvine, the official magazine and activity guide for Irvine that is published quarterly. Additionally, fliers were created and translated in seven additional languages, Chinese (Traditional and Simplified), Japanese, Korean, Vietnamese, Spanish, Farsi, and Arabic announcing the communitywide workshops consistent with Irvine's Limited English Proficiency plan (2019-2020 through 2024-2025) for the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnerships Programs. The fliers were also featured on both the City's HEU webpage and disseminated via the City's social media accounts. See Appendix A-D for print media.

E. Community Outreach Survey

As part of the City's General Plan Update, a separate ongoing effort, the City administered a statistically valid and demographically representative Community Outreach Survey in summer 2020 to a random sample of 1,253 adults who reside in the City of Irvine. The sample profile matched the City's US Census American Community Survey 2018 estimates for ethnicity, age, home ownership, child in the household, and senior in the household. The on-line survey included questions focused on housing issues to support the Housing Element public engagement effort. The survey was conducted in five languages: English, Spanish, Chinese, Korean, and Farsi. See Appendix A-E for the survey questions and results related to housing.

Subsequent to the survey, staff conducted focus groups to analyze housing in the City. The

Due to the COVID-19 pandemic, the focus groups were administered through an online platform called Discuss IO. There were four focus groups totaling 16 participants (i.e., four people per group), and the duration of each meeting was approximately 90 minutes. Each focus group consisted of participants with diverse age, gender, ethnicity, home tenure, and length of residence. See Appendix A-F for focus group takeaways.

G. Stakeholder Meetings with Major Property Owners

City staff, with their consultant, Harris & Associates, coordinated stakeholder meetings with major property owners in the City to discuss potential opportunity sites for the Housing Element.

On January 28, 2021 and March 18, 2021, the City held meetings with the Irvine Company to solicit input in meeting Irvine's RHNA and provide ongoing updates on the work effort. City staff presented the final RHNA numbers and HEU requirements to the Irvine Company and shared potential strategies and opportunity sites for affordable units. Potential strategies included residential overlays, converting market rate housing to affordable housing, extending the term of affordability on units due to expire, and mixed-use developments. As the site inventory

On February 17, 2021 and March 30, 2021, the City also held meetings with FivePoint to solicit input in meeting Irvine's RHNA. Similar to the Irvine Company, City staff shared potential strategies and opportunity sites for affordable units. Potential strategies included increasing density near transit, updating the Inclusionary Ordinance requirements and in-lieu fees, and density bonus incentives.

On May 6, 2021, the City held a follow-up meeting with FivePoint and the Irvine Company to continue discussions regarding potential housing policy considerations and the State mandated site inventory requirements.

On June 24, 2021 and June 25, 2021, the City met with the Irvine Company and FivePoint, respectively, to share progress on the site inventory.

H. AB 52 and SB 18 – Tribal Consultation

I. City Council Scoping Session (February 9, 2021)

On February 9, 2021, the City held a City Council Scoping Session for the Housing Element Update in accordance with the General Plan amendment procedures in City Council Resolution No. 87-108.

The purpose of the Scoping Session was to introduce the 6th Cycle Housing Element Update and identify issues that should be addressed during the update process. During the Scoping Session, the City provided an overview of the update, which consisted of the draft 2021-2029 Regional Housing Needs Assessment (RHNA), potential Housing Element strategies, project timeline, and public outreach strategies.

The City advertised the scoping session through a citywide public meeting notice, which was posted at the public bulletin boards and published in the Irvine World News (IWN) on January 21, 2021.

See Appendix A-I for references to the HEU Scoping Session Presentation, staff report, public bulletin boards posting notice, and affidavit of publication, meeting agenda, and input received.

J. Planning Commission Study Session (February 18, 2021)

On February 18, 2021, the City held a Planning Commission study session to introduce the project. Similar to the City Council Scoping Session, the purpose of the study session was to give an overview of the Housing Element Update process and requirements. The presentation consisted of the draft 2021-2029 RHNA, potential strategies, project timeline, and public participation efforts.

The City advertised the Planning Commission Study Session through press releases, social media accounts, email interest lists, the HEU website, and a citywide public notice. The citywide public notice was also published in the Irvine World News on January 21, 2021.

See Appendix A-J for references to the Study Session HEU PowerPoint Presentation, staff report, email interest list, press release, public notice, affidavit of publication, meeting agenda, and input received.

City staff mailed the outreach letters on the following dates:

- March 1, 2021 - The City sent out general outreach letters to 2,278 unique property owners in Planning Areas 32 through 36 (Irvine Spectrum and Irvine Business Complex areas).
- March 9, 2021 - The City sent out 30 additional opportunity sites letters targeting specific property owners of commercial offices, commercial recreation centers, manufacturing and industrial uses.
- March 26, 2021 - The City sent out letters to 100 religious institutions to gauge their interest in developing residential units in combination with their existing religious institution.
- May 3, 2021 - The City sent out 28 letters to hotels to gauge their interest in developing residential units on specific floors or the entire hotel, or policies to house hotel workers on-site.

See Appendix A-K for Outreach Letters and related mailing lists.

L. Focused Community Workshop #1 (March 16, 2021)

As a follow-up to the future housing sites outreach letters, the City held a virtual community workshop on March 16, 2021 to present the 6th Cycle Housing Element Update. The workshop targeted stakeholders in the Irvine Business Complex (IBC) and Spectrum areas, specifically property owners, commercial real estate brokers, the Building Industry Association (BIA), Irvine Chamber of Commerce, and the general public. The City advertised the community workshop through an email notifications and the HEU website. All attendees were required to register prior to attending the workshop, and 29 attendees participated in the meeting.

The meeting was hosted over Zoom and featured a PowerPoint presentation summarizing the Housing Element Update process and work effort focusing on gauging property owner interest in being designated as a future housing site (i.e., opportunity site) as a precursor to developing the site inventory analysis. The workshop also consisted of a live Question and Answer (Q&A) segment. The City posted the PowerPoint presentation and Q&A handout on the City's HEU

On April 1, 2021, the City held a stakeholder meeting with the Irvine Unified School District (IUSD) to provide an overview of the project. The meeting included a robust discussion about the City's final RHNA allocation and its potential impact on school facilities and services. As a result, IUSD staff provided a presentation on the HEU/RHNA to the school district board at their special facilities study session meeting on May 18, 2021. Refer to Appendix A-M for further details.

N. Stakeholder Meetings for Affordable Housing (April and May 2021)

City staff with their consultant, Harris & Associates, held meetings with various Affordable Housing developers to discuss housing policies that would encourage affordable housing in the City.

Staff met with the several developers on the following dates:

- April 22, 2021 – Related California
- April 29, 2021 -- Bridge Housing, Impact Housing, C&C Development, and Orange County Community Housing Corporation.
- April 29, 2021 – Innovative Housing Opportunities
- May 6, 2021 -- Jamboree Housing
- May 12 and May 20, 2021-- Irvine Community Land Trust (ICLT)

During the meetings, the City provided an overview of the Housing Element, which included the final RHNA allocation, potential site opportunities, and the Affirmatively Furthering Fair Housing (AFFH) requirements. Additionally, staff asked a series of questions related to the strategies, constraints, and challenges of providing affordable housing in the City to facilitate a broad and open dialogue. The meeting discussion guide included:

a) What are some challenges and opportunities you face as a developer while trying to develop affordable housing in Irvine?

e) Have you considered a project in Irvine within the last 3 years? Why or why not?

f) In your opinion, what are some creative housing solutions that would help a city like Irvine develop more affordable housing? Would implementing a by-right affordable housing development overlay help?

g) Are you interested in potentially partnering with a church or religious institution for a project (per recently passed AB 1851)? What could the City do to assist?

See Appendix A-N for a summary of the discussions from the affordable housing stakeholder meetings. The summary is aggregated to maintain anonymity as requested by some participants.

O. General Community Workshops #2 and #3 (April 22 and 29, 2021)

On April 22, 2021 and April 29, 2021, the City held virtual community-wide workshops to present the 6th Cycle Housing Element Update. The purpose was to capture all segments of the community including economic, cultural, age, and special needs.

The City advertised the community workshops through press releases, social media announcements, email notifications, the HEU website, and a flier, which was translated in Chinese (Traditional and Simplified), Korean, Japanese, Vietnamese, Spanish, Farsi, and Arabic. Copies of the community workshop fliers are included in Appendix Section A-D.

Additionally, Mayor Khan announced the upcoming workshops at the April 13, 2021 City Council meeting. Additional workshop announcements were made at various commissions and committee/board meetings such as the Senior Citizen Council and Sports Committee during their regular meetings in early- to mid-April 2021. Attendees registered on the City's HEU website prior to attending the workshop. However, attendees were also able to access the workshops via the link provided on the City's website. As an alternative, a phone dial-in option

P. At-Risk Affordable Housing Outreach

City staff mailed letters to all affordable housing providers (non-Irvine Company) identified as having affordable units expiring during the eight-year planning period (2021-2029) associated with the 6th cycle Housing Element. Five letters were mailed as follows: Families Forward (2), Harvard Manor, Jamboree Housing, and Orange County Community Housing Corporation.

As a result of these mailers, , City staff met with Families Forward representatives on May 20, 2021. There was a broad discussion about potential ways to preserve existing affordable housing by extending affordable housing covenants and related legal agreements. Staff also metwith Jamboree Housing representatives on June 30, 2021. City staff will continue the dialogue with Families Forward and other providers in the coming months and years. See Appendix A-P for more details.

Q. Draft Housing Element Release to Public

City staff hosted several public meetings to introduce the draft Housing Element to appointed officials as well as to the public as follows:

Planning Commission:

- July 1, 2021: Public meeting to review 6th cycle Housing Element requirements including public outreach efforts, housing needs assessment and RHNA, site inventory analysis, constraints, Housing Plan with goals, policies, programs, and quantified objectives, and review of past programs in the 5th cycle Housing Element. Additionally, highlight the draft site inventory and goals, policies, and programs.
- July 9, 2021: Release date of draft Housing Element document to Planning Commission members via email. Posted draft Housing Element document on-line on July 12, 2021 to commence public review.
- July 15, 2021 and August 5, 2021: Return to request that the Planning Commission review and authorize submittal of the draft 2021-2029 Housing

R. ALUC Review (TBD)

Staff anticipates presenting the draft HEU to the Airport Land Use Commission for Orange County (ALUC) on TBD, consistent with California Public Utilities Code Section 21676(b) requirements.

Appendix A-R includes the staff report, presentation, meeting agenda (not available at the time of publication, but will be added when the documents become available), and ALUC letter.

S. 6th Cycle Housing Element Adoption Hearings (anticipated Winter 2021/2022)

Subsequent to the completion of the mandatory 60-day pre-submittal review to HCD, staff anticipates presenting the final HEU and IS/MND in accordance with California Environmental Quality Act (CEQA) Guidelines and requirements. The draft IS/ND along with comments received during the public review period, will be considered by the City in conjunction with the project adoption review/approval process.

- Planning Commission review and recommendation hearing(s) for adoption
- City Council hearing for adoption

Appendix A-S includes the staff reports, presentations, public notices, IWN affidavit of publications, and meeting agendas (not available at the time of publication, but will be added when the documents become available).

T. Ongoing Engagement

City staff anticipates ongoing engagement to engage the public and stakeholders in the implementation of the housing element as follows:

DESCRIPTION OF EFFORT	FREQUENCY	AUDIENCE
Housing Division hotline at 949-724-6114	During City Hall office hours: Monday-Thursday: 7:30 a.m.–5:30 p.m.	On demand for public

Public Engagement – Appendix A

Summary of Sections

A. Outreach Coordinator (none – see narrative section)
B. Housing Element Update Webpage
C. Social Media and Email Outreach
D. Print Media
E. Community Outreach Survey - Summer 2020
F. Focus Groups - January 26 and 27, 2021
G. Stakeholder Meetings with Major Property Owners (none – see narrative section)
H. AB 52 and SB 18 - Tribal Consultation (refer to CEQA documentation in Project File No. 00832121-PGA for complete package)
I. City Council Scoping Session – February 9, 2021
J. Planning Commission Study Session – February 18, 2021
K. Future Housing Sites Outreach Letters
L. Focused Community Workshop 1 on Future Housing Sites – March 16, 2021
M. Stakeholder Meeting with Irvine Unified School District – April 1, 2021
N. Stakeholder Meetings for Affordable Housing
O. General Community Workshops 2 and 3 – April 22 and 29, 2021
P. At-Risk Affordable Housing Outreach
Q. Draft Housing Element Release to Public
R. ALUC Review – anticipated January 2022
S. 6th Cycle Housing Element Adoption Hearings – December 2021/January 2022
T. Ongoing Engagement (none – see narrative section)

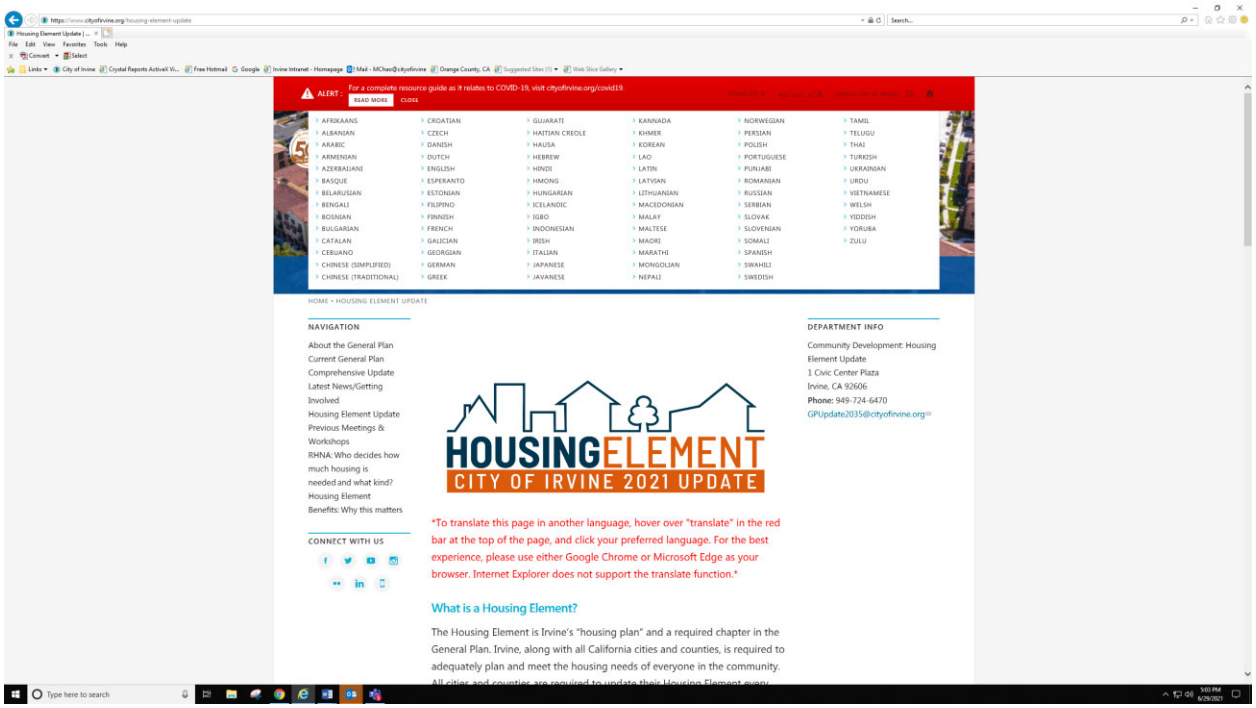
Public Engagement

Appendix A-B: Housing Element Update Webpage (www.cityofirvine.org/HEUpdate)

Table of Contents

1. Website Translation Menu
2. Housing Element Update Comment Box
3. HEU Anonymous Comment Box - Comments Analysis
4. General Project Correspondence, including GPUpdate2035@cityofirvine.org emails

1. Website Translation Menu



2. Housing Element Update Comment Box

Housing Element Update Feedback

Please share your feedback on the City of Irvine's Housing Element Update (HEU). All comments will remain anonymous. You may also email the HEU team at *GPUpdate2035@cityofirvine.org* with any questions or comments.

Message

SUBMIT

3. HEU Comment Box Comments Analysis

Anonymous Comments and Questions Received (as of June 9, 2021)	How Comment was Addressed in HE
Create many opportunities for low-income families to buy houses in Irvine.	The policy and program under Goal 6 of the Housing Plan chapter encourages homeownership through educational programs and resources.
In order to serve those Irvine residents with developmental disabilities, it will be important to increase the Inclusionary Housing percentage from 15 - 20%. More units in the 25-35% median income range would also greatly benefit this group of Irvine residents. Enabling families to plan, long range, for their disabled children and allow this group to stay in Irvine would be a tremendous gift that benefits the entire city. Thank you for your consideration. Carol	Program PP-E.3, Inclusionary Housing Ordinance Update, of the Housing Plan chapter involves conducting a feasibility study to support increasing the existing inclusionary housing requirement from 15% (5% very low, 5% low, and 5% moderate) to 20% inclusionary where 15% will be split between very low and low income levels (TBD) and the remaining 5% for moderate income levels. Additionally, the Inclusionary Housing Ordinance reflect the 20% requirement, corresponding updated in-lieu fee (paid if affordable units are not provided on-site) to reflect current land and construction costs, and other related updates. Additionally, Program PP-I.3 will leverage all funding options to ensure housing options include reasonable accommodations and supportive services for people with disabilities.

4. General Project Correspondence including GPUpdate 2035@cityofirvine.org emails

Public Engagement

Appendix A-C: Social Media and Email Outreach

Table of Contents

1. Social Media Posts
2. Social Media Analytics
3. Community Link Newsletter
4. Project Email Notification List

1. Social Media Posts

Facebook

City of Irvine City Hall
Published by Irvine Ca · February 17 ·

Did you know? Every eight years the state requires cities and counties to update their Housing Element to adequately plan to meet the housing needs of everyone in the community.

The City of Irvine is beginning the process of updating its Housing Element, and the Planning Commission is holding a Study Session tomorrow, February 18, at 5:30 p.m. regarding the Housing Element Update.

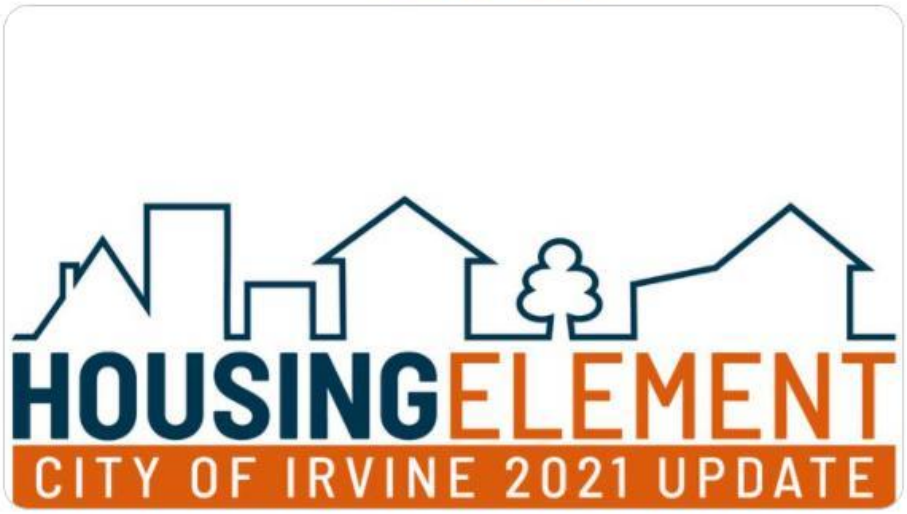
To tune in to the Planning Commission meeting through WebEx or via a dial-in conference call line, visit bit.ly/2M0uxjf. The meeting agenda and details on how to submit comments on agenda items are also available on the webpage.



Twitter

City of Irvine
@City_of_Irvine

The City of Irvine is beginning the process of updating its Housing Element, and the Planning Commission is holding a Study Session tomorrow, Feb. 18, at 5:30 p.m. regarding the Housing Element Update. To tune in and submit comments, visit bit.ly/2M0uxjf.



8:25 PM · Feb 17, 2021 · Twitter Web App

Instagram


HOUSINGELEMENT
CITY OF IRVINE 2021 UPDATE
cityofirvine
cityofirvine Did you know? Every eight years the state requires cities and counties to update their Housing Element to adequately plan to meet the housing needs of everyone in the community.
The City of Irvine is beginning the process of updating its Housing Element, and the Planning Commission is holding a Study
Liked by orangecountyevents and others
FEBRUARY 17
Add a comment...
Post

Nextdoor

City of Irvine
Public Information Office Linda Fontes • 17 Feb



Planning Commission Study Session for the 6th Cycle Housing Element Update. Did you know? Every eight years the state requires cities and counties to update their Housing Element to adequately plan to meet the housing needs of everyone in the community.

The City of Irvine is beginning the process of updating its Housing Element, and the Planning Commission is holding a Study Session tomorrow, February 18, at 5:30 p.m. regarding the Housing Element Update.

To tune in to the Planning Commission meeting through WebEx or via a dial-in conference call line, visit bit.ly/2M0uxjf. The meeting agenda and details on how to submit comments on agenda items are also available on the webpage.

Posted to **Subscribers of City of Irvine**

2. Social Media Analytics

DATE	SOCIAL MEDIA	POST	IMPRESSIONS	ENGAGEMENT	REACTIONS	CLICKS
2.17.21	Facebook	Did you know? Every eight years the state requires cities and counties to update their Housing Element to adequately plan to meet the housing needs of everyone in the community. The City of Irvine is beginning the process of updating its Housing Element, and the Planning Commission is holding a Study Session tomorrow, February 18, at 5:30 p.m. regarding the Housing Element Update. To tune in to the Planning Commission meeting through WebEx or via a dial-in conference call line, visit bit.ly/2M0uxjf. The meeting agenda and details on how to submit comments on agenda items are also available on the webpage.	1,537	45		
2.17.21	Twitter	The City of Irvine is beginning the process of updating its Housing Element, and the Planning Commission is holding a Study Session tomorrow, Feb. 18, at 5:30 p.m. regarding the Housing Element Update. To tune in and submit comments, visit http://bit.ly/2M0uxjf .	4,403	120		
2.17.21	Instagram	Did you know? Every eight years the state requires cities and counties to update their Housing Element to adequately plan to meet the housing needs of everyone in the community. The City of Irvine is beginning the process of updating its Housing Element, and the Planning Commission is holding a Study Session tomorrow, February 18, at 5:30 p.m. regarding the Housing Element Update. To tune in to the Planning Commission meeting through WebEx or via a dial-in conference call line, visit the link in bio. You can also find the meeting agenda and details on how to submit comments on agenda items at the link. . . . #housingelement #housingelementupdate #irvine #cityofirvine	6,449	74		
2.17.21	Nextdoor	Did you know? Every eight years the state requires cities and counties to update their Housing Element to adequately plan to meet the housing needs of everyone in the community. The City of Irvine is beginning the process of updating its Housing Element, and the Planning Commission is holding a Study Session tomorrow, February 18, at 5:30 p.m. regarding the Housing Element Update. To tune in to the Planning Commission meeting through WebEx or via a dial-in conference call line, visit bit.ly/2M0uxjf. The meeting agenda and details on how to submit comments on agenda items are also available on the webpage.	2,166	1		
4.12.21	Facebook Event	The City of Irvine is updating the Housing Element for the 2021-29 planning period and will be hosting two virtual community workshops. All Irvine residents and stakeholders are encouraged to attend the virtual workshops to help plan the City's future housing needs and priorities. The community workshops will be hosted by Irvine's Community Development department and will include a presentation on the Housing Element and an open discussion about the update. The public is invited to attend the meetings. Virtual Community Workshop dates and times via Zoom: April 22, 10 a.m. to noon April 29, 5:30 p.m. to 7:30 p.m. To register for a virtual meeting and for additional information on the Housing Element Update, visit cityofirvine.org/HEUpdate or call 949-724-6395. If you need language assistance, please email mchao@cityofirvine.org by April 30 to schedule an individualized meeting. In addition to English, program information is available on the website in Chinese, Korean, Spanish, Vietnamese, Arabic, Japanese, and Farsi.	1,347	19		10
4.12.21	Instagram	We are updating the Housing Element for the 2021-29 planning period and we want your input. Please attend one of the following virtual community workshops to help plan the City's future housing needs and priorities: 🏠 April 22, 10 a.m. to noon 🏠 April 29, 5:30 p.m. to 7:30 p.m. The community workshops will include a presentation on the Housing Element and an open discussion about the update To register for a workshop, and for additional information on the Housing Element Update, visit cityofirvine.org/HEUpdate or call 949-724-6395. For language assistance, please email mchao@cityofirvine.org by April 30 to schedule an individualized meeting. In addition to English, program information is available on the website in Chinese, Korean, Spanish, Vietnamese, Arabic, Japanese, and Farsi. . . . #housingelement #housingelementupdate #housing #communityworkshop #shareyourinput #irvine #cityofirvine	6,773	80		
4.12.21	Twitter	We're updating the Housing Element for 2021-29 & we want your input. Please attend one of these virtual community workshops to help plan the City's future housing needs and priorities: 🏠April 22, 10 a.m. to noon 🏠April 29, 5:30 p.m. to 7:30 p.m. ℹ http://cityofirvine.org/HEUpdate	4,367	72		
4.12.21	Nextdoor	The City of Irvine is updating the Housing Element for the 2021-29 planning period and will be hosting two virtual community workshops. All Irvine residents and stakeholders are encouraged to attend the virtual workshops to help plan the City's future housing needs and priorities. The community workshops will be hosted by Irvine's Community Development department and will include a presentation on the Housing Element and an open discussion about the update. The public is invited to attend the meetings. Virtual Community Workshop dates and times via Zoom: April 22, 10 a.m. to noon April 29, 5:30 p.m. to 7:30 p.m. To register for a virtual meeting and for additional information on the Housing Element Update, visit cityofirvine.org/HEUpdate or call 949-724-6395. If you need language assistance, please email mchao@cityofirvine.org by April 30 to schedule an individualized meeting. In addition to English, program information is available on the website in Chinese, Korean, Spanish, Vietnamese, Arabic, Japanese, and Farsi.	1,943	2		
4.13.21	Twitter	We invite you to attend a virtual community workshop this month to help plan the City's future housing needs and priorities. Details on the Housing Element Update are available in multiple languages at http://cityofirvine.org/HEUpdate . Please join us and share your input!	3,393	38		
4.16.21	Facebook	Help plan the City's future housing needs and priorities. Attend one of our virtual workshops to learn about and share input on the City's Housing Element Update: April 22, 10 a.m. to noon April 29, 5:30 p.m. to 7:30 p.m. To register for a workshop, and for additional information on the Housing Element Update, visit cityofirvine.org/HEUpdate. Information is available in multiple languages. For language assistance, please email mchao@cityofirvine.org by April 30 to schedule an individualized meeting.	1,177	14		

4.16.21	Instagram	Help plan the City's future housing needs and priorities. Attend one of our virtual workshops to learn about and share input on the City's Housing Element Update: 🏠 April 22, 10 a.m. to noon 🏠 April 29, 5:30 p.m. to 7:30 p.m. To register for a workshop, and for additional information on the Housing Element Update, visit cityofirvine.org/HEUpdate. Information is available in multiple languages. For language assistance, please email mchao@cityofirvine.org by April 30 to schedule an individualized meeting. . . . #housingelementupdate #housingelement #housingneeds #communityworkshop #irvine #cityofirvine	5,902	61	
4.19.21	Facebook	We are updating the City's Housing Element and we need your input. Help plan for future housing needs and priorities in our community by attending one of these virtual workshops: April 22, 10 a.m. to noon April 29, 5:30 p.m. to 7:30 p.m. To register for a workshop, and for additional information about the Housing Element Update, visit cityofirvine.org/HEUpdate. Information is available in multiple languages. For language assistance, please email mchao@cityofirvine.org by April 30 to schedule an individualized meeting.	1,016	12	
4.19.21	Twitter	We are updating the City's Housing Element and we need your input. Help plan for future housing needs and priorities in our community by attending one of these virtual workshops: 🏠 April 22, 10 a.m. to noon 🏠 April 29, 5:30 p.m. to 7:30 p.m. http://cityofirvine.org/HEUpdate	4,287	84	
4.19.21	Instagram	We are updating the City's Housing Element and we need your input. Help plan for future housing needs and priorities in our community by attending one of these virtual workshops: 🏠 April 22, 10 a.m. to noon 🏠 April 29, 5:30 p.m. to 7:30 p.m. To register for a workshop, and for additional information about the Housing Element Update, visit cityofirvine.org/HEUpdate. Information is available in multiple languages. For language assistance, please email mchao@cityofirvine.org by April 30 to schedule an individualized meeting. . . . #housingelementupdate #housingelement #housingneeds #communityworkshop #irvine #cityofirvine	5,745	57	
4.19.21	Nextdoor	We are updating the City's Housing Element and we need your input. Help plan for future housing needs and priorities in our community by attending one of these virtual workshops: ðŸ April 22, 10 a.m. to noon ðŸ April 29, 5:30 p.m. to 7:30 p.m. To register for a workshop, and for additional information about the Housing Element Update, visit cityofirvine.org/HEUpdate. Information is available in multiple languages. For language assistance, please email mchao@cityofirvine.org by April 30 to schedule an individualized meeting.	2,001	0	
4.20.21	Facebook Stories		329		11
4.20.21	Instagram Stories	We need your input! Join us April 22 or April 29 to help plan for future housing needs in Irvine.	2,117	60 Taps Back	
4.21.21	Instagram Stories	SWIPE UP TO REGISTER THURSDAY, APRIL 22 10 A.M. TO NOON HELP PLAN THE FUTURE OF HOUSING IN IRVINE!	3,070	218 Story Taps Back	
4.21.21	Facebook Stories		179		8
4.25.21	Facebook	Help us plan our future housing needs and priorities at a virtual workshop this Thursday, April 29, from 5:30 to 7:30 p.m. The workshop will include a presentation on the Housing Element and an open discussion about the update. To register for the workshop and learn more, visit cityofirvine.org/HEUpdate. Information is available in multiple languages. For language assistance, please email mchao@cityofirvine.org by April 30 to schedule an individualized meeting. #WeAreIrvine	1,205	15	
4.25.21	Twitter	Help us plan our future housing needs and priorities at a virtual workshop this Thursday, April 29, from 5:30 to 7:30 p.m. To register for the workshop and learn more, visit http://cityofirvine.org/HEUpdate . Information is available in multiple languages. #WeAreIrvine	13,176	260	
4.25.21	Instagram	Help us plan our future housing needs and priorities at a virtual workshop this Thursday, April 29, from 5:30 to 7:30 p.m. The workshop will include a presentation on the Housing Element and an open discussion about the update. To register for the workshop and learn more, visit cityofirvine.org/HEUpdate. Information is available in multiple languages. For language assistance, please email mchao@cityofirvine.org by April 30 to schedule an individualized meeting. . . . #WeAreIrvine #HousingElementUpdate #Housing #HousingWorkshop #Irvine #CityOfIrvine	6,053	59	
4.25.21	Nextdoor	Help us plan our future housing needs and priorities at a virtual workshop this Thursday, April 29, from 5:30 to 7:30 p.m. The workshop will include a presentation on the Housing Element and an open discussion about the update. To register for the workshop and learn more, visit cityofirvine.org/HEUpdate. Information is available in multiple languages. For language assistance, please email mchao@cityofirvine.org by April 30 to schedule an individualized meeting.	1,991	0	
4.28.21	Twitter	Help us plan Irvine's future housing needs & priorities at a virtual workshop tomorrow! 🗓April 29 5:30 to 7:30 p.m. To register and learn more, visit http://cityofirvine.org/HEUpdate . Information is available in multiple languages. #WeAreIrvine	4,139	72	
4.28.21	Facebook Stories		251		12
4.28.21	Nextdoor	Help us plan our future housing needs and priorities at a virtual workshop tomorrow, April 29, 5:30 to 7:30 p.m. The workshop will include a presentation on the Housing Element and an open discussion about the update. To register for the workshop and learn more, visit cityofirvine.org/HEUpdate. Information is available in multiple languages.	2599	2	

3. Community Link Newsletter (17,176 email recipients)

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Subscribe to updates from City of Irvine

Email Address e.g. name@example.com

Subscribe

Share Bulletin

Community Link Newsletter

City of Irvine sent this bulletin at 04/16/2021 03:00 PM PDT



Mayor **Farrah N. Khan** • Vice Mayor **Tammy Kim** • Councilmember **Larry Agran** • Councilmember **Mike Carroll** • Councilmember **Anthony Kuo**

April 16, 2021 | Edition 16

Welcome to the Community Link Newsletter

Our weekly newsletter aims to keep residents and businesses connected to us and all that is going on in and throughout the City. You can connect with us and learn more by visiting our website at *cityofirvine.org*, and following us on our social media channels, listed at the bottom of this email. We look forward to connecting with you.



Housing Element Update Virtual Community Workshops

The City of Irvine is updating the Housing Element for the 2021-2029 planning period and will be hosting two virtual community workshops in April. All Irvine residents and stakeholders are encouraged to attend the virtual workshops to help plan the City's future housing needs and priorities.

The workshops will be held April 22, from 10 a.m. to noon; and April 29, from 5:30 to 7:30 p.m. via Zoom. Visit *cityofirvine.org/HEUpdate* to register for a meeting, view program material in eight languages, and learn more. If you need language assistance, please email *mchao@cityofirvine.org* by April 30 to schedule an individual meeting.



Participate in the National Mayor's Challenge for Water Conservation

Mayor Farrah N. Khan is joining mayors across the country for the 10th Anniversary of the National Mayor's Challenge for Water Conservation by asking residents to

4. Project Email Notification List (5,233 emails)

As of May 4, 2021, there are 4,883 subscribers for the General Plan Update (GPU), which includes the Housing Element Update work effort. Based on stated City privacy policies for the GovDelivery system, provided emails are used by the City only for purposes of developing statistics related to the questions asked in any GPU surveys and for future communications concerning the GPU. Therefore, the GPU email list has not been included.

As of June 30, 2021, the HEU project interest list is as follows:

Outreach Efforts (172 emails and/or mailing addresses):

Cecilia Bustamante Pixa, MPH, MHCML	Cecilia.Bustamante-Pixa@stjoe.org
Cesar Covarrubias	cesarc@kennedycommission.org
Mildred Elizabeth Perez	mildredp@kennedycommission.org
Brittany Irvin	birvin@provincegroup.com
Dean Maners	dmaners@provincegroup.com
Dominic Mazza	dmazza@intracorphomes.com
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Ryan Aeh	ryan@cityventures.com
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Ray Daitch	njaved@princetonusa.com
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Oliver Chee	ochee@derbyholdings.com
Diane Clark	diane.clark@kidder.com
Andrea Maloney	amaloney@sapettorealestate.com
Pam Sapetto	psapetto@sapettorealestate.com
Steve Kane	skane@ckdcounsel.com
Izzak Mireles	IMireles@avcity.org
Jeremy Dean Carver	CarverJ@pripd.com
Doug Sterner	SternerDM@Pripd.com
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Matthew Toh	matthewtoh@pacificpharma.biz
Subhranshu Tripathy	subhran@pacificpharma.com
Michelle Le	michelle.le@pacificpharma.com
Alex Portney	sbl.alex@gmail.com
Lilia Luo	calsources@msn.com
Tim Shaw	tshaw265@gmail.com
Sam Kabab	sam@4optima.com
Andy White	andy.white@colliers.com
Fred Karam	karam.matt@gmail.com
Jennifer Deppe Karam	jdepkaram@cox.net
Mark Zadeh	fly@villatravel.com
Mike Misera	mike@spcnb.com
Agnes Slater	aslater@griffincapital.com
Mitch Bloom	mitchb@crownassoc.com
Michael Brewer	brewer647@gmail.com

B. Smith	bsmith786@gmail.com
Dave Barisic	dave@brandywine-homes.com
USED	awood@bildfoundation.org
USED	agill@intracorpcompanies.com
USED	larry.schuler@cbre.com
USED	debra@developersedge.com
USED	leonard@roseequities.com
USED	brent@roseequities.com
USED	ryan@cityventures.com
USED	larry.schuler@cbre.com
USED	rpuffer@intracorphomes.com
USED	psapetto@sapettorealestate.com
USED	karen@pacificplanninggroup.com
USED	JSDavis@irvinecompany.com
USED	ps@starpointeventures.com
USED	dmazza@intracorphomes.com
USED	carverj@pripd.com
USED	todd@c-cdev.com
USED	karsen@actionsales.com
USED	josh.goldman@gemdaleusa.com
USED	emilyyau2020@yahoo.com
USED	andoniudevelopment@gmail.com
USED	mark@irvineclt.org
USED	dgehman@danielian.com
USED	tj@starpointeventures.com
USED	joel.lc@uci.edu
USED	sylvia_walker@hotmail.com
USED	izzakmireles@yahoo.com
USED	stevengeier412@gmail.com
USED	chuongv@gmail.com
USED	jorden@sms-arch.com
USED	cesarc@kennedycommission.org
USED	cody.mendoza@mail.house.gov
USED	farhad@duramar.com

USED	john@telxpress.com
USED	agill@intracorphomes.com
USED	SternerDM@Pripd.com
USED	CarverJ@Pripd.com
USED	cpierson@intracorphomes.com
USED	amaloney@sapettorealestate.com
USED	mark@irvineclt.org
USED	brent@roseequities.com
USED	rpuffer@intracorphomes.com
USED	john@telxpress.com
USED	jtreinen@griffincapital.com
USED	dgehman@danielian.com
USED	karsen@actionsales.com
USED	carverj@pripd.com
USED	elizabeth@peopleforhousing.org
USED	huixinz2@uci.edu
USED	felicitynf@aol.com
USED	tshaw265@gmail.com
USED	pat7oaks@gmail.com
USED	lreyesru@uci.edu
USED	Lizzie.Cootsona@asm.ca.gov
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USED	cesarc@kennedycommission.org
USED	larry.schuler@cbre.com
USED	sbl.alex@gmail.com
USED	andoniudevelopment@gmail.com
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USED	dmazza@intracorphomes.com
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Craig Borstein	Craig@borsteinenterprises.com
Loren Borstein	Loren@borsteinenterprises.com
John Brand	jbrand@scantre.com

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Matthew Macher	matthew.macher@GEMDALEUSA.COM
Pam Nathanson	pam@universitysynagogue.org
Lora Taleb	lora@connectecco.com
Tom Nemat, Esq	tnemat@nematlaw.com
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Scott Spearman	CES@spearmanclubs.com
Shirley Marcum	shirlmar88@gmail.com
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MJ	marjanjohari63@gmail.com
Brendan McCracken	McCracken@eqoffice.com
Michael Wang	mwang@venquest.com
John Wang	johnwang@pcrscorp.com
Brian Schmid	brianschmid43@gmail.com
Brandon Young	brandon@mitchtsailaw.com
Mitchell Tsai	mitch@mitchtsailaw.com
Leon Ramsey, Jr	leon@mitchtsailaw.com
Greg Sonstein	greg@mitchtsailaw.com

City Commission Members and Committee Members Notification List (107 emails – information withheld due to privacy)

Ken Montgomery	Transportation Commission
Ken Montgomery	Transportation Commission
Shilpa Patel	Transportation Commission
Shilpa Patel	Transportation Commission
Avinder Chawla	Transportation Commission
Avinder Chawla	Transportation Commission
Sidney Wu	Transportation Commission
Sidney Wu	Transportation Commission

Kevin Trussell, Chair	Community Services Commission
Soha Vazirnia, Vice Chair	Community Services Commission
Soha Vazirnia, Vice Chair	Community Services Commission
Dick Owens	Community Services Commission
Naz Hamid	Community Services Commission
Jing Sun	Community Services Commission
Dr. Dina Eletreby	ICYFAC
Ajay Mohan	ICYFAC
Ense Kwan	ICYFAC
Dr. Phyllis Agran	ICYFAC
Brooke Cazier	ICYFAC
Jing Sun	ICYFAC
Diane Gale	ICYFAC
Christine Ito	ICYFAC
Shelby Clatterbuck	ICYFAC
Wendy Bokota	ICYFAC
Dr. Luz Arellano	ICYFAC
Lily Freeman	ICYFAC
Jada Ulep	ICYFAC
Dave Klug	ICYFAC
Corey Lakin	ICYFAC
Marcy Backhus	ICYFAC
Traci Stubbler	ICYFAC
Debbie Brunn	ICYFAC
Adam Buchanan	ICYFAC
Ryan Painter	ICYFAC
Christine Knowland	Planning Commission
Jong Limb	Planning Commission
Mary Ann Gaido	Planning Commission
Mary Ann Gaido	Planning Commission
Stephen Huang	Planning Commission
Jeffrey L. Pierson	Planning Commission
Jeffrey L. Pierson	Planning Commission
ICCC Chair Donna Schwartze	Irvine Child Care Committee

Greta Jacobs	Senior Council
Bill Sandlin	Senior Council
Myung Suh	Senior Council
Pamela Baird	City of Irvine
Cory Hilderbrand	City of Irvine
Sandra Salcedo	City of Irvine
Denise Bennett-Arabatzis	City of Irvine
Ed Kaleikini	City of Irvine
Amber Castrey	City of Irvine
Damion Coran	City of Irvine
Kristen Reid	City of Irvine
Lucy Tseng	City of Irvine
Caryn Kawamoto	City of Irvine
Athena Martinez	City of Irvine
Meena Chockalingam	IRDAB
Brenda Deeley	IRDAB
Andrea Drayer	IRDAB
David Gibbons	IRDAB
Kay Kalra	IRDAB
Jennifer Kim	IRDAB
James Morgan	IRDAB
Dennis Niggl	IRDAB
Barbara Stern	IRDAB
Ryan McGraw	City of Irvine
Cory Pawar	City of Irvine
Vice Mayor Tammy Kim	Green Ribbon Environmental Committee
Mayor Farrah N. Khan	Green Ribbon Environmental Committee
Christine Knowland - Planning Commission	Green Ribbon Environmental Committee
Kathleen Treseder	Green Ribbon Environmental Committee
Bemmy Maharramli	Green Ribbon Environmental Committee

Mary Ann Gaido - Alternate Planning Commission	Green Ribbon Environmental Committee
Amil Aaron, Chair	Ad Hoc Diversity, Equity, and Inclusion Committee
Rebekah Thomas, Co-Chair	Ad Hoc Diversity, Equity, and Inclusion Committee
Yulan Chang	Ad Hoc Diversity, Equity, and Inclusion Committee
Sidney Wu	Ad Hoc Diversity, Equity, and Inclusion Committee
Dr. Kevork Abazajian	Ad Hoc Diversity, Equity, and Inclusion Committee
Chair Kim Hoesterey, Irvine Aquatics	Irvine Aquatics Advisory Board
Vice Chair Lizzie Howard, Irvine Swim League	Irvine Aquatics Advisory Board
Nick Baba, Irvine Youth Water Polo	Irvine Aquatics Advisory Board
Ed Carrera, North Irvine Water Polo	Irvine Aquatics Advisory Board
Alex Nieto, Irvine Unifed School District	Irvine Aquatics Advisory Board
Ray Wong, Irvine Unified School District	Irvine Aquatics Advisory Board
Ryan Berger	Irvine Aquatics Advisory Board
Liza Krassner	Irvine Aquatics Advisory Board
Tala Fazeli	Irvine Aquatics Advisory Board
Patricia Daley	Irvine Aquatics Advisory Board

External contacts (71 emails – information withheld due to privacy concerns)

Kellie Welch	IRWD	Water Resources Manager
Eric Akiyoshi	IRWD	Engineering Manager for Planning
Jacob Moeder	IRWD	Senior Engineer - Capital Projects
Belisario Rios, PE	IRWD	Senior Engineer - Development Services
Karalee Darnell	SCE	SCE Government Relations Manager
Jenny Pezda	So Cal Gas	SoCalGas Environmental Policy Advisor

Bobby Simmons	PS	
Bruce Ramm	PS	
Mike McCoy	PS	
Jeremy Cogan	SAUSD	Director of Facilities and Planning
Jose Contreras	TUSD	Manager of Facilities and Planning
Kelvin Okino	IUSD	Executive Dir. of Facilities Planning & Construction
Jesse Barron	IUSD	Assistant Director of Facilities Planning
Doug Monfils	SVUSD	Construction Manager
Gina Barraza	SVUSD	Fiscal Services - Account Clerk I
Greg Walker, CIA, CISA	Transportation Corridor Agencies	Manager, Internal Audit
Irvine Rotary Club	Irvine Rotary	
	Families Forward	
Madelynn Hirneise	Families Forward	Chief Executive Officer
Brian Arzate	Families Forward	
Nishtha Mohendra	Families Forward	
Danielle Deberg	Families Forward	
	Habitat for Humanity	
Laura Archuletta	Jamboree Housing Corporation	President & CEO
Andrea Hickman	Jamboree Housing Corporation	Executive Assistant
Roger Kinoshita	Jamboree Housing Corporation	Senior Director - Business Development
Rochelle Mills	Innovative Housing Opportunities	
Michele Rinehart	Innovative Housing Opportunities	Director of Operations
Luz Toro Farmer	Innovative Housing Opportunities	
Miguel Garcia	Innovative Housing Opportunities	Real Estate development
Mark Asturias	Irvine Community Land Trust	
Frank Chang	Amcal	VP of Acquisitions for AMWA
Todd Cottle	C&C Development	
Letty Plascencia	Orange County Community Housing Corporation	Director of Homeownership Development

Jonathan Stern	Bridge Housing	
Mario A. Ortega	Abrazar	CEO
Mary Anne Foo, MPH	Orange County Asian and Pacific Islander Community Alliance	Executive Director
Michelle Murphy, MSW	Orange County United Way	Director, Public Affairs
Andrew Salas, Chairman	Gabrieleno Band of Mission Indians - Kizh Nation	
Andrew Salas, Chairman	Gabrieleno Band of Mission Indians - Kizh Nation	
Anthony Morales, Chairperson	Gabrieleno/Tongva San Gabriel Band of Mission Indians	
Joyce Stanfield Perry, Tribal Manager	Juaneno Band of Mission Indians - Acjachemen Nation	
Joseph Ontiveros, Cultural Reource Director	Soboba Band of Luiseno Indians	
Ralph Goff, Chairperson	Campo Band of Diegueno Mission Indians	
Michael Garcia, Vice Chairperson	Ewiiaapaayp Band of Kumeyaay Indians	
Robert Pinto, Chairperson	Ewiiaapaayp Band of Kumeyaay Indians	
Sandonne Goad, Chairperson	Gabrieleno/Tongva Nation	
Robert Dorame, Chairperson	Gabrieleno Tongva Indians of California Tribal Council	
Charles Alvarez	Gabrieleno-Tongva Tribe	
Matias Belardes, Chairperson	Juaneno Band of Mission Indians Acjachemen Nation - Belardes	
Javaughn Miller, Tribal Administrator	La Posta Band of Diegueno Mission Indians	
Gwendolyn Parada, Chairperson	La Posta Band of Diegueno Mission Indians	
Angela Elliot Santos, Chairperson	Manzanita Band of Kumeyaay Nation	
Michael Linton, Chairperson	Mesa Grande Band of Diegueno Mission Indians	
Shasta Gaughen, Tribal Historic Preservation Officer	Pala Band of Mission Indians	

Public Engagement

Appendix A-D: Print Media

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    - Farsi
    - Arabic
    - Japanese
    - Korean
    - Vietnamese
    - Spanish

1. Press Release for HEU Kick-Off

NEWS RELEASE

FOR IMMEDIATE RELEASE

CONTACT: Kristina Perrigoue
Public Information Officer
949-724-6212
kperrigoue@cityofirvine.org

City of Irvine Announces Sixth Cycle Housing Element Update
For October 2021 to October 2029

IRVINE, Calif. (Feb. 10, 2021): The City of Irvine is required to adequately plan and meet the housing needs of everyone in the community by updating its Housing Element every eight years. In the update, the City must identify enough potentially developable land suitable for residential use to meet Irvine's new Regional Housing Needs Assessment (RHNA) allocation.

The Housing Element is Irvine's "housing plan" and a required chapter in the General Plan. Irvine, along with all California cities and counties, is required to adequately plan and meet the housing needs of everyone in the community. The Housing Element must provide goals, objectives, policies, and implementation programs demonstrating how Irvine will meet its existing and future housing needs for all income levels. The Housing Element must also address recent housing legislation adopted in response to the state's housing crisis.

All cities and counties are required to update their Housing Element every eight years for State certification. The City's last Housing Element update, referred to as the Fifth Cycle Housing Element covers October 2013 to October 2021.

Although the City does not build the housing, the Housing Element does create a plan and regulatory framework, which provides opportunities for the private sector to do so, where market conditions determine when and where housing is built.

The Housing Element Update team will be holding virtual community workshops in spring 2021.The next meeting will be held:

Planning Commission Study Session
Date: Thursday, February 18, 2021
Time: 5:30 p.m.

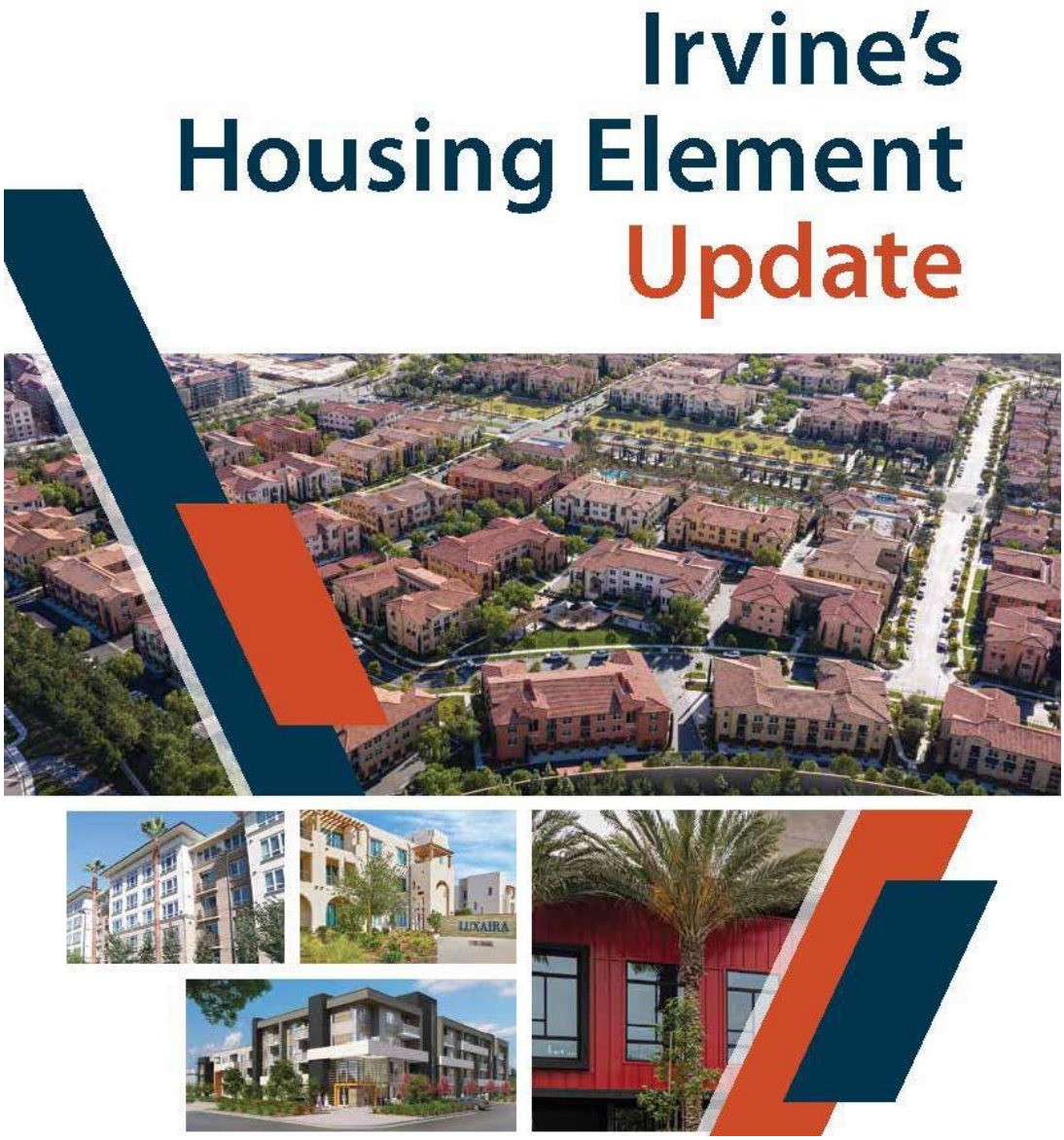
For more information on the Housing Element Update, including an anticipated project timeline, please visit *cityofirvine.org/housingelementupdate* or email *GPUpdate2035@cityofirvine.org*.

Press Release Distribution List:

Korea Daily, Chinese Daily News, Japanese Daily Sun, Viet Daily News, Korea Times, Korea Central Daily, West Coast Jewish News, Sing Tao Daily, Hanin News, Para Todos, Korea Times, Jewish Life, India Journal, Koreatown Daily –Los Angeles Edition, Maeil Business Newspaper, Korea Times – Orange County Edition, Keyan Pang – US News Express, SUC Song News, Impacto USA, Yon Hap News, Islamic Center of Irvine, United Times, Rafu Shimpo Japanese Newspaper, China Press, Nguoi Viet Daily News, Azteca News, Los Angeles Times, Hoy Deportes, KBS America, MY Sweet Irvine, Radio Korea LA, Woori Radio News, Korean Radio, Orange County Register

Irvine Homeowners Associations list: https://www.cityofirvine.org/community-development/irvine-homeowners-associations

2. Inside Irvine Summer 2021 Article



The City of Irvine is in the process of updating its housing plan. Known as the **Housing Element**, it is a chapter in the City's General Plan and it is required by the State to be updated every eight years. The current update, referred to as the 6th Cycle Housing Element, is for October 2021 through October 2029. Learn more about the Housing Element Update and what it means for our community.

What is a Housing Element?

Irvine, along with all California cities and counties, is required to adequately plan for and meet the housing needs of everyone in the community. In the Housing Element Update, the City must identify enough potentially developable land suitable for residential use to meet the Regional Housing Needs Assessment (RHNA) allocation outlined by the State.

What are the benefits of the Housing Element?

Providing housing to meet the needs of all income levels is critical to the long-term social, environmental, and economic health of Irvine. By planning for future housing, the City can work to protect the quality of life we enjoy in Irvine.

Who decides how much and what kind of housing is needed?

The Regional Housing Needs Assessment (RHNA) is mandated by State Housing Law as part of the periodic process of updating the Housing Element. RHNA determines how many housing units are needed within each jurisdiction during specified planning periods.

During each Housing Element Update cycle, the California Department of Housing and Community Development (HCD) estimates each region's housing need for all income groups for the upcoming eight years.

HCD has determined the housing need for the Southern California region to be 1.3 million units. In turn, the Southern California Association of Governments (SCAG), which includes Los Angeles, Riverside, San Bernardino, and Ventura counties, has taken this number and allocated each city and county in the region with its share using a developed methodology.

How many housing units is Irvine required to add?

The City of Irvine's portion of SCAG's RHNA for the 2021–2029 Housing Element is 23,610 units.

How is the City planning for the number of units that need to be built?

The Housing Element Update plays a vital part in the City's planning process. Through this effort, the City is conducting an assessment of where future housing could exist in Irvine and identifying constraints to housing production.

How can I participate in the Housing Element Update process?

Sign up to receive emails about the Housing Element Update and stay informed of upcoming meetings and developments.

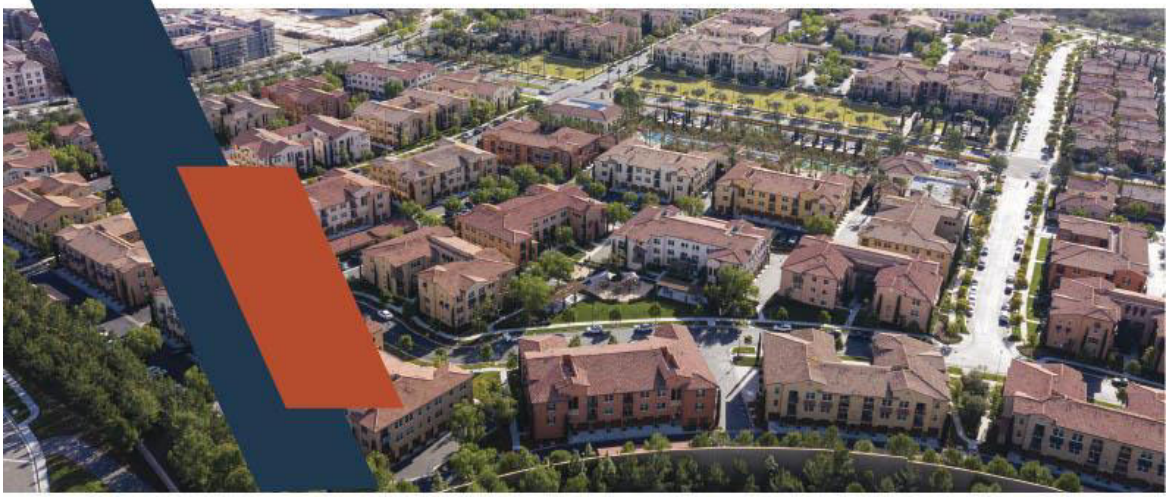
Project briefings will be provided to the Planning Commission and City Council in June. The draft Housing Element Update will be available for the public to review in the summer before it goes to the City Council for approval in fall. ▪

HOUSING ELEMENT

WE ARE IRVINE 1971-2021

3. Communitywide Workshop Flier

Housing Element Update: Virtual Community Workshops



We Need Your Input

The City of Irvine Housing Element is one of the seven mandated elements of the City's General Plan. It sets forth Irvine's strategy to preserve and enhance the community's residential character, expand housing opportunities for all economic segments, and provide guidance and direction for local government decision-making in all matters related to housing.

The City is currently updating the Housing Element for the 2021-2029 planning period, as required, to meet the housing needs of everyone in our community. We encourage all Irvine residents and stakeholders to help us plan the City's future housing needs and priorities.

Our interactive virtual workshops will provide a

Virtual Workshops

Dates and times via Zoom:

April 22, 2021
10 a.m.–noon

April 29, 2021
5:30–7:30 p.m.

Workshops will be presented in English and include a presentation on the Housing Element and a discussion about the update. These meetings will be interactive and conducted online. Meeting participants can join by desktop, tablet, or phone. If you

住宅要素更新：虛擬社區研討會



徵求您的意見

爾灣市住宅要素是本市整體規劃的七大規定要素之一。此為爾灣市提出的策略，內容旨在保護與加強社區居住特色、為各個經濟階層擴大住房的機會，以及為當地政府在所有住房相關的決策上提供參考與指引。

本市目前正在更新 2021-2029 年度計畫期間的住宅要素，力求符合社區內所有人的住宅需求。 我們鼓勵所有爾灣市居民與利益相關者協助參與規劃本市未來的住宅需求與優先項目。

我們的互動式虛擬研討會將提供詳細的住宅要素概覽及更新進度，徵求多種不同主題的意見反應，包含 2021-2029 年期間的住宅要素目標。

虛擬研討會

透過 Zoom 進行，日期與時間如下：

2021 年 4 月 22 日
早上 10:00 至中午 12:00

2021 年 4 月 29 日
下午 5:30 至晚上 7:30

研討會將以英語進行並提供住宅要素報告與討論更新進度。會議將以互動方式於線上進行。與會人員可以透過桌上型電腦、平板電腦或電話參與。如果您需要翻譯協助，請在 4 月 30 日前傳送電子郵件至 **mchao@cityofirvine.org**，以便安排個

住宅要素更新：虚拟社区研讨会



征求您的意见

尔湾市住宅要素是本市整体规划的七大规定要素之一。此为尔湾市提出的策略，内容旨在保护与加强社区居住特色、为各个经济阶层扩大住房的机会，以及为当地政府在所有住房相关的决策上提供参考与指引。

本市目前正在更新 2021-2029 年度计划期间的住宅要素，力求符合社区内所有人的住宅需求。我们鼓励所有尔湾市居民与利益相关者协助参与规划本市未来的住宅需求与优先项目。

我们的交互式虚拟研讨会将提供详细的住宅要素概览及更新进度，征求多种不同主题的意见反应，包含 2021-2029 年期间的住宅要素目标。

虚拟研讨会

通过 Zoom 进行，日期与时间如下：

2021 年 4 月 22 日
早上 10:00 至中午 12:00

2021 年 4 月 29 日
下午 5:30 至晚上 7:30

研讨会将以英语进行并提供住宅要素报告与讨论更新进度。会议将以互动方式于在线进行。与会人员可以透过桌上型计算机、平板计算机或电话参与。如果您需要翻译协助，请在 4 月 30 日前传送电子邮件至 mchao@cityofirvine.org，以便安排个

به روز رسانی لمان مسکن:
کارگاه های مجازی جامعه



به بازخورد شما نیاز داریم

بخش مسکن شهر Irvine یکی از هفت المان اصلی «طرح عمومی شهر» است. این المان عنوان‌کننده راهبرد Irvine در حفظ و ارتقای هویت مسکونی جامعه است، ضمن اینکه باعث فرصت‌های تأمین مسکن برای کلیه بخش‌های اقتصادی شده، و رهنمودهایی برای تصمیم گیری دولت محلی در کلیه مسائل مرتبط با مسکن فراهم می‌کند.

شهر بنا به الزامات مقرر درحال بەروزرسانی المان مسکن برای دوره برنامەریزی 2021-2029 است تا نیازهای همه افراد جامعه ما در زمینه مسکن مرتفع گردد. ما از کلیه ساکنان و سهام داران Irvine دعوت می کنیم در برنامه ریزی نیازها و اولیت هایی شهر در زمینه مسکن به ما کمک کنند.

کارگاه‌های مجازی و تعاملی ما علاوه بر ارائه خلاصه‌ای دقیق از المان مسکن و رویه بەروزرسانی، بازخورد افراد را در موضوعات مختلف جویا می شود، از جمله اینکه چه اهدافی باید برای به روز رسانی المان مسکن دوره 2021-2029 تعیین شود.

برای شرکت در جلسات مجازی و کسب اطلاعات بیشتر در زمینه به

کارگاه‌های مجازی

تاریخ و ساعت برگزاری در Zoom:

22 آوریل 2021
10 صبح تا ظهر

29 آوریل 2021
5:30 الی 7:30 عصر

کارگاه‌ها به زبان انگلیسی برگزار خواهد شد و دربرگیرنده ارائه‌ای در زمینه المان مسکن و گفتگوی درمورد می باشد. به روز رسانی ها این جلسات بەروشی تعاملی و بەصورت آنلاین صورت خواهد گرفت. شرکت‌کنندگان می توانند با رایانه، تبلت یا تلفن همراه در جلسات شرکت کنند. اگر نیاز به خدمات کمک زبانی دارید، لطفاً تا 30 آوریل به mchao@cityofirvine.org ایمیل بزنید تا یک جلسه

تحديث حول بند الإسكان:
ورش عمل مجتمعية افتراضية



نحن نحتاج إلى إسهاماتك

بند الإسكان في مدينة إيرفين هو واحد من البنود السبعة المكلف بها في الخطة العامة للمدينة. وهو يُحدد استراتيجية إيرفين المتبعة للحفاظ على الطابع السكني للمجتمع وتوسيع فرص الإسكان لجميع الشرائح الاقتصادية وتوفير الإرشاد والتوجيه لصناعة القرارات الحكومية المحلية في جميع الأمور المتعلقة بالإسكان.

وتقوم المدينة حاليًا بإجراء تحديثاتٍ على بند الإسكان لفترة التخطيط بين عامي *2021* و*2029* حسب المطلوب، وذلك من أجل تلبية احتياجات الإسكان للجميع في مجتمعنا. ونحن نشجع جميع سكان إيرفين وأصحاب المصلحة على مساعدتنا في التخطيط للاحتياجات والأولويات المستقبلية المتعلقة بالإسكان لدى المدينة.

إن ورش العمل الافتراضية التفاعلية لدينا ستقدم نظرة عامة مفصلة على بند الإسكان وعملية التحديث، وستطلب تقديم الإسهامات والأفكار حول موضوعات متعددة تتضمن الأهداف التي ينبغي وضعها لتحديث بند الإسكان للفترة بين عامي 2021 و2029.

ورش العمل الافتراضية

التواريخ والأوقات عبر Zoom:

22 أبريل 2021
10 صباحًا حتى الظهيرة

29 أبريل 2021
5:30 إلى 7:30 مساءً

ستُقدم ورش العمل باللغة الإنجليزية وستتضمن عرضًا تقديميًا حول بند الإسكان وإجراء نقاش حول التحديث. وستكون هذه الاجتماعات تفاعلية وسيتم إجراؤها عبر الإنترنت. يمكن للمشاركين في الاجتماع أن ينضموا إليه عبر أجهزة الكمبيوتر المكتبية أو الأجهزة اللوحية أو الهواتف. إذا كنت بحاجة إلى مساعدة لغوية، فيُرجى التواصل عبر البريد الإلكتروني **mchao@cityofirvine.org** بحلول 30 أبريل من أجل

住宅基本計画の更新について：
地域バーチャルワークショップ



ご意見をお寄せください

アーバイン市住宅基本計画は、報告義務を負う7つの基本計画です。これは、地域の住宅の性格を維持・強化し、すべての経済セグメント向けに住宅の取得（入居）をより一層促進し、住宅に関連する様々な項目において地方自治体の意思決定のためのガイダンスとその方向性を示すためにアーバイン市の戦略として定められたものです。

市は現在、すべての住民の住宅ニーズを満たすよう、必要に応じて2021～2029年の住宅計画期間の基本計画を更新しているところです。アーバイン市のすべての住民や利害関係者の皆さまに、市の将来の住宅ニーズと優先順位付けに関する計画立案にご協力ください。

対話的なバーチャルワークショップでは、住宅要素と更新手続きの詳細な概要を紹介し、2021～2029年の住宅基本計画の更新における目標を含め、さまざ

バーチャルワークショップ

Zoomによる開催日時：

2021年4月22日
午前10時～正午

2021年4月29日
午後5時30分～午後7時30分

ワークショップは英語で開催され、住宅基本計画に関するプレゼンテーション、およびその更新に関するディスカッションが行われます。この会議は対話形式であり、オンラインで開かれます。会議には、パソコン、タブレット電話からご参加ください。言語サポートが必要な場合は、4月30日までに mchao@cityofirvine.orgにメールを送り、個々に

주택 요건 업데이트
가상 커뮤니티 워크숍



귀하의 의견을 알려주세요.

City of Irvine 주택 요건은 시의 일반 계획가운데 일곱 가지 필수 요소 중 하나입니다. 이는 커뮤니티의 거주 특성을 보존하고 강화하며, 모든 경제적 계층에 거주 기회를 확장할 뿐만 아니라, 주택과 관련한 모든 사안에 대한 지방 정부의 의사 결정에 대해 지침 및 방향성을 제공하는 Irvine의 전략을 제시합니다.

현재 시에서는 커뮤니티 모든 구성원의 주택 요구를 충족하기 위해 2021~2029년 계획 기간에 대한 주택 요건을 업데이트 중입니다. 모든 Irvine 주민과 이해 당사자 여러분이 시의 미래 주택 요구 및 우선순위 계획을 도와주시기 바랍니다.

상호형 가상 워크숍에서는 주택 요건에 대한 자세한 내용 및 업데이트 절차를 제공하고 2021~2029년 기간에 대한 주택 요건 업데이트 목표에 무엇이 들어가야 하는지를 포함하여 다양한 주제에 대한 피드백을 요청드릴 예정입니다.

가상 워크숍

Zoom 날짜 및 시각:

2021-04-22
오전 10시-정오

2021-04-29
오후 5:30~7:30

워크숍은 영어로 진행되며 주택 요건 프레젠테이션과 업데이트에 대한 토론으로 구성될 예정입니다. 이 회의는 상호형으로 이뤄지며 온라인으로 진행됩니다. 회의 참가자는 데스크톱, 태블릿, 휴대전화로 참가할 수 있습니다. 언어 지원이 필요한 경우, 개별 회의를 예약할 수 있도록 4월 30일까지 mchao@cityofirvine.org 에 이메일을 보내주시기 바랍니다.

Cập Nhật Những Yếu Tố Nhà Ở:
Buổi Hội Thảo Cộng Đồng Qua Trực Tuyến



Chúng Tôi Cần Thông Tin Từ Quý Vị

Yếu Tố Nhà Ở của Thành Phố Irvine là một trong bảy yếu tố bắt buộc trong Quy Hoạch Tổng Thể của Thành Phố. Yếu tố này đề ra chiến lược của Thành phố Irvine nhằm bảo tồn và nâng cao đặc điểm dân cư của cộng đồng, mở rộng cơ hội nhà ở cho mọi phân khúc kinh tế, đồng thời cũng đưa ra hướng dẫn và định hướng cho việc ra quyết định của chính quyền địa phương trong tất cả các vấn đề liên quan đến nhà ở.

Thành Phố hiện đang cập nhật Yếu Tố Nhà Ở cho giai đoạn quy hoạch từ năm 2021-2029 theo yêu cầu nhằm đáp ứng các nhu cầu về nhà ở của tất cả mọi người trong cộng đồng của chúng ta. Chúng tôi khuyến khích tất cả cư dân Irvine cùng các bên hữu quan giúp đỡ chúng tôi trong việc quy hoạch các nhu cầu và ưu tiên về nhà ở trong tương lai.

Các hội thảo tương tác qua mạng của Thành Phố sẽ cung cấp thông tin tổng quan chi tiết về Yếu Tố Nhà Ở và quy trình cập nhật, đồng thời trưng cầu ý kiến phản hồi về các

Hội Thảo Trực Tuyến

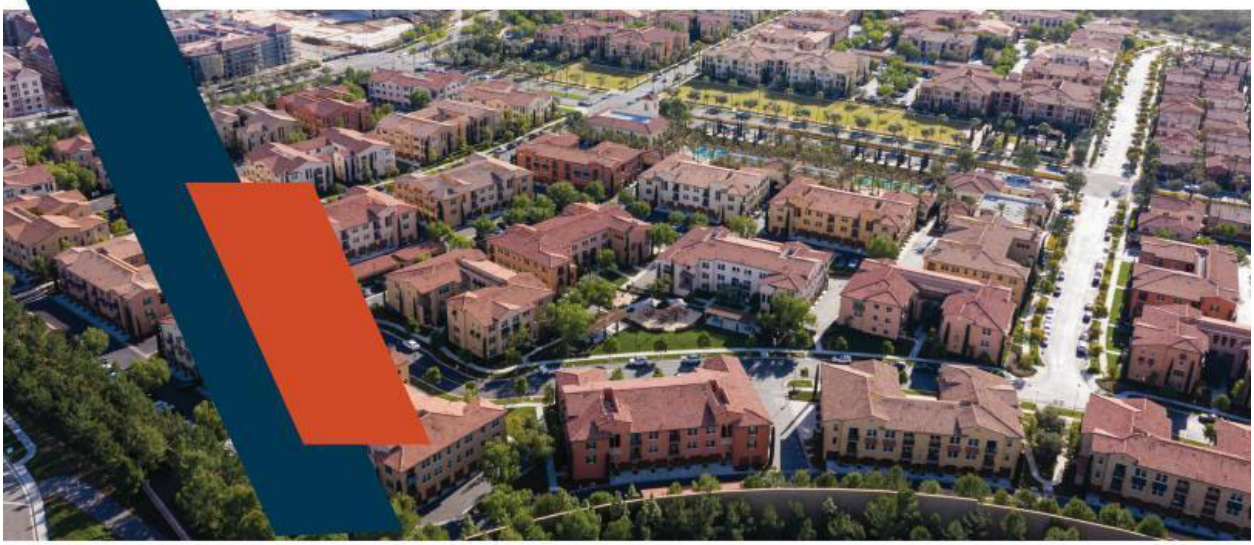
Ngày giờ tổ chức trên Zoom:

Ngày 22 tháng 4 năm 2021
10 giờ sáng - 12 giờ trưa

Ngày 29 tháng 4 năm 2021
5 giờ30 chiều – 7 giờ30 tối

Các buổi hội thảo sẽ được trình bày bằng tiếng Anh và có bao gồm một bài trình bày về Yếu Tố Nhà Ở cùng với một cuộc thảo luận về quá trình cập nhật. Đây là các buổi hội thảo tương tác và được tổ chức trực tuyến. Người tham dự buổi hội thảo có thể tham dự bằng máy tính bàn, máy tính bảng hoặc điện thoại. Nếu quý vị cần trợ giúp, xin vui lòng gửi email đến **mchao@cityofirvine.org** trễ nhất là vào ngày 30 tháng 4 để sắp xếp lịch họp riêng.

Actualización del elemento de vivienda: Talleres virtuales comunitarios



Necesitamos su opinión

El Elemento de vivienda de la ciudad de Irvine es uno de los siete elementos del mandato del Plan de general de la ciudad. Establece la estrategia de Irvine para preservar y mejorar el carácter residencial de la comunidad, ampliar las oportunidades de vivienda para todos los segmentos económicos y dar orientación y dirección para la toma de decisiones del gobierno local en todos los asuntos relacionados con la vivienda.

La ciudad está actualizando el Elemento de vivienda para el período de planificación 2021-2029, según sea necesario, para cubrir las necesidades de vivienda de todos en nuestra comunidad. Animamos a todos los residentes y partes interesadas de Irvine a que nos ayuden a planificar las futuras necesidades y prioridades de vivienda de la ciudad.

Nuestros talleres virtuales interactivos darán un resumen detallado del Elemento de vivienda y proceso de actualización, y pedirán comentarios sobre varios temas, incluyendo cuáles deberían ser los objetivos de

Talleres virtuales

Fechas y horas por Zoom:

22 de abril de 2021
10 a.m. – mediodía

29 de abril de 2021
5:30 – 7:30 p.m.

Los talleres se presentarán en inglés e incluirán una presentación sobre el Elemento de vivienda y una charla sobre la actualización. Estas reuniones serán interactivas y se harán en línea. Los participantes de la reunión pueden unirse por computadora, tablet o teléfono. Si necesita ayuda con el idioma, envíe un email a **mchao@cityofirvine.org** antes del 30 de abril

Public Engagement

Appendix A-E: Community Outreach Survey

Table of Contents

1. Community Outreach Survey Excerpt

Community Outreach Survey Excerpt

Q8	California State law requires that all cities, towns and counties must plan for the housing needs of their residents. With a general shortage of housing in southern California, it is expected that the next Regional Housing Needs Allocation will require the City of Irvine to add several thousand new housing units. Understanding that Irvine will be required by law to add several thousand new homes, would you prefer that these homes: _____ OR _____ OR _____? *Randomize order of options 1 & 2, but always present 3 last.*		
	1	Be **concentrated** in one or two business districts in the City such as the Spectrum and IBC areas	24%
	2	Be **spread** throughout the City in smaller developments and infill projects within existing residential neighborhoods	18%
	3	Be a **mix** of both strategies – with some homes concentrated in both business districts, and others spread throughout the City in small developments and infill projects within existing residential neighborhoods	50%
	98	Not sure	6%
	99	Prefer not to answer	2%
Q9	Understanding that Irvine would be required by law to add several thousand new homes, would you prefer that these homes: _____ OR _____? *Randomize order of options 1 & 2.*		
	1	Be built along with their own neighborhood services, restaurants, shops, and public transit	52%
	2	Be built near existing services, restaurants, shops, and public transit	34%
	98	Not sure	12%
	99	Prefer not to answer	2%
Q10	Understanding that Irvine would be required by law to add several thousand new homes, would you prefer that these homes: _____ OR _____ OR _____? *Randomize order of options 1 & 2, but always present 3 last.*		
	1	Be **mostly** single-family homes, which will require more land	24%
	2	Be **mostly** condominiums and apartments, which will require less	17%

Section 4: Land Use & Housing						
Now I'd like to ask you a few questions about land use in Irvine.						
Q7	There are a variety of properties in Irvine that have yet to be developed, but will be developed in the future for residential and commercial purposes. There are also existing properties that can be redeveloped to serve a different purpose. As I read the following list of development types, please tell me whether you feel there is currently too much, about the right amount, or too little of this type of development in Irvine.					
	Randomize	Too Much	About Right	Too Little	Not Sure	Prefer not to answer
A	Big box retail stores	19%	68%	8%	4%	1%
B	Chain restaurants	32%	56%	8%	3%	1%
C	Smaller, boutique retail stores	5%	40%	49%	6%	1%
D	Non-chain restaurants	5%	37%	52%	5%	1%
E	Single Family Homes	16%	57%	21%	5%	1%
F	Condominiums	30%	48%	12%	10%	0%
G	Apartments	45%	39%	10%	5%	1%
H	Multi-family workforce housing that is affordable for middle-income families	11%	32%	45%	11%	1%
I	Multi-family housing that is affordable to low-income families	16%	26%	44%	13%	1%
J	Multi-family housing that is located close to public transit services	13%	34%	33%	18%	1%
K	Commercial offices	24%	62%	5%	8%	1%
L	Entertainment uses such as movie houses, music and arts	5%	56%	35%	3%	1%
M	Hotels	11%	67%	12%	10%	1%
N	Warehouse and distribution facilities	13%	56%	6%	24%	2%
O	Mixed-use, by which I mean residential housing units built on top of – or next to – office, retail and restaurant businesses	17%	36%	27%	19%	1%
P	Housing that is dedicated to specific groups like seniors, students, and those with special needs	7%	37%	38%	18%	1%

Public Engagement

Appendix A-F: Focus Groups

Table of Contents

1. Focus Group Takeaways

1. Focus Group Takeaways

The City held four focus groups with 16 participants (four people per group), and the duration of each meeting was approximately 90 minutes. Each focus group consisted of participants with diverse age, gender, ethnicity, home tenure, and length of residence.

Below are the takeaways from the focus groups:

- When residents were asked, “Why did [they] choose to live in Irvine?”, residents said for the safety, cleanliness, high-quality schools, and well-planned family-friendly communities.
- When told about California’s requirement for Irvine to plan for more housing, participants said it will create more traffic and pollution, hurt property values, and will cause longtime residents to leave. Some also said more housing could be OK if the City first builds the infrastructure to accommodate it.
- When residents were asked about building high-rise housing as a strategy for adding units, participants said it would create crowding and traffic, it would be too dense, and there would need to be a mix of owner and rental units.
- When residents were asked about on converting under-performing commercial properties into housing, participants had a positive reaction and said it was also a good strategy to retain commercial space on lower floors.
- When asked what the City should keep in mind as guiding principles when adding new housing, participants said safety, education, transportation, parking, preservation res of parks/open space, and trails, and protection of existing neighborhoods.

Public Engagement

Appendix A-H: Tribal Consultation (refer to project CEQA documentation for the complete AB 52/SB 18 package)

Table of Contents

1. Sample Letter
2. Mailing List
3. Responses Received

1. Sample Letter

February 8, 2021

Sent via certified mail and
email to rgoff@campo-nsn.gov

Mr. Ralph Goff
Chairperson
Campo Band of Diegueno Mission Indians
36190 Church Road, Suite 1
Campo, CA 91606

Subject: **Irvine 6th Cycle Housing Element Update, City Irvine, Orange County, California**

Dear Mr. Goff:

The City of Irvine is preparing an update to its Housing Element, which is one topical chapter in the City of Irvine General Plan that is required to be updated every eight years for State certification. All California cities and counties are required to adequately plan to meet the housing needs of everyone in the community and to accommodate its Regional Housing Needs Assessment (RHNA) allocation for the 2021-2019 planning period from the Southern California Associate of Governments (SCAG) or their respective metropolitan planning organization.

Note the Housing Element Update creates a plan and regulatory framework that provides opportunities for housing to be built by the private sector, where market conditions ultimately determine when and where housing is built. The Housing Element does not authorize construction on sites as projects still need to go through the Irvine's development review process in the future.

Your tribe has notified the City of Irvine pursuant Public Resources Code Section 21080.3.1(b) that the City is within the geographic area with which the tribe is traditionally and culturally affiliated. To ensure compliance with Assembly Bill 52 (Chapter 532, Statutes of 2014) and Senate Bill 18 (Gov. Code Section 65352.3(a)(1)

about cultural resources in the project vicinity, please contact my office in the next 30 days.

In accordance with the Code of Public Resources, Section 21082.3(c), information that is submitted by a California Native American tribe during the environmental review process will not be included in the environmental document or otherwise disclosed by the lead agency without the prior consent of the tribe that provided the information.

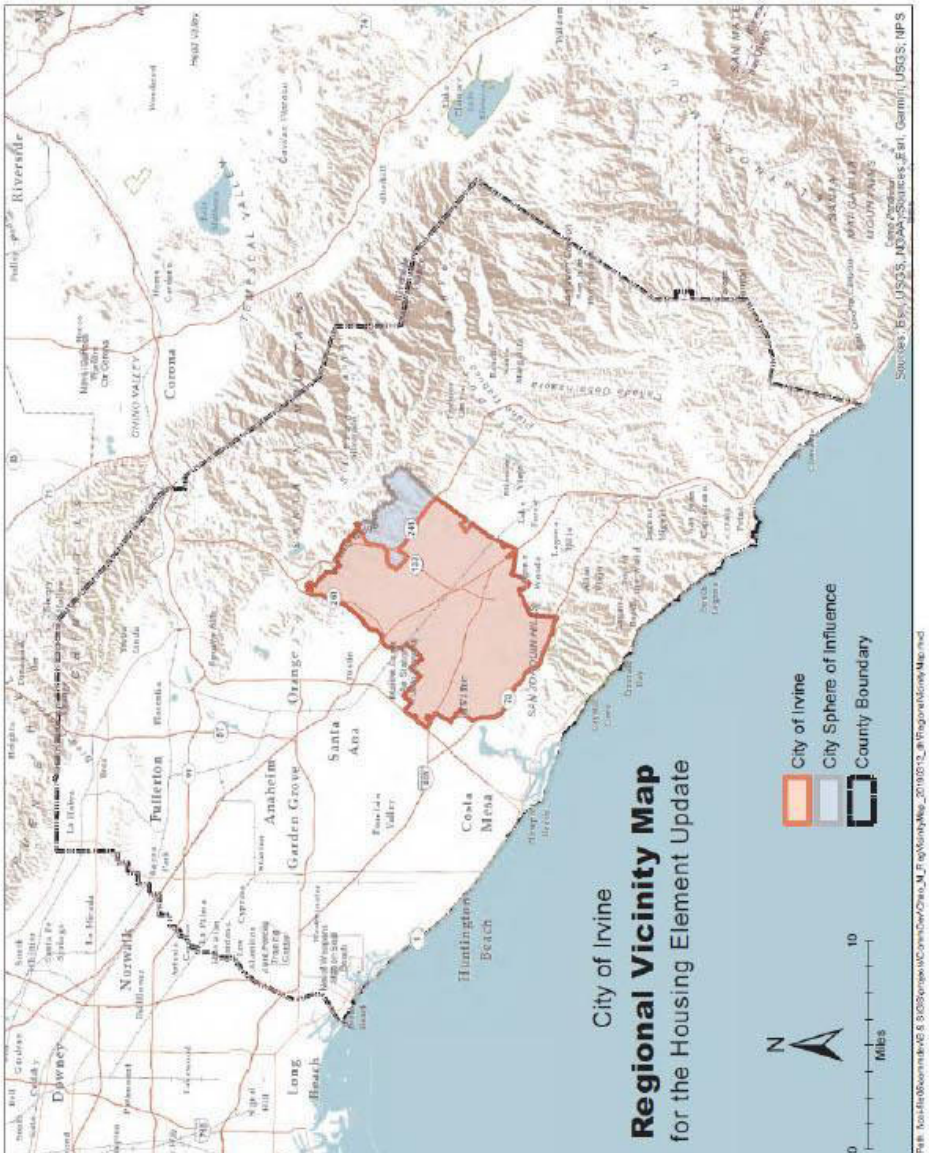
If you require any additional information or have any questions, please contact me via email at mchao@cityofirvine.org or at 949-724-6395. Thank you for your assistance.

Sincerely,

Melissa Chao

Melissa Chao
Senior Planner

Enclosure:
Regional Vicinity Map


City of Irvine
Regional Vicinity Map
for the Housing Element Update
City of Irvine
City Sphere of Influence
County Boundary
N
Miles
Riverside
Corona
Norwalk
Fullerton
Anaheim
Orange
Santa Ana
Garden Grove
Long Beach
Costa Mesa
Huntington Beach
Irvine

2. Tribal Notification Mailing List

Andrew Salas, Chairman	Gabrieleno Band of Mission Indians - Kizh Nation	P.O. Box 393	Covina	CA	91723	admin@gabrielenoindians.org gabrielenoindians@yahoo.com
Anthony Morales, Chairperson	Gabrieleno/Tongva San Gabriel Band of Mission Indians	P.O. Box 693	San Gabriel	CA	91778	GTTribalcouncil@aol.com
Joyce Stanfield Perry, Tribal Manager	Juaneno Band of Mission Indians - Acjachemen Nation	4955 Paseo Segovia	Irvine	CA	92603	kaamalam@gmail.com
Joseph Ontiveros, Cultural Reource Director	Soboba Band of Luiseno Indians	P.O. Box 487	San Jacinto	CA	92581	jontiveros@sobaba-nsn.gov
Ralph Goff, Chairperson	Campo Band of Diegueno Mission Indians	36190 Church Road, Suite 1	Campo	CA	91606	rgoff@campo-nsn.gov
Michael Garcia, Vice Chairperson	Ewiiaapaayp Band of Kumeyaay Indians	4054 Willows Road	Alpine	CA	91901	michaelg@leaningrock.net
Robert Pinto, Chairperson	Ewiiaapaayp Band of Kumeyaay Indians	4054 Willows Road	Alpine	CA	91901	wmicklin@leaningrock.net
Sandonne Goad, Chairperson	Gabrieleno/Tongva Nation	106 1/2 Judge John Aiso St., #231	Los Angeles	CA	90012	sgoad@gabrielino-tongva.com
Robert Dorame, Chairperson	Gabrieleno Tongva Indians of California Tribal Council	P.O. Box 490	Bellflower	CA	90707	gtongva@gmail.com
Charles Alvarez	Gabrieleno-Tongva Tribe	23454 Vanowen Street	West Hills	CA	91307	roadkingcharles@gmail.com
Matias Belardes, Chairperson	Juaneno Band of Mission Indians Acjachemen Nation - Belardes	32161 Avenida Los Amigos	San Juan Capistrano	CA	92675	kaamalam@gmail.com
Javaughn Miller, Tribal Administrator	La Posta Band of Diegueno Mission Indians	8 Crestwood Road	Boulevard	CA	91905	jmiller@LPtribe.net
Gwendolyn Parada, Chairperson	La Posta Band of Diegueno Mission Indians	8 Crestwood Road	Boulevard	CA	91905	LP13boots@aol.com
Angela Elliot Santos, Chairperson	Manzanita Band of Kumeyaay Nation	P.O. Box 1302	Boulevard	CA	91905	None
Michael Linton, Chairperson	Mesa Grande Band of Diegueno Mission Indians	P.O. Box 270	Santa Ysabel	CA	92070	mesagrandeband@msn.com
Shasta Gaughen Tribal Historic Preservation Officer	Pala Band of Mission Indians	PMB 50, 35008 Pala Temecula Rd.	Pala	CA	92059	sgaughen@palatribe.com
Lovina Redner, Tribal Chair	Santa Rosa Band of Calhuilla Indians	P.O. Box 391820	Anza	CA	92539	lsaul@santarosa-nsn.gov
Scott Cozart, Chairperson	Sobaba Band of Luiseno Indians	P.O. Box 487	San Jacinto	CA	92583	jontiveros@sobaba-nsn.gov
Cody Martinez, Chairperson	Sycuan Band of the Kumeyaay Nation	1 Kwaaypaay Court	El Cajon	CA	92019	ssilva@sycuan-nsn.gov

3. Responses Received

From: Gabrieleno Administration
To: Justin Equina
Subject: Re: Meeting with Andrew Salas
Date: Thursday, April 8, 2021 1:40:31 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Justin

Since there will not be any ground disturbance taking place there will be no need for consultation. We please ask that you notify us in the future when there will be ground disturbance taking place.

Thank you

Admin Specialist
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723
Office: 844-390-0787
website: www.gabrielenoindians.org

The region where Gabrieleño culture thrived for more than eight centuries encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleño who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing of herds of livestock. "The Gabrieleño are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area ". "That's a contribution that Los Angeles has not recognized–the fact that in its early decades, without the Gabrieleño, the community simply would not have survived."

On Thu, Apr 8, 2021 at 1:37 PM Gabrieleno Administration <admin@gabrielenoindians.org> wrote:

Hello Justin

I just want to confirm that there will be ground disturbance taking place regarding the project.
Admin Specialist
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723
Office: 844-390-0787
website: www.gabrielenoindians.org

The region where Gabrieleño culture thrived for more than eight centuries encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleño who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing of herds of livestock. "The Gabrieleño are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area ". "That's a contribution that Los Angeles has not recognized–the fact that in its early decades, without the Gabrieleño, the community simply would not have survived."

On Wed, Apr 7, 2021 at 1:16 PM Justin Equina <jequina@cityofirvine.org> wrote:

Hello:

The Housing Element Update is a Citywide project and is not necessarily related to a specific property. For more information please visit our Housing Element Update website:

https://www.cityofirvine.org/housing-element-update#:~:text=In%20the%20update%2C%20the%20City,Needs%20Assessment%20(RHNA)%20allocation.&text=The%20Housing%20Element%20must%20also,to%20the%20state's%20housing%20crisis.

Thank you for the call number, I'll keep that in mind when calling tomorrow.

JUSTIN EQUINA | ASSOCIATE PLANNER | CITY OF IRVINE
949-724-6364 | 1 Civic Center Plaza, Irvine, CA 92606 | jequina@cityofirvine.org

From: Gabrieleno Administration <admin@gabrielenoindians.org>
Sent: Wednesday, April 7, 2021 12:55 PM

Thank you

Admin Specialist
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723

Office: 844-390-0787

website: www.gabrielenoindians.org

The region where Gabrieleño culture thrived for more than eight centuries encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleños who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing of herds of livestock. "The Gabrieleño are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area ". "That's a contribution that Los Angeles has not recognized--the fact that in its early decades, without the Gabrieleño, the community simply would not have survived."

On Wed, Apr 7, 2021 at 9:33 AM Justin Equina <jequina@cityofirvine.org> wrote:

> Hello:
>
> I wanted to confirm my phone meeting with Mr. Andrew Salas tomorrow at 3pm. The meeting is in regards to the City of Irvine's Housing Element Update. I called on March 3rd to schedule a meeting, but have not received confirmation since then.
>
> Thank you,
>
> Justin
>
> JUSTIN EQUINA | ASSOCIATE PLANNER | CITY OF IRVINE
> 949-724-6346 | 1 Civic Center Plaza, Irvine, CA 92606 | jequina@cityofirvine.org

---

From: Justin Equina
Sent: Thursday, March 4, 2021 2:50 PM
To: 'admin@gabrielenoindians.org' <admin@gabrielenoindians.org>
Subject: FW: Meeting with Andrew Salas

Hello:

Yesterday, I called to coordinate a meeting with Andrew Salas for the City of Irvine's Housing Element Update. I was scheduled to speak with him on 4/8/21 at 3:00 pm. I wanted to forward a meeting invite to confirm the date. Please let me know if you have any questions.

Thank you,

Justin

JUSTIN EQUINA | ASSOCIATE PLANNER | CITY OF IRVINE
949-724-6346 | 1 Civic Center Plaza, Irvine, CA 92606 | jequina@cityofirvine.org

From: Joyce Perry
To: Thea Errickson
Cc: Melissa Chao
Subject: Re: Irvine 6th Cycle Housing Element Update - Juaneno Band of Mission Indians Acjachemen Nation - Belardes
Date: Wednesday, February 10, 2021 10:52:06 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for your letter. We have no concerns at this time, but ask to be consulted whenever any new development occurs.

Húu'uni 'óomaqati yáamaqati.
Teach peace
Joyce Stanfield Perry
Payomkawichum Kaamalam - President
Juaneño Band of Mission Indians, Acjachemen Nation
Tribal Manager, Cultural Resource Director

On Wed, Feb 10, 2021 at 10:37 AM Thea Errickson <terrickson@cityofirvine.org> wrote:

> Mr. Matias Belardes:
>
> Please see the attached letter regarding the Irvine 6th Cycle Housing Element Update, City Irvine, Orange County, California. If you have any questions, please contact Senior Planner Melissa Chao at mchao@cityofirvine.org.
>
> Sincerely,
>
> **Thea Errickson** | Senior Office Specialist | **City of Irvine**
> **Community Development Department** | Administration
> 949-724-6585 | 1 Civic Center Plaza | Irvine, CA 92606
> TErrickson@cityofirvine.org | *cityofirvine.org*

Public Engagement

Appendix A-I: City Council Scoping Session (February 9, 2021)

Table of Contents

1. Meeting Agenda
2. Staff Report
3. Presentation
4. Public Notice
5. Affidavit of Publication
6. Comment Summary and Analysis

1. Meeting Agenda

Farrah N. Khan
Mayor

Tammy Kim
Vice Mayor

Larry Agran
Councilmember

Mike Carroll
Councilmember

Anthony Kuo
Councilmember

AGENDA

CITY COUNCIL
SPECIAL MEETING

February 9, 2021
3:00 PM
City Council Chamber
One Civic Center Plaza
Irvine, CA 92606

IMPORTANT PUBLIC HEALTH AND SAFETY MESSAGE REGARDING PARTICIPATION AT CITY COUNCIL MEETINGS

AS A RESULT OF THE COVID-19 VIRUS, AND RESULTING ORDERS AND DIRECTION FROM THE PRESIDENT OF THE UNITED STATES, THE GOVERNOR OF THE STATE OF CALIFORNIA, AND THE ORANGE COUNTY HEALTH CARE AGENCY, AS WELL AS THE CITY OF IRVINE EMERGENCY DECLARATION, THE PUBLIC WILL NOT BE PERMITTED TO PHYSICALLY ATTEND THE IRVINE CITY COUNCIL MEETING TO WHICH THIS AGENDA APPLIES.

MEETINGS ARE BROADCAST LIVE ON ICTV, COX COMMUNICATIONS LOCAL ACCESS CHANNEL 30, AND AT&T U-VERSE CHANNEL 99, AND LIVESTREAMED ONLINE AT CITYOFIRVINE.ORG/ICTV. YOU MAY SUBMIT COMMENTS ON ANY AGENDA ITEM OR ON ANY ITEM NOT ON THE AGENDA, IN WRITING VIA MAIL TO "ATTN: CITY COUNCIL," ONE CIVIC CENTER PLAZA, IRVINE, CA 92606; BY EMAIL TO CLERK@CITYOFIRVINE.ORG; OR THROUGH E-COMMENT AT CITYOFIRVINE.ORG/ICTV. E-COMMENTS SUBMITTED AT LEAST TWO HOURS PRIOR TO THE COMMENCEMENT OF THE MEETING WILL BE DISTRIBUTED TO CITY COUNCILMEMBERS AT THE MEETING. YOU MAY ALSO PROVIDE LIVE COMMENTS VIA "ZOOM." FOR MORE INFORMATION, VISIT CITYOFIRVINE.ORG/ICTV AND SELECT "CITY COUNCIL MEETINGS."

PLEASE NOTE: THE CITY COUNCIL IS MAKING EVERY EFFORT TO FOLLOW THE SPIRIT AND INTENT OF THE BROWN ACT AND OTHER APPLICABLE LAWS REGULATING THE CONDUCT OF PUBLIC MEETINGS, IN ORDER TO MAXIMIZE TRANSPARENCY AND PUBLIC ACCESS. FOR QUESTIONS OR ASSISTANCE, PLEASE CONTACT THE CITY CLERK'S OFFICE AT 949-724-6205, OR VIA EMAIL AT CLERK@CITYOFIRVINE.ORG. IT WOULD BE APPRECIATED IF WRITTEN COMMUNICATIONS OF PUBLIC COMMENTS RELATED TO ITEMS ON THE AGENDA, OR ITEMS NOT ON THE AGENDA, ARE PROVIDED PRIOR TO THE COMMENCEMENT OF THE MEETING.

1. SCOPING SESSION

1.1 GENERAL PLAN AMENDMENT SCOPING SESSION FOR THE 6TH CYCLE HOUSING ELEMENT UPDATE

ACTION:
Provide input and direction to staff on the Housing Element Update.

ADJOURNMENT

NOTICE TO THE PUBLIC
LIVE BROADCASTING AND REBROADCASTING

Regular City Council meetings are broadcast live every 2nd and 4th Tuesday of the month at 4 p.m. and are replayed on Tuesdays at 4 p.m. (in weeks in which there is not a live City Council meeting), Sundays at 11 a.m., Wednesdays at 7 p.m., and Thursdays at 10 a.m. until the next City Council meeting. All broadcasts can be viewed on Cox Communications Local Access Channel 30 and U-Verse Channel 99. City Council meetings are also available via live webcast and at any time for replaying through the City's ICTV webpage at cityofirvine.org/ictv. For more information, please contact the City Clerk's office at (949) 724-6205.

STAFF REPORTS

As a general rule, staff reports or other written documentation have been prepared or organized with respect to each item of business listed on the agenda. Copies of these materials are on file with the City Clerk and are available for public inspection and copying once the agenda is publicly posted, (at least 12 days prior to a regular City Council meeting). Staff reports can also be downloaded from the City's website at cityofirvine.org at least 12 days prior to the scheduled City Council meeting on Tuesday.

In addition, meetings can be viewed live at the time posted on the agenda and related staff reports can be opened and viewed simultaneously along with the streaming of the meeting. To view the meeting, go to *cityofirvine.org/ictv*.

If you have any questions regarding any item of business on the agenda for this meeting, or any of the staff reports or other documentation relating to any agenda item, please contact City Clerk staff at (949)724-6205.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the City Council regarding any item on this agenda after the posting of the agenda will be available for public review in the City Clerk's Office, One Civic Center Plaza, Irvine, California, during normal business hours. In addition, such writings or documents will be made available for public review at the respective public meeting.

If you have any questions regarding any item of business on the agenda for this meeting, or any of the staff reports or other documentation relating to any agenda item, please contact City Clerk staff at (949)724-6205.

SUBMITTAL OF INFORMATION BY MEMBERS OF THE PUBLIC FOR DISSEMINATION OR PRESENTATION AT PUBLIC MEETINGS

Media Types and Guidelines

Written Materials/Handouts:

Any member of the public who desires to submit documentation in hard copy form may do so prior to the meeting. This information will be disseminated to the City Council.

CITY SERVICES TO FACILITATE ACCESS TO PUBLIC MEETINGS

It is the intention of the City of Irvine to comply with the Americans With Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, the City of Irvine will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (949)724-6205.

Assisted listening devices are available at the meeting for individuals with hearing impairments. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35. 102-35. 104 ADA Title II)

CHALLENGING CITY DECISIONS

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitations period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge that is not filed within this 90-day period will be barred.

If a person wishes to challenge the nature of the above actions in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Irvine, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

COMMUNICATION AND ELECTRONIC DEVICES

To minimize distractions, please be sure all personal communication and electronic devices are turned off or on silent mode.

MEETING SCHEDULE

Regular meetings of the City Council are held on the second and fourth Tuesdays of each month at 4:00 p.m. Study Sessions and/or Closed Sessions are periodically held prior to the start of the regular meeting. Agendas are available at the following locations:

- City Clerk's Office
- Police Department
- Front Entrance of City Hall
- University Park Center (Culver/Michelson)
- Walnut Village Center (Culver/Walnut)
- Northwood Town Center (Irvine Blvd./Yale)
- City's web page at www.ci.irvine.ca.us

I hereby certify that the agenda for the Special City Council meeting was posted in accordance with law in the posting book located in the Public Safety Lobby and at the entrance of City Hall, One Civic Center Plaza, Irvine, California on January 28, 2021 by 8pm as well as on the City's web page.

2. Staff Report

REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: FEBRUARY 9, 2021

TITLE: GENERAL PLAN AMENDMENT SCOPING SESSION FOR THE 6TH CYCLE HOUSING ELEMENT UPDATE

Director of Community Development

Interim City Manager

RECOMMENDED ACTION

Provide input and direction to staff on the Housing Element Update.

EXECUTIVE SUMMARY

City Council Resolution No. 87-108 requires a "Scoping Session" for all General Plan Amendment (GPA) applications. The purpose of this Scoping Session is to provide advance knowledge of the proposed 6th Cycle Housing Element Update (HEU) and to provide an opportunity to the City Council to identify and define issues to be addressed during the HEU review process, including providing input on the draft Community Outreach plan.

Every eight years the state requires that each jurisdiction update its Housing Element to adequately plan to meet the housing needs of everyone in the community. The State Department of Housing and Community Development (HCD) is responsible for tracking and determining compliance with the state housing law and ultimately certifying each jurisdiction's Housing Element. The City must have an HCD certified Housing Element to be eligible for certain state funding opportunities and to avoid a shortened Housing Element cycle of every four years rather than every eight years going forward .

The HEU will demonstrate that the City is providing opportunities for the provision and development of housing in accordance with state mandates. Additionally, the update to the Housing Element incorporates the new Regional Housing Needs Allocation (RHNA) for 2021-2029 (known as the "6th cycle"), which has been significantly increased from the current allocation issued by the Southern California Association of Governments (SCAG)

COMMISSION/BOARD/COMMITTEE RECOMMENDATION

Not applicable.

ANALYSIS

Housing Element Basics

The Housing Element is a state-mandated policy document within the General Plan that identifies the City's housing conditions and needs, establishes the goals, objectives, and policies that are the foundation of the City's housing strategy. The Housing Element also provides an array of programs to create sustainable, mixed-income neighborhoods across the City to create a "housing plan." Irvine's existing and future housing needs will be addressed by:

- Conserving and improving existing housing and neighborhoods;
- Assisting in development and provision of affordable housing;
- Providing adequate residential sites to address fair share housing needs;
- Removing governmental constraints to housing development; and
- Promoting equal housing opportunities

Although the City does not build housing, the Housing Element does create a plan and regulatory framework that provides opportunities for housing to be built by the private sector, where market conditions ultimately determine when and where housing is built.

Progress Under the Existing 5th Cycle Housing Element

On July 30, 2013, HCD certified the City's 5th Cycle Housing Element for 2013-2021 and it is available at https://www.cityofirvine.org/community-development/current-general-plan.

Some highlights under the current housing element include:

Income Category (% of County *Area Median Income (AMI))	Allocated Units (2013-2021)	Actual Units Built (2013-2019)
Extremely Low/ Very Low/ (0% - 50% AMI)	2,817	1,127
Low (51% - 80% AMI)	2,034	37
Moderate (81% - 120% AMI)	2,239	12,998
Above Moderate (120% AMI or above, which is considered market rate)	5,059	14,863
TOTAL	**12,149**	**29,025**

In addition to the 29,025 actual units built represented in the above table, two affordable housing projects (Montaira and Salerno) were built in 2020 with a combined total of 245 Extremely Low/Very Low units. Leasing is underway for these 245 units.

2021-2029 Regional Housing Needs Assessment

The driving force for the HEU is the RHNA allocation. For the upcoming eight years, HCD has determined the housing need for the region to be 1,341,827 units. SCAG has taken this number and, using their developed methodology, allocated each city and county in the region with its respective share.

On September 4, 2020, SCAG officially released the draft RHNA allocation to each jurisdiction. The RHNA represents the minimum number of housing units Irvine is required to plan for in its Housing Element by providing "adequate sites" through its General Plan and Zoning Ordinance. The City of Irvine's portion of the RHNA for the 2021-2029 Housing Element is 23,554 units, of which 10,604 are allocated to low- and very low-income categories. Although more affordable housing has been built in Irvine than in any other City in Orange County, the total number of RHNA units in the 6th cycle represents a 94 percent increase from the 5th cycle and a 126 percent increase in extremely low and very low-income units. The following table summarizes the draft allocation by income category:

Income Category (% of County Area Median Income (AMI))	Units
Extremely Low / Very Low (0% - 50% AMI)	6,379
Low (51% - 80% AMI)	4,225
Moderate (81% - 120% AMI)	4,299
Above Moderate (120% AMI or above, which is considered market rate)	8,651
TOTAL	**23,554**

A challenge for Irvine will be meeting the Extremely Low/Very Low to Low-income unit allocations. It is anticipated that substantially more units than the total RHNA allocation of 23,554 units will need to be planned for to adequately incentivize the private sector to deliver the required affordable units.

On October 26, 2020, the City filed an appeal of its RHNA allocation to reduce the allocation by 8,259 total units. The appeal is posted at https://www.cityofirvine.org/news-media/news-article/city-irvine-regional-housing-needs-assessment-update. Following the completion of the RHNA appeal process, SCAG plans to adopt the final allocation in February 2021.

Potential Housing Element Update Strategies

The HEU must demonstrate that the City has the land capacity to address RHNA through a site inventory analysis in order to meet Housing Element law. This will be the most difficult component of the HEU due to the limited amount of developable vacant land and the size of the RHNA obligation. Staff and Consultant will need to be creative while working with stakeholders and the community to explore and develop strategies that will address the RHNA. Although staff is in the early stages of formulating strategies, and will work with stakeholders and the community to develop strategies, some potential concepts are listed below:

- Rezoning for additional and higher density housing in the Irvine Business Complex, the area adjacent to the Irvine Transportation Center (train station), and Spectrum areas.
- Redevelopment of older/underperforming properties, which can be converted to a

- Conversion of market rate apartment units to help the City meet the lower income categories of RHNA.
- Evaluation of existing affordable housing policies and the City's Inclusionary Housing Ordinance to ensure that adequate housing at the lowest income levels is being provided. Currently the Inclusionary Ordinance requires that 15 percent of residential units that are built are at an affordable price point. This could be expanded to require a higher percentage of units to be affordable.

These concepts may develop into more detailed strategies to help meet the RHNA number but would be subject to Planning Commission review and City Council approval.

Draft Community Outreach Plan

Cities are required to make a diligent effort to achieve public participation involving all economic segments of the community in the Housing Element update process. To fulfill this requirement, the City will solicit input from community stakeholders and the general public.. Meetings will be publicized in various media platforms including print, social media, email notification, and on the City's project web page. As detailed in Attachment 1 and summarized below, the Community Outreach Plan will consist of the following components:

1. **City Council Scoping Session –** In compliance with General Plan amendment procedures as required by City Council Resolution No. 87-108, introduce the HEU process, provide RHNA overview, anticipated next steps, and solicit City Council input on draft Community Outreach Plan and HEU issues.

2. **Planning Commission Study Session —** The intent is to introduce the HEU process and requirements, provide RHNA overview, anticipated next steps, solicit input on draft Community Outreach Plan and HEU issues.

3. **Community Workshops –**The purpose is to have several open discussion forums with the community regarding HEU information and issues, questions and answers, and to solicit input. These meetings will most likely be conducted in a virtual format or a combination of virtual and in-person to comply with regulations pertaining to the COVID-19 pandemic in effect at that time.

4. **Public Review of Draft HEU and Associated CEQA Documentation –** The purpose is to solicit written comments and will be conducted concurrently with HCD pre-submittal review process for the HEU.

6. **On-Demand Engagement via City's Project Webpage —** The purpose is to educate and encourage participation in HEU process with on-going updates to webpage content and videos, as well as links to the draft and final HEU documents.

7. **Social Media –**The intent is to promote awareness and encourage participation by coordinating announcements through the Public Information Office.

8. **Language Considerations –** Staff will utilize the bilingual services staff as necessary to ensure effective and multi-lingual communication with the community.

In addition to the draft Community Outreach Plan outlined above and detailed in Attachment 1, City staff and Consultant will utilize all tools available for community outreach, including resources provided by HCD and SCAG.

Anticipated Next Steps

As part of the update process, staff and Consultant will complete a review of demographics, population, and housing to understand current conditions, and complete an adequate site analysis for the 2021-2029 RHNA allocation.

The update process includes is outlined below and includes a variety of opportunities to for public involvement (noted with an asterisk)

Winter 2020-21	• Introduction to the Irvine HEU – City Council General Plan Amendment Scoping Session* (February 9, 2021) Planning Commission Study Session* (February 18, 2021) • Stakeholder outreach • Develop site inventory • Assess and develop draft HEU goals, policies, and objectives • Develop draft implementation program
Spring 2021	• Community workshops* • Stakeholder outreach • Finalize site inventory • Prepare draft HEU and environmental review for CEQA
Summer 2021	• HCD pre-submittal review of draft HEU • Public review of draft HEU and CEQA documentation* • Project briefings with Planning Commission and City Council* • Finalize HEU and CEQA documentation
Fall 2021	Adoption hearings: • Planning Commission* • City Council*
State Due Date	October 15, 2021 (for certification)

ENVIRONMENTAL REVIEW

This Scoping Session is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15262, Feasibility and Planning Studies. The direction is not a final action or approval in regard to the Housing Element Update and does not have a legally binding effect on any possible future discretionary action.

ALTERNATIVES CONSIDERED

No alternatives were considered as the 6th Cycle HEU is due to HCD for certification by October 15, 2021. Jurisdictions that do not maintain a compliant Housing Element are at risk of significant repercussions including, but not limited to, ineligibility for critical state and federal funding, potential loss of land use control in which the state disallows the issuance of building permits, substantial fines and penalties including a four-year RHNA/HEU cycle (instead of the customary eight-year cycle), and exposure to litigation based on a legally inadequate General Plan.

FINANCIAL IMPACT

The funding for the HEU is within the approved Fiscal Year 2019-2021 biennial general fund budget, and will be supplemented by State Senate Bill 2 reimbursement funding up to $200,000.

REPORT PREPARED BY Charles G. Kovac, Housing Administrator
Amy Mullay, Senior Planner

ATTACHMENTS

1. Draft 6th Cycle HEU Community Outreach Plan

ec: Hitta Mosesman, Harris & Associates
Kerwin Lau, Manager of Planning Services
Marika Poynter, Principal Planner
Melissa Chao, Senior Planner
Justin Equina, Associate Planner
Stephanie Takigawa, Housing Specialist

cc: File 00832121-PGA

6th Cycle Housing Element Update
Community Outreach Plan - DRAFT
February 9, 2021

Goal:

Inform and involve the community in the Housing Element Update (HEU) process to help solve issues and/or make informed, sustainable decisions (i.e., technically feasible, economically viable, publicly acceptable, and environmentally compatible).

Stakeholders:

1. Residents and interest groups (e.g., environmental and cultural)
2. Business community and Greater Irvine Chamber of Commerce
3. Developers (nonprofit and for profit), homebuilders, Building Industry Association of Southern California (BIA-OC), property owners, and real estate brokers
4. Irvine Community Land Trust
5. Homeowner Associations
6. Students and educational organizations (UCI, CUI, IVC, IUSD, TUSD, SAUSD, SVUSD)
7. Community service providers and organizations (e.g., Rotary, Kiwanis, and Elks Clubs)
8. Seniors, residents experiencing or at risk of housing insecurity, and persons with disabilities - coordinate with Community Services staff, local food banks, and faith-based organizations as necessary
9. Project interest list (e.g., St. Joseph Hospital, The Kennedy Commission)
10. Utility providers
11. Planning Commission and City Council
12. Other ?

Major Components:

Prior to the anticipated adoption hearings with the Planning Commission and City Council in Fall 2021 to meet the October 2021 state deadline, staff intends to implement a robust outreach plan using a multi-pronged approach of meetings, workshops, and briefings supplemented with the project webpage, handouts, email notifications, and social media announcements.

The major components of the outreach process are summarized as follows:

1. **HEU Scoping Session with City Council - February 9, 2021**

    - Purpose: Provide opportunity to identify issues to be addressed during the HEU review/development process in accordance with the General Plan amendment procedures in City Council Resolution No. 87-108

- Kick-off the HEU and introduce the HEU process and requirements, provide Regional Housing Needs Assessment (RHNA) overview, anticipated next steps, solicit input on the draft Community Outreach Plan, and Q&A
- In collaboration with the HEU Consultant, solicit input/direction on any known priority issues at that time

2. **Planning Commission Study Session – February 18, 2021**
   Purpose: Introduce the HEU process and requirements, provide RHNA overview and appeal update, anticipated next steps, solicit input on the HEU, and Q&A

3. **Targeted Stakeholder Meetings – On-going throughout HEU process as necessary**

   - Purpose: Solicit input and collaborate on developing the HEU
   - Customized meetings designed for individual stakeholders or small groups of related stakeholders in a roundtable format

4. **Community Workshops (up to three; time-permitting) – Anticipated Spring 2021**

   - Purpose: Prior to developing and releasing the public review draft of the HEU document, provide open discussion forum for the community regarding HEU information, issues, and opportunities, as well as hosting Q&A and soliciting input
   - These workshops will most likely be conducted in a virtual format, or a combination of virtual and in-person, in order to comply with regulations pertaining to COVID-19 in place at this time
   - Workshops will be hosted on multiple days and at different times
   - Workshop content will generally overlap, but will be refined and/or customized if necessary as meetings are hosted (possibly by geographic areas such as Spectrum/Great Park Neighborhoods/Irvine Station, Irvine Business Complex, and traditional residential core)
   - Will work with Consultant to select the most effective online tool(s) to conduct virtual outreach and how to best connect with audience (e.g., anonymous interactive polling, chat box for questions, and open microphone for comments/Q&A). Will ensure concurrent access to meeting via phone. If possible, will record workshops and post on the project webpage

5. **Public Review of Draft HEU and Associated CEQA Documentation – Anticipated Summer 2021**

   - Purpose: Solicit written comments through the project website, www.cityofirvine.org/housingelementupdate
   - Conduct public review of draft HEU document concurrently with State Department

- Announcements regarding availability of draft HEU and CEQA documentation made via email notification through City's govdelivery system, project interest list, and project webpage
- Distribute and post notice of intent to adopt an initial study/negative declaration or mitigated negative declaration per CEQA

6. **Project Briefings with Planning Commission and City Council – Anticipated Summer 2021**

   - Purpose: Provide project status updates and solicit input as necessary
   - Meetings will be open to the public to allow for comments and questions

7. **On-demand Engagement via Project Webpage at www.cityofirvine.org/housingelementupdate - On-going throughout process**

   - Purpose: Educate and encourage participation in HEU process
   - On-going updates to webpage content
   - Draft HEU and CEQA documentation will be posted here for written feedback and comment
   - Final HEU and CEQA documentation will be posted here
   - Develop informational fact sheets and/or printed fliers/materials as necessary
   - Posting short HEU-related topical videos developed by Orange County Council of Governments (OCCOG)
   - Dedicated project email for inquiries and comments, GPUpdate2035@cityofirvine.org

8. **Social Media – On-going throughout process**
   - Purpose: Promote awareness and encourage participation
   - Coordinate announcements through Public Information Office
   - Anticipated email notifications through the City's govdelivery system and announcements using the City's various social media accounts (e.g., Twitter, Instagram, Facebook, and flickr)

9. **Language Considerations**
   - Bilingual services staff will be utilized as necessary to ensure effective and culturally diverse communication with the community

3. Presentation



Overview

- What is the Regional Housing Needs Assessment (RHNA)
- Housing Element Purpose and Basics
- Potential Housing Element Update Strategies
- Next Steps
- Q & A

HOUSINGELEMENT
CITY OF IRVINE 2021 UPDATE



Regional Housing Needs Assessment

- RHNA: A minimum number of units by income category each community is required to provide through "adequate sites" and zoning – Mandated by the State
- RHNA for Southern California: 1,341,827
- SCAG responsible for developing methodology and assigning RHNA to Southern CA cities and counties





Draft RHNA Allocation

% of County Area Median Income (AMI)	Units
Category 1 (0 – 50 % AMI)	6,379
Category 2 (51 – 80% AMI)	4,225
Category 3 (81 – 120% AMI)	4,299
Category 4 (120% AMI or above; considered "market rate")	8,651
TOTAL	**23,554**

- RHNA Appeal hearings – City appeals denied
- Final RHNA allocation – anticipated March 2021 (slight increase anticipated)
- Actual number needed is anticipated to exceed allocation



Housing Element Purpose

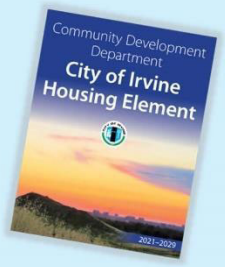
State-mandated policy document that:

- Provides direction for implementation of various programs to meet existing and future housing needs for all income levels in the City
- Provides goals, policies, programs, and objectives that accommodate opportunities for the preservation of existing housing and development of new housing
- Demonstrates how the City will accommodate its RHNA allocation



Housing Element Basics

- 5 Major Components:
  - Review of accomplishments
  - Housing needs assessment
  - Evaluation of constraints to housing
  - Identification of housing sites
  - Program strategy to address needs for 2021-2029
- Required to be updated every eight years
- Reviewed by State for compliance with State law





The Housing Element DOES NOT

- Require the City to build the units
- Provide funding
- Authorize construction
  - Projects still need to go through the development review process





Housing Element Update Goals

- Accommodate RHNA allocation by income category
- Develop effective housing policies and programs, including strategic implementation
- Incorporate changes required by state laws/regulations and guidance
- Ensure that a high quality of life is maintained as the community matures and evolves



Benefits of State Compliance

- Continue local authority to issue building permits
- Protect against lawsuits
- Maintain eligibility for State funding opportunities
- Keep customary eight-year cycle
- Avoid substantial fines and penalties





Potential Housing Element Strategies

- Rezone for more homes
- Redevelop older/underutilized properties
- Develop residential in open space subject to voter approval
- Convert market rate to affordable units
- Change affordable housing policies
- Expand inclusionary housing ordinance
- Ease restrictive development standards
- Encourage innovative design





Next Steps

Winter 2020-21:

- **City Council GPA Scoping Session for Housing Element Update**
- ***Planning Commission Study Session (February 18, 2021)***
- Stakeholder outreach (development community)
- Develop site inventory
- Assess goals, policies, and objectives

Spring 2021:

- ***Community workshops***
  - ***Advertised on social media; information provided in multiple languages***
- Finalize site inventory
- Prepare draft Housing Element and supporting documentation



Next Steps (continued)

Summer 2021:

- ***Public review of draft Housing Element***
- State preliminary review of the draft
- ***Project briefings with Planning Commission and City Council***
- Finalize Housing Element and supporting documentation

Fall 2021 – Adoption Hearings:

- ***Planning Commission***
- ***City Council***

State Due Date – October 15, 2021 for certification



Questions?

HOUSINGELEMENT
CITY OF IRVINE 2021 UPDATE

www.cityofirvine.org/housingelementupdate



4. Public Notice

CCL No. 21-01

HOUSING ELEMENT UPDATE SCOPING SESSION

City Council Meeting
February 9, 2021

PROJECT DESCRIPTION:

NOTICE IS HEREBY GIVEN that on Tuesday, February 9, 2021, at the hour of 4 p.m., or as soon thereafter as possible, the City Council of the City of Irvine will conduct a public meeting in the City Council Chamber, One Civic Center Plaza, Irvine, California, to host a General Plan Amendment scoping session for the 6th cycle Housing Element Update for 2021-2029 planning period. The Update must comply with the state's requirements and accommodate Irvine's new Regional Housing Needs Assessment (RHNA) allocation. The purpose of the scoping session is to solicit input on the upcoming HEU work effort.

LOCATION:

Citywide

INFORMATION AVAILABLE:

Copies of the staff report and other project information will be available for review by 8 p.m. on Thursday, January 28, 2020, with the City Clerk, One Civic Center Plaza, Irvine (City Hall) or online at *cityofirvine.org*.

CITIZEN INVOLVEMENT:

Do you have any comments? Questions? Concerns? You are invited to observe and participate, via e-Comment, in a public meeting held by the Irvine City Council on **Tuesday, February 9, 2021**, at **4 p.m., or soon thereafter**, in the City Council Chamber at Irvine City Hall, One Civic Center Plaza, Irvine.

AS A RESULT OF THE COVID-19 VIRUS, THE PUBLIC IS NOT PERMITTED TO PHYSICALLY ATTEND THE PUBLIC HEARING. YOU MAY SUBMIT COMMENTS IN WRITING VIA MAIL TO "ATTN: COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION" AT ONE CIVIC CENTER PLAZA, IRVINE, CA 92606; BY EMAIL TO CLERK@CITYOFIRVINE.ORG; OR THROUGH E-COMMENT AT *CITYOFIRVINE.ORG/ICTV*. E-COMMENTS WILL BE READ INTO THE RECORD AT THE TIME DETERMINED BY THE MAYOR.

PLEASE NOTE: THE CITY COUNCIL IS MAKING EVERY EFFORT TO FOLLOW THE SPIRIT AND INTENT OF THE BROWN ACT AND OTHER APPLICABLE LAWS REGULATING THE CONDUCT OF PUBLIC MEETINGS, IN ORDER TO MAXIMIZE TRANSPARENCY AND PUBLIC ACCESS. IT WOULD BE APPRECIATED IF COMMUNICATIONS OF PUBLIC COMMENTS RELATED TO ITEMS ON THE AGENDA, OR ITEMS NOT ON THE AGENDA, ARE PROVIDED PRIOR TO THE COMMENCEMENT OF THE MEETING. IF THAT IS NOT POSSIBLE, EVERY EFFORT WILL BE MADE TO ATTEMPT TO REVIEW E-COMMENTS DURING THE COURSE OF THE MEETING. TOWARDS THIS END, THE MAYOR WILL ENDEAVOR TO TAKE A BRIEF

CITY CONTACT: For more information, please contact Charles Kovac, Housing Administrator, via email at ckovac@cityofirvine.org or by phone at 949-724-7452 and/or Amy Mullay, Senior Planner, via email at amullay@cityofirvine.org or by phone at 949-724-7454.

CASE NUMBER(S): 00832121-PGA

PUBLISH DATE: *Irvine World News* – January 21, 2021

CITY OF IRVINE

By: _____

Carl Petersen, MPA, CMC
Interim City Clerk

5. Affidavit of Publication

Irvine World News
2190 S. Towne Centre Place Suite 100
Anaheim, CA 92806
714-796-2209

5191001

IRVINE, CITY OF- LEGALS
1 CIVIC CENTER PLZ
ATTN: ACCOUNTS PAYABLE
IRVINE, CA 92606-5208

FILE NO. CCL No. 21-02

AFFIDAVIT OF PUBLICATION

STATE OF CALIFORNIA, } SS.
County of Orange

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the Irvine World News, a newspaper that has been adjudged to be a newspaper of general circulation by the Superior Court of the County of Orange, State of California, on August 23, 1990, Case No. A-154653 in and for the City of Irvine, County of Orange, State of California; that the notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

01/21/2021

I certify (or declare) under the penalty of perjury under the laws of the State of California that the foregoing is true and correct:

Executed at Anaheim, Orange County, California, on Date: January 21, 2021.

CCL

PROJECT DESCRIPTION:

NOTICE IS HEREBY GIVEN that on Tuesday, ary 9, 2021, at the hour of 4 p.m., or as soon the possible, the City Council of the City of Irvine will public hearing in the City Council Chamber, One Civ Plaza, Irvine, California, to consider an amendment t ing Ordinance to change the frequency of the require to the Irvine Business Complex Residential/Mixed U Plan Traffic Study from every two years to three yea tion 9-36-14 Irvine Business Complex Traffic Improver Program.

PLANNING COMMISSION ACTION:

On January 7, 2021, the Planning Commission voted mously, with all members present, to recommend Council adopt - AN ORDINANCE OF THE CITY COU THE CITY OF IRVINE, CALIFORNIA, APPROVING CHANGE TO THE ZONING ORDINANCE (008270 CHAPTER 9-36 OF THE IRVINE ZONING ORDINA CHANGE THE FREQUENCY OF THE REQUIRE DATES TO THE IRVINE BUSINESS CO RESIDENTIAL/MIXED USE VISION PLAN TR STUDY FROM EVERY TWO YEARS TO THREE; FIL THE CITY OF IRVINE PUBLIC WORKS AND TRA TATION DEPARTMENT

LOCATION:

Planning Area 36 Irvine Business Complex

INFORMATION AVAILABLE:

Copies of the staff report and other project information w available for review by 8 p.m. on Thursday, January 2 with the City Clerk, One Civic Center Plaza, Irvine (Cit or online at cityofirvine.org.

CITIZEN INVOLVEMENT:

Do you have any comments? Questions? Con-cerns? Y invited to observe and participate, via Cox Communic (Channel 30), AT&T U-Verse (Channel 99), onli cityofirvine.org/ictv, and/or e-Comment, a public hearin by the Irvine City Council on **Tuesday, February 9, 202 p.m.**, or soon thereafter, in the City Council Chamber at City Hall, One Civic Center Plaza, Irvine.

AS A RESULT OF THE COVID-19 VIRUS, THE PU IS NOT PERMITTED TO PHYSICALLY ATTEND PUBLIC HEARING. YOU MAY SUBMIT COMMENT WRITING VIA MAIL TO "ATTN: PUBLIC WORKS TRANSPORTATION DEPARTMENT" AT ONE C CENTER PLAZA, IRVINE, CA 92606; BY EMAIL T ERK@CITYOFIRVINE.ORG; OR THROUGH COMMENT AT CITYOFIRVINE.ORG/ICTV. COMMENTS MAY BE READ INTO THE RECORD THE TIME DETERMINED BY THE MAYOR.

PLEASE NOTE: THE CITY COUNCIL IS MAKING ERY EFFORT TO FOLLOW THE SPIRIT AND INT OF THE BROWN ACT AND OTHER APPLICA LAWS REGULATING THE CONDUCT OF PUB MEETINGS, IN ORDER TO MAXIMIZE TRANSP ENCY AND PUBLIC ACCESS. IT WOULD BE APP CIATED IF COMMUNICATIONS OF PUBLIC C MENTS RELATED TO ITEMS ON THE AGENDA, ITEMS NOT ON THE AGENDA, ARE PROVIDED F OR TO THE COMMENCEMENT OF THE MEETING THAT IS NOT POSSIBLE, EVERY EFFORT WILL MADE TO ATTEMPT TO REVIEW E-COMMENTS D ING THE COURSE OF THE MEETING. TOWAR THIS END, THE MAYOR WILL ENDEAVOR TO TA A BRIEF PAUSE BEFORE ACTION IS TAKEN ON A AGENDA ITEM TO ALLOW THE CITY CLERK TO VIEW E-COMMENTS, AND SHARE ANY COMMENTS RECEIVED DURING THE MEETING.

NOTE:

The City Council is the final decision-making body for this plication. If you challenge the City Council's action on this it in court, you may be limited to raising only those issues wh you or someone else raised at this public hearing or in writt correspondence received by the City at, or prior to, the he ing.

ADA COMPLIANCE:

It is the intention of the City of Irvine to

6. City Council Scoping Session Comment Summary and Analysis

Comments and Questions Received at Feb. 9 City Council Scoping Session	Who	Responses and How Comment was Addressed in HE (if applicable)
Concern over sizeable RHNA and the methodology/process, especially when 1/3 of Irvine is designated as permanent open space and City has been master planned since its inception in 1971.	CM Carroll	Irvine received the 5th largest allocation in the Southern California region based on SCAG's RHNA methodology. The primary contributing factors are the presence of two major job centers, Spectrum and IBC, and the assumed population within proximity to two hypothetical bus rapid transit (BRT) routes along SR-55 and I-5 with four assumed stops a.k.a. as High Quality Transit Areas (HQTA). The HEU accommodates the Final 6th Cycle RHNA allocation adopted by SCAG's Regional Council on March 4, 2021 as addressed in the Site Inventory section.
Concern over RHNA appeals process.	CM Carroll	RHNA law is very specific on what you can appeal on. Irvine mounted a thorough and valid appeal. However, the RHNA Appeals Board denied the City's appeal on January 25, 2021. 52 jurisdictions appealed (out of 196 jurisdictions total in SCAG) where only two appeals were upheld (i.e., City of Pico Rivera due to potential Whittier Dam inundation and County of Riverside in regards to the March Air Force Base).
Concern OCTA was not consulted by SCAG and why OCTA was unable/unwilling to go on record.	CM Carroll; CM Kuo	The City included this concern as a justification in its appeal of the draft RHNA allocation on October 26, 2020. However,

Comments and Questions Received at Feb. 9 City Council Scoping Session	Who	Responses and How Comment was Addressed in HE (if applicable)
Understand 5th cycle progress by income level	CM Carroll; Mayor Khan	Addressed in Review of Previous Housing Element (2013-2021) section. The 5th cycle RHNA allocation is 12,149 units comprised of: VL: 2,817 (1,127 built) L: 2,034 (37 built) M: 2,239 (12,998 built) AM: 5,059 (14,863 built) A total of 29,025 units were built through 2019 during the 5th cycle.
Why the deficiency in very low and low income units?	Mayor Khan	Irvine's inclusionary housing ordinance has been very successful and has facilitated the development of the largest affordable housing portfolio in Orange County with over 4,800 units. Under Objective HE-E.3 of the Housing Plan section in the HE, the inclusionary housing policies and fees will be evaluated and updated during the subsequent General Plan Update/Zoning Ordinance Amendment work effort. Any changes to the inclusionary housing policies and programs will facilitate units in deficient categories, including a potential increase, likely at the lowest affordability categories, to mandate 20 percent of new housing projects at affordable price points, rather than the current 15 percent.
Do Irvine Community Land Trust (ICLT) units count towards the affordable unit RHNA allocation?	Mayor Khan	Any residential unit developed with a deed restriction is counted, including ICLT units.
Does student housing at University of	CM Kuo	No, dorms, faculty housing, and graduate

Comments and Questions Received at Feb. 9 City Council Scoping Session	Who	Responses and How Comment was Addressed in HE (if applicable)
Do assisted living projects in the IBC count towards RHNA?	CM Kuo	Senior apartments count towards the RHNA allocation. On the other hand, congregate care/convalescent facilities do not count towards RHNA and are treated similar to dorm or jail facilities (i.e., beds).
How did we deal with the 5th cycle RHNA allocation of 12,149 units?	CM Kuo	During the 5th cycle planning period, the City still had a significant amount of vacant land. In addition to reduced land to develop, the 6th cycle is subject to new tighter housing laws to account for income levels as well as total units and use of sites previously included in the 4th and 5th cycle site inventories.
Is it possible that the State could override the voter approved initiative that protects 1/3 of the City's acreage as permanent open space	CM Kuo; CM Carroll	The real property documents (i.e., open space deeds) restrict the use of the property to open space only. Express State legislation would be needed to overcome these legal impediments. The Site Inventory section does not include locally protected open space areas as staff focused on vacant sites and non-vacant sites for redevelopment/repurposing for a higher and better use (e.g., older office and/or industrial building stock, underutilized retail space, revitalizing other land uses by adding residential onsite). It should be noted that the State only recognizes and exempts Federal and State protected open space areas only (i.e., NCCP and HCP) in the process.
What are the options or positions for	CM Kuo	The 4th cycle HE covering 2009-2013

Comments and Questions Received at Feb. 9 City Council Scoping Session	Who	Responses and How Comment was Addressed in HE (if applicable)
Consider developing master affordable housing plan to be proactive based on the Irvine's historical planning concept of villages	CM Agran	The City will explore the feasibility of developing a master affordable housing plan during the subsequent General Plan Update/Zoning Ordinance Amendment work effort. It is anticipated that the future development of residential and mixed-use overlays will foster the village planning and walkable neighborhood concepts. Unlike previous HE cycles, new Affirmatively Furthering Fair Housing or AFFH requirements (AB 686) for the 6th cycle require affordable units to be scattered throughout the City, not concentrated. This consideration is addressed in the AFFH section of the HE and will be addressed during subsequent General Plan and zoning efforts.
Is there any new State legislation that incentivizes developers to build affordable housing for low or very low income levels?	Mayor Khan	No grants or loans were available in the past few years. In contrast, new SB2 Grant funding (a.k.a., Permanent Local Housing Allocation or "PLHA") will provide approximately an estimated $4.5 million dollars to Irvine over the course of five years with the first installment anticipated to be around $758,000. Additionally, tax credit (4% and 9%) processes are still available. Goal 4 of the Housing Plan section includes policies, programs, and actions for securing and assisting with affordable housing funding. Additionally, PP-I.3 aims to leverage all funding options such as joining the Orange County Finance Trust (OCHFT), a

Comments and Questions Received at Feb. 9 City Council Scoping Session	Who	Responses and How Comment was Addressed in HE (if applicable)
Can office or retail space be converted to residential use?	Vice Mayor Kim	Yes, if the zoning allows for it. As indicated under Goals 1 and 2 of the Housing Plan section, it is anticipated that the subsequent General Plan Update and Zoning Ordinance Amendment work effort will maximize density near the Irvine Station with a residential overlay for transit-oriented development and expand the residential overlay and unit cap in the IBC which would facilitate the conversion of non-residential to residential uses. In addition, a proposed retail overlay would allow for residential uses to supplement or replace retail uses.
Concern how traffic impacts associated with new units will be mitigated.	Vice Mayor Kim	As part of the subsequent General Plan Update/Zoning Ordinance Amendment work effort, an Environmental Impact Report (EIR) with traffic study will be prepared.
Does workforce housing for UCI staff and faculty receive RHNA credit?	Vice Mayor Kim	No, faculty housing for UCI staff does not count towards the City's RHNA allocation at this time despite being within City limits. However, City staff, is working with HCD (through state delegation and lobbyist) to allow existing and under construction housing at UCI to be counted toward meeting the City's RHNA allocation, consistent with practice at UC Santa Barbara and Santa Cruz. UCI is supportive of the City's efforts. University Hills (for sale and rent), Graduate/Family Housing, and the housing proposed by UCI off Irvine Boulevard is also included on the site inventory.
Concern that UCI operations is	CM Carroll	Although housing on UCI-owned property

Public Engagement

Appendix A-J: Planning Commission Study Session (February 18, 2021)

Table of Contents

1. Meeting Agenda
2. Staff Report
3. Presentation
4. Public Notice
5. Affidavit of Publication
6. Comment Summary and Analysis

1.Meeting Agenda

Jeff Pierson
Chair

Stephen Huang
Vice Chair

Christine
Knowland
Chair Pro Tem

Jong Limb
Commissioner

Mary Ann Gaido
Commissioner

AGENDA

PLANNING COMMISSION REGULAR MEETING

February 18, 2021
5:30 PM

City Council Chamber
One Civic Center Plaza
Irvine, CA 92606

IMPORTANT PUBLIC HEALTH AND SAFETY MESSAGE REGARDING
PARTICIPATION IN PLANNING COMMISSION MEETINGS

AS A RESULT OF THE COVID-19 VIRUS, AND RESULTING ORDERS AND DIRECTION FROM THE PRESIDENT OF THE UNITED STATES, THE GOVERNOR OF THE STATE OF CALIFORNIA, AND THE ORANGE COUNTY HEALTH CARE AGENCY, AS WELL AS THE CITY OF IRVINE EMERGENCY DECLARATION, THE PUBLIC WILL NOT BE PERMITTED TO PHYSICALLY ATTEND THE IRVINE PLANNING COMMISSION MEETING TO WHICH THIS AGENDA APPLIES.

YOU MAY SUBMIT COMMENTS ON ANY AGENDA ITEM, OR ON ANY ITEM NOT ON THE AGENDA, IN WRITING BY MAIL TO "ATTN: PLANNING COMMISSION," ONE CIVIC CENTER PLAZA, IRVINE, CA 92606; BY EMAIL TO PLANNINGCOMMISSION@CITYOFIRVINE.ORG;

THE SPIRIT AND INTENT OF THE BROWN ACT AND OTHER APPLICABLE LAWS REGULATING THE CONDUCT OF PUBLIC MEETINGS, IN ORDER TO MAXIMIZE TRANSPARENCY AND PUBLIC ACCESS. IT WOULD BE APPRECIATED IF COMMUNICATIONS OF PUBLIC COMMENTS RELATED TO ITEMS ON THE AGENDA, OR ITEMS NOT ON THE AGENDA, ARE PROVIDED PRIOR TO THE COMMENCEMENT OF THE MEETING. AT LEAST 24 HOURS BEFORE THE MEETING, SPECIFIC DETAILS ABOUT HOW TO OBSERVE AND PARTICIPATE, WHICH MAY INCLUDE EITHER TELE-CONFERENCING, VIDEO-CONFERENCING, OR ANOTHER EQUIVALENT OPTION, WILL BE INCLUDED ON THE CITY'S WEBSITE.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

INTRODUCTIONS

ADDITIONS AND DELETIONS TO THE AGENDA

PUBLIC COMMENTS

COMMISSION BUSINESS

1. MINUTES - JANUARY 7, 2021

   RECOMMENDED ACTION:
   Adopt the minutes of the regular Planning Commission meeting held on January 7, 2021.

   Minutes 1-7-2021

2. STUDY SESSION FOR THE 6TH CYCLE HOUSING ELEMENT UPDATE

   1) Receive staff presentation.

   2) Provide feedback.

   Staff Report

PUBLIC HEARINGS

2) Continue the public hearing to the April 15, 2021, regular Planning Commission meeting.

Staff Report

4. CONDITIONAL USE PERMIT FOR UNCLE FOSSIL WINE AND SPIRITS LOCATED AT 2700 ALTON PARKWAY, SUITE 217, IN DIAMOND JAMBOREE, PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)

1) Conduct the public hearing.

2) Adopt RESOLUTION NO. 21-3812 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA APPROVING CONDITIONAL USE PERMIT (00827098-PCPU) FOR A CONVENIENCE, LIQUOR STORE AT 2700 ALTON PARKWAY, SUITE 217, IN DIAMOND JAMBOREE, PLANNING AREA 36; FILED BY NNARCHITECTS INC., ON BEHALF OF UNCLE FOSSIL GROUP

Staff Report

PC Attachment 1 - Vicinity Map

PC Attachment 2 - Information Sheet

PC Attachment 3 - Project Plans (Fourth Submittal)

PC Attachment 4 - Map of Census Tract

PC Attachment 5 - NOE

PC Attachment 6 - Resolution 21-3812

5. ICON SIGN PROGRAM FOR SECOND HARVEST FOOD BANK LOCATED AT 8014 MARINE WAY IN PLANNING AREA 51 (ORANGE COUNTY GREAT PARK)

1) Conduct the public hearing.

AN ICON SIGN (00831674-PSS) ON THE BUILDING FACADE AT SECOND HARVEST FOOD BANK, LOCATED AT 8014 MARINE WAY IN PLANNING AREA 51 (ORANGE COUNTY GREAT PARK); FILED BY SECOND HARVEST FOOD BANK ORANGE COUNTY INC

Staff Report

PC Attachment 1 - Vicinity Map

PC Attachment 2 - PC Information Sheet

PC Attachment 3 - Sign Program

PC Attachment 4 - Images

PC Attachment 5 - Environmental Determination

PC Attachment 6 - Resolution 21-3813

STAFF REPORTS

PLANNING COMMISSION REPORTS

ADJOURNMENT

NOTICE TO THE PUBLIC

The Irvine Planning Commission consists of five residents of the City who are appointed by Irvine City Councilmembers. The Commission meets regularly on the first and third Thursday of each month in the City Council Chamber at the Irvine Civic Center located at One Civic Center Plaza. Meetings begin at 5:30 p.m., unless otherwise noted. Meeting agendas and approved minutes are kept current on the City website at cityofirvine.org/planningcommission.

The Planning Commission is responsible for providing input to the City Council on long-range planning. Irvine's long-range planning goals are embodied in the General Plan. The General Plan and the amendments to it are reviewed by the Planning Commission and adopted by the City Council. The General Plan is implemented through the City's development regulations.

The Planning Commission has the authority to approve or deny applications concerning development within the City. The category of applications includes

An agenda is provided for each Planning Commission meeting, which lists the items submitted for consideration. Prior to the listed agenda items, the Commission may hold a study session to receive information or meet with another committee. A study session is open to the public; however, no public testimony is taken and no decisions are made. Following a study session, the regular meeting will begin at 5:30 p.m. At this time, the Commission allows oral communication from the public to address the Commission on items not listed on the agenda. See information for Speaker's Card/Request to Speak on the first page.

The items on the agenda are arranged in three categories: Consent Calendar: These are relatively minor in nature, do not have any outstanding issues or concerns, and do not require a public hearing. All consent calendar items are considered by the Commission as one item and a single vote is taken for their approval, unless an item is pulled from the consent calendar for individual discussion. There is no public discussion of consent calendar items unless requested by the Commission. Public Hearings: This category is for case applications that require, by law, a hearing open to public comment because of the discretionary nature of the request. Public hearings are formally conducted and public input/testimony is requested at a specific time. This is your opportunity to speak on the item(s) that concern you. If, in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing. Commission Business: Items in this category are general in nature and may require Commission action. Public input may be received at the request of the Commission. See information for Speaker's Card/Request to Speak on the first page.

At 10 p.m., the Planning Commission will determine which of the remaining agenda items can be considered and acted upon prior to 11 p.m., and will continue all other items for which additional time is required until a future Commission meeting. All meetings are scheduled to terminate at 11 p.m.

STAFF REPORTS

As a general rule, staff reports or other written documentation have been prepared or organized with respect to each item of business listed on the agenda. Copies of these materials are on file with the Community Development Department and are available for public inspection and copying once the agenda is publicly posted, (at least 12 days prior to a regular Planning Commission meeting). Staff reports can also be downloaded from the City's website at cityofirvine.org/planningcommission at least 12 days prior to the scheduled Planning Commission meeting.

on a subdivision map may be appealed to the City Council in accordance with Irvine Municipal Code Section 5-5-110. Planning Commission determinations regarding an interpretation of the City's Subdivision Ordinance may be appealed to the City Council in accordance with Irvine Municipal Code Section 5-5-1004.H.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the Planning Commission regarding any item on this agenda after the posting of the agenda will be available for public review in the Community Development Department during normal business hours. In addition, such writings or documents will be made available for public review at the respective public meeting.

SUBMITTAL OF INFORMATION BY MEMBERS OF THE PUBLIC FOR DISSEMINATION OR PRESENTATION AT PUBLIC MEETINGS

Media Types and Guidelines

1. Written Materials/Handouts:

Any member of the public who desires to submit documentation in hard copy form may do so prior to the meeting or at the time he/she addresses the Planning Commission. Please provide 10 copies of the information to be submitted and file with the Recording Secretary at the time of arrival to the meeting. This information will be disseminated to the Planning Commission at the time testimony is given.

2. Large Displays/Maps/Renderings:

Any member of the public who desires to display freestanding large displays or renderings in conjunction with their public testimony is asked to notify the Community Development Department at 949-724-6465 no later than noon on the day of the scheduled meeting.

3. Electronic Documents/Audio-Visuals:

Any member of the public who desires to display information electronically in conjunction with their public testimony is asked to submit the information to the Community Development Department at 949-724-6465 no later than noon on the day of the scheduled meeting.

CITY SERVICES TO FACILITATE ACCESS TO PUBLIC MEETINGS

Please contact the Planning Commission liaison at (949)724-6465.

Assisted listening devices are available at the meeting for individuals with hearing impairments. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35. 102-35. 104 ADA Title II)

MEETING SCHEDULE

Regular meetings of the Planning Commission are held on the first and third Thursdays of each month at 5:30 p.m. Agendas are available at the following locations:

- City Clerk's Office
- Police Department
- Front Entrance of City Hall
- University Park Center (Culver/Michelson)
- Walnut Village Center (Culver/Walnut)
- Northwood Town Center (Irvine Blvd./Yale)
- City's web page at cityofirvine.org/planningcommission

I hereby certify that the agenda for the regular Planning Commission meeting was posted in accordance with law in the posting book located in the Public Safety lobby and at the entrance to the Civic Center, One Civic Center Plaza, Irvine, California on _____, by _____ as well as on the City's web page.

_____
Commission Liaison

2.Staff Report

REQUEST FOR PLANNING COMMISSION ACTION

MEETING DATE: FEBRUARY 18, 2021

TITLE: STUDY SESSION FOR THE 6TH CYCLE HOUSING ELEMENT UPDATE

Director of Community Development

RECOMMENDED ACTIONS

1. Receive staff presentation.
2. Provide feedback.

EXECUTIVE SUMMARY

This study session will provide the Planning Commission with an overview of the housing element update requirements and proposed schedule. Every eight years the state requires that each jurisdiction update its Housing Element to adequately plan to meet the housing needs of everyone in the community. The State Department of Housing and Community Development (HCD) is responsible for tracking and determining compliance with the state housing law and ultimately certifying each jurisdiction's Housing Element. The City must have an HCD certified Housing Element to be eligible for certain state funding opportunities and to avoid a shortened Housing Element cycle of every four years rather than every eight years going forward.

The HEU will demonstrate that the City is providing opportunities for the provision and development of housing in accordance with state mandates. Additionally, the update to the Housing Element incorporates the new Regional Housing Needs Allocation (RHNA) for 2021-2029 (known as the "6th cycle"), which has been significantly increased from the current allocation issued by the Southern California Association of Governments (SCAG) for 2013-2021 (known as the "5th cycle"). For the City to be compliant with Housing Element law the City must demonstrate that it has the land capacity to address RHNA through a site inventory analysis, which is a required component of the update. This will be a challenging component of the HEU and will require the City to draw upon several strategies to meet the RHNA obligations.

A Scoping Session for this proposed General Plan Amendment (GPA) was presented to

COMMISSION/BOARD/COMMITTEE RECOMMENDATION

Not applicable.

ANALYSIS

Housing Element Basics

The Housing Element is a state-mandated policy document within the General Plan that identifies the City's housing conditions and needs, establishes the goals, objectives, and policies that are the foundation of the City's housing strategy. The Housing Element also provides an array of programs to create sustainable, mixed-income neighborhoods across the City to create a "housing plan." Irvine's existing and future housing needs will be addressed by:

- conserving and improving existing housing and neighborhoods,
- assisting in development and provision of affordable housing,
- providing adequate residential sites to address fair share housing needs,
- removing governmental constraints to housing development, and
- promoting equal housing opportunities.

Although the City does not build housing, the Housing Element does create a plan and regulatory framework that provides opportunities for housing to be built by the private sector, where market conditions ultimately determine when and where housing is built.

Progress Under the Existing 5th Cycle Housing Element

On July 30, 2013, HCD certified the City's 5th Cycle Housing Element for 2013-2021 and it is available at cityofirvine.org/community-development/current-general-plan.

Some highlights under the current housing element include:

Income Category [% of County *Area Median Income (AMI)]	Allocated Units (2013-2021)	Actual Units Built (2013-2019)
Category 1 (0% - 50% AMI)	2,817	1,127
Category 2 (51% - 80% AMI)	2,034	37
Category 3 (81% - 120% AMI)	2,239	12,998

Income Category [% of County *Area Median Income (AMI)]	Allocated Units (2013-2021)	Actual Units Built (2013-2019)
Category 4 (120% AMI or above, which is considered market rate)	5,059	14,863
TOTAL	**12,149**	**29,025**

In addition to the 29,025 actual units built represented in the above table, two affordable housing projects (Montaira and Salerno) were built in 2020 with a combined total of 244 Extremely Low/Very Low units. Leasing is underway for these 244 units.

2021-2029 Regional Housing Needs Assessment

For the upcoming eight years, HCD has determined the housing need for the Southern California region to be 1,341,827 units. SCAG has taken this number and, using their developed methodology, allocated to each city and county in the region, its respective share.

On September 4, 2020, SCAG officially released the draft RHNA allocation to each jurisdiction. The RHNA represents the minimum number of housing units Irvine is required to plan for in its Housing Element by providing "adequate sites" through its General Plan and Zoning Ordinance. Under state law, "adequate sites" are available and suitable sites, either vacant land or land that may be redeveloped during the eight-year planning period, with appropriate zoning, development standards, infrastructure capacity, and physical characteristics. The City of Irvine's portion of the RHNA for the 2021-2029 Housing Element is 23,554 units, of which 10,604 are allocated to low- and very low- income categories. Although more affordable housing has been built in Irvine than in any other City in Orange County, the total number of RHNA units in the 6th cycle represents a 94 percent increase from the 5th cycle and a 126 percent increase in extremely low and very low-income units. The following table summarizes the draft allocation by income category:

Income Category [% of County Area Median Income (AMI)]	Units
Category 1 (0% - 50% AMI)	6,379
Category 2 (51% - 80% AMI)	4,225

Income Category [% of County Area Median Income (AMI)]	Units
Category 4 (120% AMI or above, which is considered market rate)	8,651
TOTAL	**23,554**

The challenge for Irvine will be meeting the Extremely Low/Very Low to Low-income unit allocations. It is anticipated that substantially more units than the total RHNA allocation of 23,554 units will need to be planned for to adequately incentivize the private sector to deliver the required affordable units.

On October 26, 2020, the City filed an appeal of its RHNA allocation to reduce the allocation by 8,259 total units. The appeal is posted at cityofirvine.org/news-media/news-article/city-irvine-regional-housing-needs-assessment-update. SCAG staff recommended denial of the City's appeal and the RHNA Appeals Board upheld SCAG staff's recommendation 4-2 (Orange County and Los Angeles County voting in opposition). Following the completion of the RHNA appeal process, SCAG plans to adopt the final allocation in March 2021. Staff expects the final RHNA allocation to increase slightly due to two successful RHNA appeals.

Potential Housing Element Update Strategies

The HEU must demonstrate that the City has the land capacity to address RHNA through a site inventory analysis in order to meet Housing Element law. This will be the most difficult component of the HEU due to the limited amount of developable vacant land and the size of the RHNA obligation. Staff and our HEU Consultant team will need to be creative while working with stakeholders and the community to explore and develop strategies that will address the RHNA. Although staff is in the early stages of formulating strategies, and will work with stakeholders and the community to develop strategies, some potential concepts are listed below:

- Rezoning for additional and higher density housing in the Irvine Business Complex, the area adjacent to the Irvine Transportation Center (train station), and Spectrum areas.
- Redevelopment of older/underperforming properties, which can be converted to mixed-use or residential use.
- Conversion of market rate apartment units to help the City meet the lower income categories of RHNA.

is being provided. Currently the Inclusionary Ordinance requires that 15 percent of residential units that are built are at an affordable price point. This could be expanded to require a higher percentage of units to be affordable.

- Encourage efficient and innovative residential building design and ease restrictive development standards.

These concepts may develop into more detailed strategies to help meet the RHNA number but would be subject to Planning Commission review and City Council approval.

Public Participation

Cities are required to make a diligent effort to achieve public participation involving all economic segments of the community in the Housing Element update process. To fulfill this requirement, the City will solicit input from community stakeholders and the general public. Meetings will be publicized in various media platforms including print, social media, email notification, and on the City's project web page. The Community Outreach Plan will consist of these major components:

1. **City Council Scoping Session** – In compliance with General Plan amendment procedures as required by City Council Resolution No. 87-108, introduce the HEU process, provide RHNA overview, anticipated next steps, and solicit City Council input on draft Community Outreach Plan and HEU issues.

2. **Planning Commission Study Session** – The intent is to introduce the HEU process and requirements, provide RHNA overview, anticipated next steps, solicit input on draft Community Outreach Plan and HEU issues.

3. **Community Workshops** – The purpose is to have several open discussion forums with the community regarding HEU information and issues, questions and answers, and to solicit input. These meetings will most likely be conducted in a virtual format or a combination of virtual and in-person to comply with regulations pertaining to the COVID-19 pandemic in effect at that time.

4. **Public Review of Draft HEU and Associated CEQA Documentation** – The purpose is to solicit written comments on the draft HEU document, concurrently with HCD pre-submittal review process for the HEU.

5. **Project Briefings with Planning Commission and City Council** – The purpose is to provide project status updates and solicit input, if necessary.

webpage content and videos, as well as links to the draft and final HEU documents.

7. **Social Media** – The intent is to promote awareness and encourage participation by coordinating announcements through the Public Information Office.

8. **Language Considerations** – Staff will utilize translation services and bilingual services staff as necessary to ensure effective and multi-lingual communication with the community.

Anticipated Next Steps

As part of the update process, staff and Consultant will complete a review of demographics, population, and housing to understand current conditions and constraints, and develop an adequate site inventory for the 2021-2029 RHNA allocation.

The update process is outlined below and includes a variety of opportunities for public involvement (noted with an asterisk)

Winter 2020-21	• Introduction to the Irvine HEU – City Council General Plan Amendment Scoping Session* (February 9, 2021) Planning Commission Study Session* (February 18, 2021) • Stakeholder outreach (development community) • Develop site inventory • Assess and develop draft HEU goals, policies, and objectives • Develop draft implementation program
Spring 2021	• Community workshops and public outreach* • Stakeholder outreach • Finalize site inventory • Prepare draft HEU and environmental review for CEQA
Summer 2021	• HCD pre-submittal review of draft HEU • Public review of draft HEU and CEQA documentation* • Project briefings with Planning Commission and City Council* • Finalize HEU and CEQA documentation
Fall 2021	Adoption hearings: • Planning Commission* • City Council*
State Due Date	October 15, 2021 (for certification)

ENVIRONMENTAL REVIEW

This Study Session is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15262, Feasibility and Planning Studies. The direction is not a final action or approval regarding the Housing Element Update and does not have a legally binding effect on any possible future discretionary action.

ALTERNATIVES CONSIDERED

No alternatives were considered as the 6th Cycle HEU is due to HCD for certification by October 15, 2021. Jurisdictions that do not maintain a compliant Housing Element are at risk of significant repercussions including, but not limited to, ineligibility for critical state and federal funding, potential loss of land use control in which the state disallows the issuance of building permits, substantial fines and penalties including a four-year RHNA/HEU cycle (instead of the customary eight-year cycle), and exposure to litigation based on a legally inadequate General Plan.

FINANCIAL IMPACT

The funding for the HEU is within the approved Fiscal Year 2019-2021 biennial general fund budget and will be supplemented by State Senate Bill 2 reimbursement funding up to $200,000.

REPORT PREPARED BY Charles G. Kovac, Housing Administrator
Amy Mullay, Senior Planner

ec: Hitta Mosesman, Harris & Associates
Dima Galkin, Harris & Associates
Tim Gehrich, Deputy Director of Community Development
Kerwin Lau, Manager of Planning Services
Marika Poynter, Principal Planner
Melissa Chao, Senior Planner
Justin Equina, Associate Planner
Stephanie Takigawa, Housing Specialist

File 00832121-PGA

3.Presentation



Overview

- What is the Regional Housing Needs Assessment (RHNA)
- Housing Element Purpose and Basics
- Potential Housing Element Update Strategies
- Next Steps
- Q & A

HOUSINGELEMENT
CITY OF IRVINE 2021 UPDATE

Regional Housing Needs Assessment

- RHNA: A minimum number of units by income category each community is required to provide through "adequate sites" and zoning – Mandated by the State
- RHNA for Southern California: 1,341,827
- SCAG responsible for developing methodology and assigning RHNA to Southern CA cities and counties





Draft RHNA Allocation

% of County Area Median Income (AMI)	Units
Category 1 (0 – 50 % AMI)	6,379
Category 2 (51 – 80% AMI)	4,225
Category 3 (81 – 120% AMI)	4,299
Category 4 (120% AMI or above; considered "market rate")	8,651
TOTAL	**23,554**

- RHNA Appeal hearings – City appeals denied
- Final RHNA allocation – anticipated March 2021 (slight increase anticipated)

Housing Element Purpose

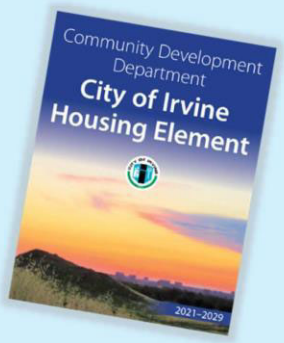
State-mandated policy document that:

- Provides direction for implementation of various programs to meet existing and future housing needs for all income levels in the City
- Provides goals, policies, programs, and objectives that accommodate opportunities for the preservation of existing housing and development of new housing
- Demonstrates how the City will accommodate its RHNA allocation



Housing Element Basics

- 5 Major Components:
  - Review of accomplishments
  - Housing needs assessment
  - Evaluation of constraints to housing
  - Identification of housing sites
  - Program strategy to address needs for 2021-2029
- Required to be updated every eight years
- Reviewed by State for compliance with State law



The Housing Element DOES NOT

- Require the City to build the units
- Provide funding
- Authorize construction
  - Projects still need to go through the development review process





Housing Element Update Goals

- Accommodate RHNA allocation by income category
- Develop effective housing policies and programs, including strategic implementation
- Incorporate changes required by state laws/regulations and guidance
- Ensure that a high quality of life is maintained as the community matures and evolves

Benefits of State Compliance

- Continue local authority to issue building permits
- Protect against lawsuits
- Maintain eligibility for State funding opportunities
- Keep customary eight-year cycle
- Avoid substantial fines and penalties





Potential Housing Element Strategies

- Rezone for more homes
- Redevelop older/underutilized properties
- Develop residential in open space subject to voter approval
- Convert market rate to affordable units
- Change affordable housing policies
- Expand inclusionary housing ordinance
- Ease restrictive development standards
- Encourage innovative design



Next Steps

Winter 2020-21:

- ***City Council GPA Scoping Session for Housing Element Update (February 9, 2021)***
- ***Planning Commission Study Session***
- Stakeholder outreach (development community)
- Develop site inventory
- Assess goals, policies, and objectives

Spring 2021:

- ***Community workshops***
  - ***Advertised on social media; information provided in multiple languages***
- Finalize site inventory
- Prepare draft Housing Element and supporting documentation



Next Steps (continued)

Summer 2021:

- ***Public review of draft Housing Element***
- State preliminary review of the draft
- ***Project briefings with Planning Commission and City Council***
- Finalize Housing Element and supporting documentation

Fall 2021 – Adoption Hearings:

- ***Planning Commission***
- ***City Council***

State Due Date – October 15, 2021 for certification

Questions?

HOUSINGELEMENT
CITY OF IRVINE 2021 UPDATE

www.cityofirvine.org/housingelementupdate



4.Public Notice

PLANNING COMMISSION
6th CYCLE HOUSING ELEMENT UDPATE
STUDY SESSION
FEBRUARY 18, 2021 at 5:30 P.M.

PROJECT DESCRIPTION: The Planning Commission is hosting a study session for the 6th cycle Housing Element Update (HEU) for the 2021-2029 planning period. The Update must comply with the state's requirements and accommodate Irvine's new Regional Housing Needs Assessment (RHNA) allocation. The purpose of the study session is to introduce the HEU and solicit input on the upcoming work effort.

LOCATION: Citywide

INFORMATION AVAILABLE: Copies of the staff report, and other project information will be available for review by **5 p.m. on Thursday, February 4, 2021,** online at *cityofirvine.org/planningcommission*.

INVOLVEMENT: Do you have any comments? Questions? Concerns? You are invited to participate in a public meeting to be held by the City of Irvine Planning Commission on **Thursday, February 18, 2021,** at **5:30 p.m.** Specific details about how to participate, which may include either tele-conferencing, video-conferencing, or another equivalent option, will be posted online at least 24 hours in advance of the hearing at *cityofirvine.org/planningcommission*.

CONTACT: For more information or to submit comments in advance of the meeting, please contact Charles Kovac, Housing Administrator, via email at ckovac@cityofirvine.org or by phone at 949-724-7452 and/or Amy Mullay, Senior Planner, via email at amullay@cityofirvine.org or by phone at 949-724-7454.

AMERICANS WITH DISABILITIES ACT: It is the intention of the City of Irvine to comply with the Americans with Disabilities Act in all respects. If you will need special assistance beyond what is normally provided, the City of Irvine will attempt to accommodate you in every reasonable manner. Please contact David Steinkraus by email at dsteinkraus@cityofirvine.org. Notification 48 hours prior to the hearing will enable the City to make reasonable arrangements ensuring accessibility to the hearing. (28 CFR 35. 102-35. 104 ADA Title II)

CASE NUMBER(s): 00832121-PGA

NOTICE DATE: January 21, 2021 **POST UNTIL:** February 19, 2021

PUBLISH DATE: *Irvine World News* – January 21, 2021

5.Affidavit of Publication

Irvine World News
2190 S. Towne Centre Place Suite 100
Anaheim, CA 92806
714-796-2209

5191001

IRVINE, CITY OF- LEGALS
1 CIVIC CENTER PLZ
ATTN: ACCOUNTS PAYABLE
IRVINE, CA 92606-5208

E NO. 6th CYCLE HOUSING ELEMENT UDPA

AFFIDAVIT OF PUBLICATION

STATE OF CALIFORNIA, } **SS.**
County of Orange

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the Irvine World News, a newspaper that has been adjudged to be a newspaper of general circulation by the Superior Court of the County of Orange, State of California, on August 23, 1990, Case No. A-154653 in and for the City of Irvine, County of Orange, State of California; that the notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

01/21/2021

I certify (or declare) under the penalty of perjury under the laws of the State of California that the foregoing is true and correct:

Executed at Anaheim, Orange County, California, on Date: January 21, 2021.

PROOF OF PUBLICATION

Legal No. **0011435629**

PLANNING COMMISSION
6th CYCLE HOUSING ELEMENT UDPATE
STUDY SESSION
FEBRUARY 18, 2021 at 5:30 P.M.

PROJECT DESCRIPTION: The Planning Commission is hosting a study session for the 6th cycle Housing Element Update (HEU) for the 2021-2029 planning period. The Update must comply with the state's requirements and accommodate Irvine's new Regional Housing Needs Assessment (RHNA) allocation. The purpose of the study session is to introduce the HEU and solicit input on the upcoming work effort.

LOCATION: Citywide

INFORMATION AVAILABLE: Copies of the staff report, and other project information will be available for review by 5 p.m. on **Thursday, February 4, 2021**, online at cityofirvine.org/planningcommission .

INVOLVEMENT: Do you have any comments? Questions? Concerns? You are invited to participate in a public meeting to be held by the City of Irvine Planning Commission on **Thursday, February 18, 2021, at 5:30 p.m.** Specific details about how to participate, which may include either tele-conferencing, video-conferencing, or another equivalent option, will be posted online at least 24 hours in advance of the hearing at cityofirvine.org/planningcommission .

CONTACT: For more information or to submit comments in advance of the meeting, please contact Charles Kovac, Housing Administrator, via email at ckovac@cityofirvine.org or by phone at 949-724-7452 and/or Amy Mullay, Senior Planner, via email at amullay@cityofirvine.org or by phone at 949-724-7454.

AMERICANS WITH DISABILITIES ACT: It is the intention of the City of Irvine to comply with the Americans with Disabilities Act in all respects. If you will need special assistance beyond what is normally provided, the City of Irvine will attempt to accommodate you in every reasonable manner. Please contact David Steinkraus by email at dsteinkraus@cityofirvine.org. Notification 48 hours prior to the hearing will enable the City to make reasonable arrangements ensuring accessibility to the hearing. (28 CFR 35. 102-35. 104 ADA Title II)

CASE NUMBER(s): 00832121-PGA

NOTICE DATE: January 21, 2021 **POST UNTIL:** February 19, 2021

PUBLISH DATE: Irvine World News – January 21, 2021 11435629

6. Planning Commission Study Session Comment Summary and Analysis

Comments and Questions Received at Feb. 18, 2021 Planning Commission Study Session	Who	How Comment was Addressed in HE (if applicable)
Dedicated open space was in exchange for increased density in residential core. Believe it's a bad idea to consider residential in locally protected open space areas regardless of the origin of the protection	Commissioner Gaido; Chair Pierson	Addressed in the Site Inventory section of the HE. No parcels in the HE site inventory are within locally protected open space areas or dedicated park lands.
Best to place units next to jobs and transit in IBC, Spectrum, Great Park, and TOD	Commissioner Gaido; Chair Pro Tem Knowland	Property owner outreach efforts for identifying potential opportunity sites for the HE site inventory focused on major job centers (i.e., Spectrum areas and Irvine Business Complex or IBC) and areas near transit specifically the Irvine Station. The Site Inventory section reflects input from the Irvine's extensive property owner outreach efforts. As indicated under Goals 1 and 2 of the Housing Plan section, it is anticipated that the subsequent General Plan Update and Zoning Ordinance Amendment work effort will maximize density near the Irvine Station with a residential overlay for transit-oriented development and expand the residential overlay and unit cap in the IBC. These overlays are intended to facilitate the creation of higher density

Comments and Questions Received at Feb. 18, 2021 Planning Commission Study Session	Who	How Comment was Addressed in HE (if applicable)
		housing projects at affordable price points, rather than the current 15 percent. In terms of a "sliding scale" approach for any affordable housing project that has federal, state, or county funding, the applicable regulations regarding income limits and allowable rents/purchase costs govern—and none have a "sliding scale." The formulas for determining affordable rent are set by funding source(s) such as TCAC (LIHTC), HUD (CDBG/HOME), HCD (for projects using density bonus) used to finance construction of a project (e.g. Irvine Community Land Trust and/or developed by an affordable housing developer). The affordable rent formula is stipulated in legal implementing agreements (such as density bonus agreements and regulatory agreements) recorded against properties to ensure affordability and compliance with the funding source requirements. As for city-only funded or inclusionary ordinance-based units, the caution against having a sliding scale is to avoid allegations of discriminatory effects for a person(s) within a protected class(es) under federal or state housing laws. If rents are determined based on income level—meaning any household/person falling within a particular income category is charged the same amount in rent—with no

Comments and Questions Received at Feb. 18, 2021 Planning Commission Study Session	Who	How Comment was Addressed in HE (if applicable)
		other options such as the in-lieu fee or land dedication options to satisfy obligations, likely resulting in fewer affordable units actually being built. Lastly, deploying a sliding scale approach may be administratively difficult, particularly with annual recertification requirements.
Does the City have a say in timing for various income categories; focus on greatest need to make City livable	Commissioner Gaido; Commissioner Limb	The City's obligation is to plan for the RHNA allocation and to minimize any constraints under the City's control to facilitate construction. However, market demand and the ability to piece together the complex financing stacks structure required to fund affordable housing developments will largely dictate whether and when units are constructed. Based on past communications (i.e., phone calls), families and seniors are the two biggest categories with the greatest need within the very low and low income categories. Objective HE-G.3 and its related programs in the Housing Plan section focuses on affordable housing for seniors, large families, and other special needs groups.
How many units are needed to accommodate the RHNA?	Chair Pro Tem Knowland	Addressed in the Site Inventory section of the HE. The HE site inventory accommodates the RHNA allocation by income levels.
In terms of easing development	Chair Pro Tem	The City will explore revisions to

Comments and Questions Received at Feb. 18, 2021 Planning Commission Study Session	Who	How Comment was Addressed in HE (if applicable)
		however, demand for spaces is high regardless of income level.
Want to understand "layered" financing options available for affordable housing. As an affordable housing developer, it won't get done without "subsidies". Need adequate financing	Commissioner Limb; Chair Pierson	Neither the federal nor the State government allocates sufficient funding to subsidize the needed affordable units pursuant to the RHNA numbers allocated to each city and county in California. Additionally, no one source of public subsidy is sufficient to fund an affordable housing project. One multifamily affordable development can require 5 to 10 funding sources to finance its construction. Developers generally layer or "stack" financing from State and federal tax credits, State housing programs and grants (e.g., SB2), local land donation and other local grants, federal housing programs, and private loans from financial institutions. Irvine's inclusionary housing ordinance has been very successful and has facilitated the development of the largest affordable housing portfolio in Orange County with over 4,800 units. Addressed in the housing plan section of the HE to increase the affordable in-lieu fee (Policy HE-E.3 under Goal 4). Goal 4 of the Housing Plan section includes policies, programs, and actions for securing and assisting with affordable housing funding

Comments and Questions Received at Feb. 18, 2021 Planning Commission Study Session	Who	How Comment was Addressed in HE (if applicable)
What kind of affordable housing incentive programs are needed to encourage affordable housing developments?	Commissioner Limb; Vice Chair Huang; Chair Pierson	Addressed in the Housing Plan section of the HE, which includes policies and programs that support the following overarching goals: (1) encourages development of difference housing types to meet the City's needs; (2) maximizes land utilization for residential development; (3) preserves existing affordable housing; (4) encourage more affordable housing units; (5) maximizing solutions for those experiencing or at risk of homelessness; (6) encourage homeownership; (7) improves quality of life and promotes placemaking; and (8) affirmatively furthering fair housing.
Continue partnership with Irvine Community Land Trust (ICLT) with a coordinated approach to meet very low and low income levels	Commissioner Limb	Programs under Objective F of Goal 4 include strengthening the City's relationship with the ICLT, leveraging City owned land for development of 100 percent affordable housing projects, and pursuing land acquisition opportunities with the ICLT.
Consider long-term housing bond structured at cost to City because of historically low interest rates; probably requires super majority vote of voters (e.g., Los Angeles $1.2 billion bond for supportive housing for homeless Angelinos per Proposition HHH)	Commissioner Limb	Commissioner Limb is presenting a White Paper at the July 1, 2021 Planning Commission meeting, which will include finance staff participation, to facilitate this discussion. As information becomes available, this section will be amended.

Comments and Questions Received at Feb. 18, 2021 Planning Commission Study Session	Who	How Comment was Addressed in HE (if applicable)
Provide an example of who has been penalized and to what extent.		to HCD) tracks the status of meeting RHNA in terms of actual construction. Staff is not aware of any Southern California jurisdiction that has been subject to Senate Bill 35 by-right streamlining of housing development in cities that are not meeting their housing needs (with prevailing wage requirements). Only several development projects in the San Francisco Bay Area have invoked SB 35 to bypass local opposition or cumbersome permitting timelines.
Ensure this is a transparent process	Chair Pro Tem Knowland; Vice Chair Huang	As outlined in this Public Engagement appendix, Irvine developed and executed a robust public engagement plan to ensure all ages and economic segments of the community are engaged using a variety of outreach methods with strong emphasis on language considerations to ensure effective and culturally diverse communication with the community. A wide range of stakeholders including developers, property owners, Greater Irvine Chamber of Commerce, Building Industry Association of Southern California, Orange County chapter (BIA-OC) residents, people with special needs, and all interested parties were targeted. The overarching goal of the public engagement plan is to inform and involve the community in the Housing Element Update process to help solve issues and (or

Comments and Questions Received at Feb. 18, 2021 Planning Commission Study Session	Who	How Comment was Addressed in HE (if applicable)
		Brown Act. Additionally, all project workshop, public meeting materials, and draft HE and CEQA documentation are or will be posted on-line at the project website, www.cityofirvine.org/HEUpdate.
Address traffic issues	Vice Chair Huang	As part of the General Plan Update work effort, an Environmental Impact Report (EIR) with traffic study will be prepared.
Address impacts to schools, police/fire services, water/sewer, and facilities such as senior centers and libraries	Vice Chair Huang; Ken Montgomery	Notification of all school districts and utilities serving Irvine as well as Orange County Fire Authority (OCFA) and City public safety staff occurred throughout the HEU process. As part of the General Plan Update work effort, an Environmental Impact Report (EIR) will be prepared to assess any impacts to schools, police/fire services, water/sewer, and more due to implementing the adopted 6th cycle HE and accommodating the RHNA.
Address location and adjacency issues to ensure the intended end user (e.g., seniors, people with disabilities or special needs) of housing is able to adapt successfully into the neighborhood	Chair Pierson	Goal 7 and its related policies and programs in the Housing Plan section address quality of life and placemaking to ensure future residents have access to neighborhood amenities and services consistent with Irvine's master planned communities. Additionally, policy HE-G.3 encourages the development of affordable housing within mixed-use projects that have community-serving uses. This thoughtful planning approach will be

Comments and Questions Received at Feb. 18, 2021 Planning Commission Study Session	Who	How Comment was Addressed in HE (if applicable)
Need overall perspective to work. Requesting working session between various commissions to collaborate and discuss		throughout the HEU development process. Additionally, multiple public meetings were held by the Planning Commission and City Council. Any inputs received were considered in the development of the HE. Additionally, all members of Irvine's Planning, Community Services, Finance, and Transportation Commissions were notified by email of the General Community Workshops and will continue to be notified of the upcoming public meetings and adoption hearings.
Our region desperately needs more housing, both affordable and market-rate units. As a small business administrator, the cost of housing has become a huge problem to the sustainability of the economic engine of the State. It is hard to run a business against out of state competition when living standards for CA workers are so strained by the high price of housing. It is not a secret that cost of single-family homes may always be high, but absurd rents for apartments is a choice we make. Please allow for	Alex Portney, Irvine Resident	As indicated under Goals 1 and 2 of the Housing Plan section, it is anticipated that the subsequent General Plan Update and Zoning Ordinance Amendment work effort will maximize density near the Irvine Station with a residential overlay for transit-oriented development and expand the residential overlay and unit cap in the IBC.

Comments and Questions Received at Feb. 18, 2021 Planning Commission Study Session	Who	How Comment was Addressed in HE (if applicable)
affirmatively choose a bright future or a less bright one will choose us.		
We purchased a home here nearly four years ago on the premise and promise that we would have a retail and restaurant center within walking distance in the next couple of years. We paid extra taxes for this luxury. We are still waiting with no real time line. We want to know where the money is going and when the center we were promised will be built. Chair Pierson asked: Did she indicate what area of the City that she was in? PC Secretary Steinkraus indicated "no."	Deanne Garcia, Irvine Resident	Generally, two basic factors drive the demand for real estate development – net growth and relocation where net growth is the primary driver. Additionally, whether retail uses are developed is based on demand and the geographic area from which a retail business draws most of its customers (i.e., trade area). For most retail spending, this is where people live. In the IBC, employee spending drives a substantial amount of retail sales due to the area being jobs rich. As we transition out of the COVID-19 pandemic, the implementation of Goal 7 and its related policies and programs in the Housing Plan section address quality of life and placemaking to ensure future residents have access to neighborhood amenities and services consistent with Irvine's master planned communities. Ultimately, similar to housing, development of retail uses is market driven.

Public Engagement

Appendix A-K: Future Housing Sites

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1. General Outreach Letter, dated March 1, 2021
2. General Outreach Letter Mailing List
3. Opportunity Sites Letter, dated March 9, 2021
4. Opportunity Sites Letter Mailing List
5. Religious Institution Outreach Letter, dated March 26, 2021
6. Religious Institution Outreach responses
7. Religious Institution Mailing List
8. Hotel Outreach Letter, dated May 3, 2021
9. Hotel Outreach Letter Mailing List
10. Opportunity Sites Correspondence with Property Owners & Representatives for Site Inventory Development

1. General Outreach Letter example, dated March 1, 2021

Community Development cityofirvine.org
City of Irvine, One Civic Center Plaza, P.O. Box 19575, Irvine, California 92623-9575 949-724-6000

March 1, 2021

Subject: Irvine Housing Element Update – Future Housing Sites

Dear Irvine Property Owner:

The City of Irvine is in the process of updating its Housing Element for the 2021-2029 planning period, which is also referred to as the 6th cycle Housing Element Update. Under state mandate, we must plan for a significant number of future housing units, including affordable housing. As part of the 6th cycle update, we are working to identify potential sites that may accommodate residential development in the future. For additional information about the Housing Element update efforts, please visit www.cityofirvine.org/housingelementupdate.

The City is not considering the acquisition of your property for conversion to housing. We are simply attempting to identify possible sites where residential development may be appropriate or feasible in the future regardless of current zoning. While no commitments or decisions have been made, we would like to gauge your interest. If you would like to discuss this potential opportunity in further detail, please contact us via email or phone at:

CHARLES KOVAC
Housing Administrator
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
Senior Planner
mchao@cityofirvine.org
949-724-6395

Or via letter to:
Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

We hope to hear back from you by March 25, 2021. If you are interested, please do not let this opportunity pass you by. Please contact us at your earliest convenience.

Thank you for your time and attention to this matter.

Respectfully,

Pete Carmichael (Feb 24, 2021 15:26 PST)

主旨： 爾灣市住宅要素更新 - 未來住宅用地

尊敬的爾灣市業主：

爾灣市正著手更新 2021-2029 年規劃期的住宅要素，也即是第 6 次住宅要素更新。根據州要求，我們必須規劃大量未來住宅單元，其中包括平價住宅。在第 6 次更新中，我們致力於物色可因應未來住宅開發的潛在用地。如需關於住宅要素更新的更多資訊，請造訪 www.cityofirvine.org/housingelementupdate。

本市目前不考慮購買您的物業以轉為住宅。我們只是在嘗試物色適合或可以用於未來住宅開發的用地，暫不考慮目前分區。雖然尚未做出任何承諾或決策，我們仍希望徵詢您的意向。如果您想要深入討論此潛在機會，請透過電子郵件或電話方式與我們聯繫：

CHARLES KOVAC
住宅管理師
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
高級規劃師
mchao@cityofirvine.org
949-724-6395

或郵寄至：Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

我們期盼在 2021 年 3 月 25 日收到您的答覆。如果對此有興趣，切勿錯過此機會。請在方便時儘早與我們聯繫。

感謝撥冗關注此事。

謹上
Pete Carmichael
社區發展主任

主题： 尔湾住房要素更新 - 未来住房用地

尊敬的尔湾业主：

尔湾市正着手更新 2021-2029 年规划期的“住房要素”，也即是第 6 次住房要素更新。根据本州规定，我们必须规划大量未来住房单位，其中包括经济适用房。在第 6 次更新中，我们致力于物

本市目前不考虑收购您的物业以转为住房。我们只是在尝试物色适合或可以用于未来住房开发的用地，暂不考虑现有分区。虽然尚未做出任何承诺或决策，我们仍希望征询您的意向。如果您希望借此潜在机会进行深入讨论，请通过电子邮件或电话方式与我们联系：

CHARLES KOVAC
住房管理员
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
高级规划师
mchao@cityofirvine.org
949-724-6395

或寄信至：Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

我们期盼在 2021 年 3 月 25 日前收到您的回信。如果对此感兴趣，切勿错过此机会。请在方便时尽快与我们联系。

感谢拨冗关注此事。

恭祝康泰
Pete Carmichael
社区发展主任

사안: **Irvine 주택 요건 업데이트 – 향후 주거용 용지**

Irvine 부동산 소유주님께

Irvine 시는 2021~2029 계획 기간의 주택 요건을 업데이트하고 있습니다. 6 차 주택 요건 업데이트에서도 관련 내용을 참조하실 수 있습니다. 주에서 지시하는 바에 따라, 저소득층용 주택을 포함해 일정한 수의 향후 주택 세대를 계획해야 합니다. 6 차 업데이트의 일환으로 추후 주거용 개발에 적합한 잠재적 용지를 파악하는 작업을 시행하고 있습니다. 주택 요건 업데이트에 대한 자세한 사항은 웹사이트 www.cityofirvine.org/housingelementupdate 를 참고하십시오.

시에서는 귀하의 부동산을 주거용 전환을 위해 매입하려는 의사가 없습니다. 당국의 의도는 현 구역 구분과 관계없이 향후 택지 개발이 가능하거나 적합한 잠재적 택지를 파악하고자 하는 것입니다. 어떠한 책무가 발생하거나 판단이 결정되는 것은 아니나, 귀하의 생각에 대해 알아보고자 합니다. 잠재적 기회인 해당 건에 대해 자세한 사항을 논의하고 싶으시다면 다음 연락처로 이메일 또는 전화를 통해 연락해 주십시오.

CKovac@cityofirvine.org
949-724-7452

mchao@cityofirvine.org
949-724-6395

우편 연락처: Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

2021 년 3 월 25 일까지 연락해 주시면 감사하겠습니다. 해당 건에 관심이 있으신 경우, 기회를 놓치지 마십시오. 가능한 한 빠른 시일 내에 연락해 주십시오.

해당 사안에 소중한 시간과 관심을 가져 주셔서 감사합니다.

감사합니다.
Pete Carmichael
커뮤니티 개발국장

件名： アーバイン住宅エレメントの更新 – 将来の宅地計画

アーバインに土地を所有する皆様：

アーバイン市は 2021 年～2029 年を計画期間として、「第 6 期住宅エレメントの更新」という名称で住宅エレメントの更新を行っています。州の要請に基づき、将来的に、低価格住宅を含め大規模な住宅建築を計画する必要があります。第 6 期の更新の一環として、市では将来の住宅開発に対応できる潜在的な宅地の特定を行っています。住宅エレメントの更新作業については、www.cityofirvine.org/housingelementupdate をご覧ください。

市は宅地への転用を目的とした土地の買収は予定していません。現在の区画に関係なく、将来的に宅地開発に適している、または可能な土地を特定している段階です。現段階では確約や決定事項は一切ありませんが、この計画に関心があるかどうかをお聞かせいただきたくご連絡させていただきました。今回の計画について詳しく内容を知りたいという場合は、メールまたは電話にてご連絡ください。

CHARLES KOVAC
住宅管理者
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
シニア・プランナー
mchao@cityofirvine.org
949-724-6395

お手紙の場合： Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

2021 年 3 月 25 日までにご返信いただけましたら幸いです。ご興味がおありの場合は、この機会を逃さないよう、できるだけお早めにご連絡ください。

お手数をおかけしますが、よろしくお願いいたします。

敬具
Pete Carmichael
コミュニティ開発責任者

Chủ đề: **Cập Nhật Yếu Tố Nhà Lưu Trú ở** Irvine – **Những Khu Vực Nhà Lưu Trú Tương Lai**

Kính gửi Chủ Hộ tại Irvine:

Thành Phố Irvine đang trong quá trình cập nhật Yếu Tố Nhà Ở của mình cho giai đoạn quy hoạch năm 2021-2029, hay còn gọi là Cập Nhật Yếu Tố Nhà Ở chu kỳ 6. Theo yêu cầu của Tiểu Bang, chúng tôi phải quy hoạch một số lượng đáng kể đơn vị nhà ở trong tương lai, bao gồm nhà ở giá rẻ. Là một phần trong quá trình cập nhật chu kỳ 6, chúng tôi đang xác định các địa điểm tiềm năng có thể điều chỉnh thích hợp với sự phát triển khu dân cư sau này. Để biết thêm thông tin về những nỗ lực cập nhật Yếu Tố Nhà Ở, vui lòng vào trang www.cityofirvine.org/housingelementupdate.

Thành Phố không xem xét tiếp quản tài sản của quý vị để chuyển sang nhà ở. Chúng tôi chỉ đơn giản cố gắng xác định những địa điểm có khả năng thích hợp hoặc khả năng để phát triển khu dân cư trong tương lai cho dù việc phân vùng hiện tại là gì. Mặc dù chưa có sự cam kết hay quyết định nào, chúng tôi muốn đánh giá sự quan tâm của quý vị. Nếu quý vị muốn thảo luận thêm chi tiết về cơ hội tiềm năng này, vui lòng liên hệ với chúng tôi qua email hoặc điện thoại theo số:

CHARLES KOVAC
Quản Lý Nhà Ở
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
Nhân Viên Quy Hoạch Cấp Cao
mchao@cityofirvine.org
949-724-6395

Hoặc qua thư từ gửi đến: Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

Chúng tôi hy vọng nhận được thông tin từ quý vị trước 25 tháng Ba, 2021. Nếu quý vị quan tâm, xin đừng để cơ hội này trôi qua. Vui lòng liên hệ với chúng tôi khi thuận tiện với quý vị nhất.

Cám ơn quý vị đã dành thời gian và quan tâm đến vấn đề này.

Trân trọng kính chào,
Pete Carmichael
Giám Đốc Phát Triển Cộng Đồng

Asunto: **Actualización del informe de vivienda de Irvine: sitios de vivienda futuros**

Estimado propietario de Irvine:

La Ciudad de Irvine está en proceso de actualizar su informe de vivienda para el periodo de planificación de 2021 a 2029, conocido también como el 6.º ciclo de actualización del informe de vivienda. Por orden del estado, debemos planificar un número considerable de unidades de vivienda futuras, incluyendo viviendas asequibles. Como parte del 6.º ciclo de actualización, estamos trabajando para identificar sitios que podrían ser adecuados para el desarrollo residencial en el futuro. Para obtener más información sobre los esfuerzos de actualización del informe de vivienda, visite www.cityofirvine.org/housingelementupdate.

La Ciudad no está considerando comprar su propiedad para convertirla en vivienda. Solo estamos intentando identificar sitios en los que el desarrollo residencial podría ser adecuado o viable en el futuro, independientemente de la zonificación actual. Aunque no se tomó ninguna decisión ni se hizo ningún compromiso, queremos saber su interés. Si quiere hablar sobre esta posible oportunidad detalladamente, comuníquese por correo electrónico o por teléfono a:

CHARLES KOVAC
Administrador de viviendas
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
Coordinadora sénior
mchao@cityofirvine.org
949-724-6395

O envíe una carta a: Charles Kovac, Housing Administrador
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

Esperamos tener una respuesta suya antes del 25 de marzo de 2021. Si está interesado, no deje pasar esta oportunidad. Comuníquese con nosotros en cuanto pueda.

Gracias por su tiempo y su atención a este asunto.

Atentamente,
Pete Carmichael
Director de Desarrollo de la Comunidad

موضوع: به‌روزرسانی بخش مسکن Irvine – مکان‌های مسکن آینده

مالک گرامی ملک Irvine:

شهر ایروین در مرحله به‌روزرسانی بخش مسکن خود برای دوره برنامه‌ریزی 2021-2029 است که از آن به‌عنوان به‌روزرسانی بخش مسکن چرخه 6 ام نیز یاد می‌شود. مطابق با حکم دولت، ما موظف هستیم برای ساخت تعداد قابل توجهی از واحدهای مسکونی آینده، از جمله مسکن ارزان‌قیمت، برنامه‌ریزی کنیم. به عنوان بخشی از به‌روزرسانی چرخه 6 ام، ما در تلاشیم مکان‌های بالقوه‌ای را شناسایی کنیم که ممکن است در آینده از نظر رشد مسکونی مناسب باشند. برای کسب اطلاعات بیشتر در خصوص اقدامات به‌روزرسانی

این شهر در نظر ندارد ملک شما را برای تبدیل به مسکن خریداری کند. ما به واقع در حال تلاش برای شناسایی مکان های احتمالی هستیم که امکان رشد مسکونی در آینده صرف‌نظر از منطقه‌بندی فعلی مناسب یا امکان‌پذیر باشد. با وجود اینکه هیچ تعهد و تصمیمی اتخاذ نشده است، ما می‌خواهیم علاقه شما را بسنجیم. در صورت تمایل به توضیح بیشتر در مورد این فرصت بالقوه، لطفاً از طریق ایمیل یا تلفن با ما تماس بگیرید:

CHARLES KOVAC
مدیر امور اسکان
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
برنامه‌ریز ارشد
mchao@cityofirvine.org
949-724-6395

یا از طریق ارسال نامه به:
Charles Kovac, Housing Administrator
City of Irvine
Civic Center Plaza 1
Irvine, CA 92606

امیدواریم تا 25 مارس 2021 به ما اطلاع دهید. در صورت تمایل، لطفاً این فرصت را از دست ندهید. لطفاً در اولین فرصت با ما تماس بگیرید.

با تشکر از وقت و توجه‌تان به این موضوع.

با احترام،
Pete Carmichael
مدیر توسعه جامعه

الموضوع: تحديث حول بند الإسكان في مدينة إرفاين - مواقع الإسكان المستقبلية

عزيزي السيد/السيدة مالك(ة) العقار في إرفاين:

تعمل Irvine إرفاين على تحديث بند الإسكان لفترة التخطيط الممتدة بين 2021 و2029، التي يشار إليها أيضًا باسم تحديث بند الإسكان للدورة السادسة. بموجب تكليف الولاية، يجب علينا التخطيط لعدد كبير من الوحدات السكنية المستقبلية، بما في ذلك الإسكان الميسور التكلفة. وكجزء من تحديث الدورة السادسة، نعمل على تحديد المواقع المحتملة التي يمكنها استيعاب التطوير السكني في المستقبل. للحصول على معلومات إضافية حول جهود تحديث بند الإسكان، يرجى زيارة www.cityofirvine.org/housingelementupdate.

لا تفكر المدينة في الاستحواذ على عقارك لتحويله إلى أحد مواقع الإسكان. بل نحاول ببساطة تحديد المواقع المحتملة التي قد تشكل فرصة محتملة أو قد تكون مناسبة للتطوير السكني في المستقبل بغض النظر عن تقسيم المناطق الحالي. وبالرغم من عدم اتخاذ أي التزامات أو قرارات، نود معرفة مدى اهتمامك. إذا كنت ترغب في مناقشة هذه الفرصة المحتملة بمزيد من التفصيل، فيرجى الاتصال بنا عبر البريد الإلكتروني أو الهاتف على:

تشارلز كوفاك
مسؤول الإسكان
CKovac@cityofirvine.org
949-724-7452

ميليسا تشاو
مسؤول تخطيط أول
mchao@cityofirvine.org
949-724-6395

أو عبر خطاب إلى:
Charles Kovac, Housing Administrator

نتطلع إلى أن نسمع منك بحلول 25 مارس 2021. إذا كنت مهتمًا، فيرجى ألا تدع هذه الفرصة تفوتك. يرجى التواصل معنا في أقرب وقت ممكن.

نشكرك على وقتك واهتمامك بهذه المسألة.

مع خالص الاحترام،
بيت كارمايكل
مدير التنمية المجتمعية

Outreach Letter Mailing List (2,278 property owners)

	Address Line 1	City	State	ZIP Code
	3002 DOW AVE STE 218	TUSTIN	CA	92780-7235
	P O BOX 2450	NEWPORT BEACH	CA	92658
	1420 N BRISTOL ST	NEWPORT BEACH	CA	92660-2914
	PO BOX 2450	NEWPORT BEACH	CA	92658-8972
	550 NEWPORT CENTER DR	NEWPORT BEACH	CA	92660-7010
	25108 MARGUERITE PKWY UNIT A-262	MISSION VIEJO	CA	92692-2497
	1501 QUAIL ST STE 230	NEWPORT BEACH	CA	92660-2740
	PO BOX 49550	CHARLOTTE	NC	28277-9550
	350 WOODVIEW AVE STE 100	MORGAN HILL	CA	95037-8105
	PO BOX 19575	IRVINE	CA	92623-9575
	30 MAUCHLY STE A	IRVINE	CA	92618-2337
	12 MAUCHLY STE F	IRVINE	CA	92618-2399
	PO BOX 1379	SANTA ANA	CA	92702-1379
	12 MAUCHLY UNIT 102	IRVINE	CA	92618-2317
	22481 OVERLAKE DR	LAKE FOREST	CA	92630-3007
	12 MAUCHLY STE M	IRVINE	CA	92618-6306
	32 MAUCHLY STE B	IRVINE	CA	92618-2336
	12 MAUCHLY STE G	IRVINE	CA	92618-6300
	15131 ALTON PKWY STE 400	IRVINE	CA	92618-2386
	5256 S MISSION RD STE 1210	BONSALL	CA	92003-3624
	1 CIVIC CENTER PLZ	IRVINE	CA	92606-5207
	12 MAUCHLY STE J	IRVINE	CA	92618-6303
	10 SYCAMORE CANYON DR	DOVE CANYON	CA	92679-4213
	20 ADA	IRVINE	CA	92618-2303
	17 LYRA WAY	COTO DE CAZA	CA	92679-5104
	251 RHODE ISLAND ST STE 200	SAN FRANCISCO	CA	94103-5168
	300 VIA LOS TILOS	SAN CLEMENTE	CA	92673-6607
	5 FRANKLIN	IRVINE	CA	92620-2891
	18800 VON KARMAN AVE	IRVINE	CA	92612-1724
	12 MAUCHLY STE B	IRVINE	CA	92618-2395
	12 MAUCHLY STE I	IRVINE	CA	92618-6302
	31906 VIA COYOTE	COTO DE CAZA	CA	92679-4109
R	999 CORPORATE DR STE 100	LADERA RANCH	CA	92694-2149
	1025 WYKOFF WAY	LAGUNA BEACH	CA	92651-3036
	1930 PORT CHELSEA PL	NEWPORT BEACH	CA	92660-5348
	34 MAUCHLY STE B	IRVINE	CA	92618-2357
	PO BOX 11404	NEWPORT BEACH	CA	92658-5028
	3270 BEAUDRY TER	GLENDALE	CA	91208-1747
	7 CORPORATE PLAZA DR	NEWPORT BEACH	CA	92660-7904
	PO BOX 54272	IRVINE	CA	92619-4272
	15375 BARRANCA PKWY STE K102	IRVINE	CA	92618-2211
	999 LAKE DR	ISSAQUAH	WA	98027-8990
E COUNTY INC	8014 MARINE WAY	IRVINE	CA	92618-2235
	5 BERNINI	IRVINE	CA	92614-5325
	145 S STATE COLLEGE BLVD STE 400	BREA	CA	92821-5833
	300 N LOS ANGELES ST STE 7516	LOS ANGELES	CA	90012-3341
	32 MAUCHLY UNIT 3	IRVINE	CA	92618-2336
	29 NEW DAWN	IRVINE	CA	92620-1976
	29862 HIDDENWOOD	LAGUNA NIGUEL	CA	92677-1906
	297 GODDARD	IRVINE	CA	92618-4604
	1 FIRE AUTHORITY RD	IRVINE	CA	92602-0125
	8750 RESEARCH DR	IRVINE	CA	92618-4222
S	4667 MACARTHUR BLVD STE 420	NEWPORT BEACH	CA	92660-1867
S	PO BOX 1392	BAKERSFIELD	CA	93302-1392

	1311 CIRCLE WAY	LAGUNA BEACH	CA	92651-1304
	7 JAMESTOWN	IRVINE	CA	92620-2665
	9940 RESEARCH DR	IRVINE	CA	92618-4331
	566 NYES PL	LAGUNA BEACH	CA	92651-4145
	1350 BAYSHORE HWY STE 740	BURLINGAME	CA	94010-1816
	9970 RESEARCH DR	IRVINE	CA	92618-4309
	40 PACIFICA STE 1500	IRVINE	CA	92618-7496
	9900 RESEARCH DR	IRVINE	CA	92618-4309
	9911 IRVINE CENTER DR STE 100	IRVINE	CA	92618-4329
	11 CAPE ANDOVER	NEWPORT BEACH	CA	92660-8401
	PO BOX 53785	IRVINE	CA	92619-3785
	28541 OAKMONT	MISSION VIEJO	CA	92692-4538
	9950 IRVINE CENTER DR	IRVINE	CA	92618-4357
	9960 IRVINE CENTER DR	IRVINE	CA	92618-4357
	18631 GALE AVE	CITY OF INDUSTRY	CA	91748-1343
	9901 IRVINE CENTER DR	IRVINE	CA	92618-4308
	25731 PASEO DE LA PAZ	SAN JUAN CAPISTRANO	CA	92675-4013
	9890 RESEARCH DR	IRVINE	CA	92618-4346
	9880 RESEARCH DR	IRVINE	CA	92618-4340
	16541 SCIENTIFIC	IRVINE	CA	92618-4356
	9850 IRVINE CENTER DR	IRVINE	CA	92618-4353
	9910 IRVINE CENTER DR	IRVINE	CA	92618-4357
	16511 SCIENTIFIC	IRVINE	CA	92618-4377
	22 CALLE TAMARA	SAN CLEMENTE	CA	92673-7041
	16491 SCIENTIFIC	IRVINE	CA	92618-4355
	32709 CASPIAN SEA DR	DANA POINT	CA	92629-3545
	16481 SCIENTIFIC	IRVINE	CA	92618-4394
	8807 W PICO BLVD STE 203	LOS ANGELES	CA	90035-3398
	9870 RESEARCH DR	IRVINE	CA	92618-4310
	9871 IRVINE CENTER DR	IRVINE	CA	92618-4361
	19 CORAL CAY	NEWPORT BEACH	CA	92657-1908
	18301 VON KARMAN AVE STE 850	IRVINE	CA	92612-0105
	1 ELDERWOOD	ALISO VIEJO	CA	92656-2113
	9841 IRVINE CENTER DR STE 110	IRVINE	CA	92618-4314
	4045 SYME DR	CARLSBAD	CA	92008-3561
	9841 IRVINE CENTER DR STE 130	IRVINE	CA	92618-4314
	76 ASHFORD	IRVINE	CA	92618-3917
	26155 BUSCADOR	MISSION VIEJO	CA	92692-3238
	9336 LINDANTE DR	WHITTIER	CA	90603-1029
	51 SAN RAPHAEL	DANA POINT	CA	92629-4043
	9 S SUR	NEWPORT COAST	CA	92657-1910
	9841 IRVINE CENTER DR STE 210	IRVINE	CA	92618-4316
	9841 IRVINE CENTER DR STE 220	IRVINE	CA	92618-4316
	38 BALBOA CVS	NEWPORT BEACH	CA	92663-3226
_Y TR	5465 BLUE RIDGE DR	YORBA LINDA	CA	92887-4234
	9770 RESEARCH DR	IRVINE	CA	92618-4327
	2301 PINEHURST DR	TUSTIN	CA	92782-1142
	780 ROOSEVELT UNIT 120	IRVINE	CA	92620-3660
	25041 MUSTANG DR	LAGUNA HILLS	CA	92653-5700
	9891 IRVINE CENTER DR STE 150	IRVINE	CA	92618-4319
	9891 IRVINE CENTER DR STE 160	IRVINE	CA	92618-4319
	1306 OUTRIGGER DR	CORONA DEL MAR	CA	92625-1214
	54 WALDEN	IRVINE	CA	92620-4200
	72 CALAVERA	IRVINE	CA	92606-8922
	1310 GALAXY DR	NEWPORT BEACH	CA	92660-4919

	20 SUNSET CV	NEWPORT COAST	CA	92657-1901
	9890 IRVINE CENTER DR	IRVINE	CA	92618-4353
	16500 SCIENTIFIC	IRVINE	CA	92618-4382
	49 ANACAPA LN	ALISO VIEJO	CA	92656-1630
	154 TECHNOLOGY PKWY STE 250	PEACHTREE CORNERS	GA	30092-2956
	9860 RESEARCH DR	IRVINE	CA	92618-4310
	961 SUMMIT DR	LAGUNA BEACH	CA	92651-3428
	86 CUNNINGHAM	IRVINE	CA	92618-8864
	9870 IRVINE CENTER DR	IRVINE	CA	92618-4353
	62 MAXWELL	IRVINE	CA	92618-4641
	31431 TRIGO TRL	COTO DE CAZA	CA	92679-3913
	58 MAXWELL	IRVINE	CA	92618-4641
	PO BOX 10548	NEWPORT BEACH	CA	92658-5000
	54 MAXWELL	IRVINE	CA	92618-4641
	33686 CHULA VISTA AVE	DANA POINT	CA	92629-1623
	38 VISTA MONTEMAR	LAGUNA NIGUEL	CA	92677-7955
	31 MOMENTO	IRVINE	CA	92603-4239
	64 MAXWELL	IRVINE	CA	92618-4641
	23 MARSEILLE	LAGUNA NIGUEL	CA	92677-5400
	30171 SADDLERIDGE DR	SAN JUAN CAPISTRANO	CA	92675-1550
	70 MAXWELL	IRVINE	CA	92618-4641
	72 MAXWELL	IRVINE	CA	92618-4641
	24271 CASCADES DR	LAGUNA NIGUEL	CA	92677-2420
	4 THORN OAK	DOVE CANYON	CA	92679-4200
	9851 IRVINE CENTER DR	IRVINE	CA	92618-4393
	9846 RESEARCH DR	IRVINE	CA	92618-4310
	1 PETERS CANYON RD STE 160	IRVINE	CA	92606-1748
	9831 IRVINE CENTER DR	IRVINE	CA	92618-4334
	8775 RESEARCH DR	IRVINE	CA	92618-4217
	3 FAIRVIEW	IRVINE	CA	92602-0839
	24 FLORES	FOOTHILL RANCH	CA	92610-1816
	56 TESLA	IRVINE	CA	92618-4603
	16431 SCIENTIFIC	IRVINE	CA	92618-4355
	88 MAXWELL	IRVINE	CA	92618-4641
	893 CORPORATE WAY	FREMONT	CA	94539-6115
	9891 IRVINE CENTER DR STE 200	IRVINE	CA	92618-4320
	9811 IRVINE CENTER DR STE 100	IRVINE	CA	92618-4375
	9810 IRVINE CENTER DR	IRVINE	CA	92618-4353
	9881 RESEARCH DR	IRVINE	CA	92618-4304
	330 GODDARD	IRVINE	CA	92618-4601
	3531 E MIRALOMA AVE STE B	ANAHEIM	CA	92806-2128
	7 CHRISTOPHER ST	LADERA RANCH	CA	92694-1527
	1990 N CALIFORNIA BLVD STE 710	WALNUT CREEK	CA	94596-7250
	2100 S FIGUEROA ST	LOS ANGELES	CA	90007-2047
	380 GODDARD	IRVINE	CA	92618-4601
DRATION	16811 HALE AVE STE D	IRVINE	CA	92606-5066
	400 GODDARD	IRVINE	CA	92618-4610
	410 GODDARD UNIT 9	IRVINE	CA	92618-4610
	420 GODDARD BLDG 10	IRVINE	CA	92618-4610
	67 GROVESIDE DR	ALISO VIEJO	CA	92656-7070
	440 GODDARD # 12	IRVINE	CA	92618-4610
	450 GODDARD	IRVINE	CA	92618-4610
	111 LUMINOUS	IRVINE	CA	92603-4260
	PO BOX 50564	IRVINE	CA	92619-0564
	111 PACIFICA STE 300	IRVINE	CA	92618-7428

16401 SCIENTIFIC	IRVINE	CA	92618-4355
7 MONTIA	IRVINE	CA	92620-2208
544 WALD	IRVINE	CA	92618-4637
PO BOX 130	LAGUNA BEACH	CA	92652-0130
117 STRAW	IRVINE	CA	92618-1049
2900 BRISTOL ST STE G203	COSTA MESA	CA	92626-7914
272 RADIAL	IRVINE	CA	92618-1034
580 WALD	IRVINE	CA	92618-4637
576 WALD	IRVINE	CA	92618-4637
19762 MACARTHUR BLVD FL 2	IRVINE	CA	92612-2424
568 WALD	IRVINE	CA	92618-4637
8 BENAVENTE	IRVINE	CA	92606-8939
3 SPINNAKER	NEWPORT COAST	CA	92657-1911
6 ORCHARD STE 200	LAKE FOREST	CA	92630-8353
16391 SCIENTIFIC	IRVINE	CA	92618-4354
2437 MONACO DR	LAGUNA BEACH	CA	92651-1006
9834 RESEARCH DR STE 100	IRVINE	CA	92618-4373
16381 SCIENTIFIC	IRVINE	CA	92618-4354
2705 S DIAMOND BAR BLVD STE 258	DIAMOND BAR	CA	91765-3555
PO BOX 3400	NEW YORK	NY	10163-3400
230 GODDARD	IRVINE	CA	92618-4625
4 VAN BUREN # D	IRVINE	CA	92620-3795
250 GODDARD	IRVINE	CA	92618-4625
29230 PASEO CARMONA	SAN JUAN CAPISTRANO	CA	92675-3654
30 MAXWELL # A	IRVINE	CA	92618-4641
490 WALD	IRVINE	CA	92618-4638
209 S STEPHANIE ST STE B105	HENDERSON	NV	89012-5501
28841 CURLEW LN	LAGUNA NIGUEL	CA	92677-1385
20201 SW BIRCH ST STE 155	NEWPORT BEACH	CA	92660-1772
16371 SCIENTIFIC	IRVINE	CA	92618-4354
1300 N BRISTOL ST STE 290	NEWPORT BEACH	CA	92660-8926
27181 WOODBLUFF RD	LAGUNA HILLS	CA	92653-7535
50 TESLA	IRVINE	CA	92618-4603
25262 HUGO RD	LAGUNA NIGUEL	CA	92677-1521
54 TESLA	IRVINE	CA	92618-4603
3740 S SUSAN ST UNIT 250	SANTA ANA	CA	92704-6988
751 LAUREL ST UNIT 427	SAN CARLOS	CA	94070-3113
60 TESLA UNIT G	IRVINE	CA	92618-4603
62 HARRISON	IRVINE	CA	92618-0107
6 ROYAL SAINT GEORGE RD	NEWPORT BEACH	CA	92660-5217
16361 SCIENTIFIC	IRVINE	CA	92618-4354
21 CAMELOT DR	WARWICK	NY	10990-3486
16191 SCIENTIFIC	IRVINE	CA	92618-4325
22 SHADYBEND	IRVINE	CA	92602-0844
16171 SCIENTIFIC	IRVINE	CA	92618-4325
28 HAMMOND STE F	IRVINE	CA	92618-1660
7 MARBELLA	MONARCH BEACH	CA	92629-4118
9700 RESEARCH DR	IRVINE	CA	92618-4327
9710 RESEARCH DR	IRVINE	CA	92618-4327
9720 RESEARCH DR	IRVINE	CA	92618-4327
9730 RESEARCH DR	IRVINE	CA	92618-4327
5 LONG VIEW RD	COTO DE CAZA	CA	92679-5219
23 NEW HVN	LAGUNA NIGUEL	CA	92677-2934
9721 IRVINE CENTER DR	IRVINE	CA	92618-4324
9711 IRVINE CENTER DR	IRVINE	CA	92618-4324

9740 RESEARCH DR	IRVINE	CA	92618-4327
3 TRAPANI	IRVINE	CA	92614-5346
33 GLITTERING SKY	ALISO VIEJO	CA	92656-8098
2306 PORT CARLISLE PL	NEWPORT BEACH	CA	92660-5421
9790 RESEARCH DR	IRVINE	CA	92618-4327
179 TRILLIUM	IRVINE	CA	92618-1180
9801 IRVINE CENTER DR	IRVINE	CA	92618-4307
9771 IRVINE CENTER DR	IRVINE	CA	92618-4343
9761 IRVINE CENTER DR	IRVINE	CA	92618-4324
3197 AIRPORT LOOP DR	COSTA MESA	CA	92626-3412
24525 ALTA LOMA CT	LAGUNA HILLS	CA	92653-6217
215 W ALAMEDA AVE	BURBANK	CA	91502-3060
18001 SKY PARK CIR STE E	IRVINE	CA	92614-0506
28051 TEFIR	MISSION VIEJO	CA	92692-1300
671 WALD	IRVINE	CA	92618-4628
26483 LA SCALA	LAGUNA HILLS	CA	92653-6500
61 CAMBRIA DR	CORONA DEL MAR	CA	92625-1004
631 WALD	IRVINE	CA	92618-4628
4 SEASTAR CT	NEWPORT COAST	CA	92657-1549
210 GODDARD	IRVINE	CA	92618-4625
200 GODDARD	IRVINE	CA	92618-4625
31131 HOLLY DR	LAGUNA BEACH	CA	92651-6938
38 TESLA	IRVINE	CA	92618-4603
2 GODDARD	IRVINE	CA	92618-4600
16 GODDARD	IRVINE	CA	92618-4600
18 GODDARD	IRVINE	CA	92618-4600
324 BOCA DEL CANON	SAN CLEMENTE	CA	92672-5402
5710 RUFFIN RD	SAN DIEGO	CA	92123-1013
47 PETERS CANYON RD	IRVINE	CA	92606-1402
355 GODDARD STE 250	IRVINE	CA	92618-4644
2830 E CORONADO ST	ANAHEIM	CA	92806-2503
3100 DONALD DOUGLAS LOOP N	SANTA MONICA	CA	90405-3084
551 WALD	IRVINE	CA	92618-4627
19511 PAULING	FOOTHILL RANCH	CA	92610-2619
721 SANDPIPER DR	LAGUNA BEACH	CA	92651-4101
5 GODDARD	IRVINE	CA	92618-4600
11 VIA ROSADO	RANCHO STA MARG	CA	92688-3145
553 WALD	IRVINE	CA	92618-4627
19 GODDARD	IRVINE	CA	92618-4600
439 WALD	IRVINE	CA	92618-4639
45 TESLA	IRVINE	CA	92618-4603
2306 CRESTVIEW DR	LAGUNA BEACH	CA	92651-3473
9 GODDARD	IRVINE	CA	92618-4600
PO BOX 9623	NEWPORT BEACH	CA	92658-9623
15 GODDARD	IRVINE	CA	92618-4600
32 VIA CORSICA	DANA POINT	CA	92629-3357
415 SIGNAL RD	NEWPORT BEACH	CA	92663-5838
PO BOX 10866	COSTA MESA	CA	92627-0263
8 RODEO	FOOTHILL RANCH	CA	92610-1740
9521 IRVINE CENTER DR	IRVINE	CA	92618-4654
9571 IRVINE CENTER DR	IRVINE	CA	92618-4654
9511 IRVINE CENTER DR	IRVINE	CA	92618-4654
3 KNOWLES	IRVINE	CA	92603-3446
5 MOONSHELL	NEWPORT COAST	CA	92657-2161
9591 IRVINE CENTER DR	IRVINE	CA	92618-4654

9601 IRVINE CENTER DR	IRVINE	CA	92618-4652
9611 IRVINE CENTER DR	IRVINE	CA	92618-4652
27121 BURBANK	FOOTHILL RANCH	CA	92610-2501
2170 CRESTVIEW DR	LAGUNA BEACH	CA	92651-3449
11582 VISTA MAR	SANTA ANA	CA	92705-3174
18701 VIA PALATINO	IRVINE	CA	92603-3432
23052 ALICIA PKWY STE H	MISSION VIEJO	CA	92692-1661
730 S GRAND AVE	SANTA ANA	CA	92705-4116
9590 RESEARCH DR	IRVINE	CA	92618-4664
9570 RESEARCH DR	IRVINE	CA	92618-4664
9580 RESEARCH DR	IRVINE	CA	92618-4664
9600 RESEARCH DR	IRVINE	CA	92618-4666
6 REEF	LAGUNA NIGUEL	CA	92677-5639
705 S STARVIEW CT	ANAHEIM	CA	92808-1646
2885 CHATEAU WAY	LAGUNA BEACH	CA	92651-2010
12 POINT LOMA DR	CORONA DEL MAR	CA	92625-1026
9620 RESEARCH DR	IRVINE	CA	92618-4666
9660 RESEARCH DR	IRVINE	CA	92618-4666
9670 RESEARCH DR	IRVINE	CA	92618-4666
118 PANORAMA	IRVINE	CA	92618-4814
121 THATCH	IRVINE	CA	92618-1046
3460 WINCHESTER WAY	ROWLAND HEIGHTS	CA	91748-6107
16220 SCIENTIFIC	IRVINE	CA	92618-4349
20 SAN SIMEON	LAGUNA NIGUEL	CA	92677-7950
29 EDGEVIEW	IRVINE	CA	92603-0113
16180 SCIENTIFIC	IRVINE	CA	92618-4348
3 KENT	IRVINE	CA	92603-3454
PO BOX 12738	NEWPORT BEACH	CA	92658-5073
2860 MICHELLE STE 150	IRVINE	CA	92606-1010
514 22ND ST	HUNTINGTON BEACH	CA	92648-3301
9755 RESEARCH DR	IRVINE	CA	92618-4626
12955 NW SKYLINE BLVD	PORTLAND	OR	97231-2432
11 MORRO BAY	IRVINE	CA	92602-1083
PO BOX 13307	NEWPORT BEACH	CA	92658-5092
9701 RESEARCH DR	IRVINE	CA	92618-4632
39 TESLA	IRVINE	CA	92618-4603
16300 BAKE PKWY	IRVINE	CA	92618-4667
16320 BAKE PKWY	IRVINE	CA	92618-4667
9685 RESEARCH DR	IRVINE	CA	92618-4657
10161 BOLSA AVE STE 204C	WESTMINSTER	CA	92683-6775
9210 IRVINE CENTER DR	IRVINE	CA	92618-4661
16360 BAKE PKWY	IRVINE	CA	92618-4667
200 SW 1ST AVE FL 14	FORT LAUDERDALE	FL	33301-2074
13215 PENN ST STE 680	WHITTIER	CA	90602-1773
16400 BAKE PKWY STE 200	IRVINE	CA	92618-5603
9190 IRVINE CENTER DR	IRVINE	CA	92618-4659
9180 IRVINE CENTER DR	IRVINE	CA	92618-4659
9170 IRVINE CENTER DR	IRVINE	CA	92618-4614
9160 IRVINE CENTER DR STE 200	IRVINE	CA	92618-4683
31921 MONARCH CRST	LAGUNA NIGUEL	CA	92677-5451
9140 IRVINE CENTER DR STE 100	IRVINE	CA	92618-4650
2 INNOVATION WAY # 2ND	POMONA	CA	91768-2560
16420 BAKE PKWY	IRVINE	CA	92618-4665
16430 BAKE PKWY	IRVINE	CA	92618-4665
8 WHATNEY STE 115	IRVINE	CA	92618-2878

34 CERVANTES	NEWPORT BEACH	CA	92660-9013
16440 BAKE PKWY STE 150	IRVINE	CA	92618-4674
16460 BAKE PKWY	IRVINE	CA	92618-4665
9110 IRVINE CENTER DR	IRVINE	CA	92618-4659
PO BOX 51311	IRVINE	CA	92619-1311
28 MARBLE CREEK LN	COTO DE CAZA	CA	92679-5146
3009 POST OAK BLVD STE 2000	HOUSTON	TX	77056-6599
2808 WILLIS ST	SANTA ANA	CA	92705-5714
2 DEERFIELD PL	TRABUCO CANYON	CA	92679-1400
9070 IRVINE CENTER DR	IRVINE	CA	92618-4678
9070 IRVINE CENTER DR STE 110	IRVINE	CA	92618-4678
3060 EDGEWAY	COSTA MESA	CA	92626-3291
35 EMERALD GLN	LAGUNA NIGUEL	CA	92677-9371
28715 LOS ALISOS BLVD STE 8	MISSION VIEJO	CA	92692-4986
2190 PALMER PL	TUSTIN	CA	92782-1180
9070 IRVINE CENTER DR STE 140	IRVINE	CA	92618-4690
9070 IRVINE CENTER DR STE 145	IRVINE	CA	92618-4690
265 PRINCETON DR	COSTA MESA	CA	92626-6161
33 HIGHFIELD GLN	IRVINE	CA	92618-4042
9070 IRVINE CENTER DR STE 200	IRVINE	CA	92618-4687
28711 SEA PT	LAGUNA NIGUEL	CA	92677-4659
37 REDWOOD TREE LN	IRVINE	CA	92612-2226
9070 IRVINE CENTER DR STE 230	IRVINE	CA	92618-4687
9070 IRVINE CENTER DR STE 240	IRVINE	CA	92618-4687
94 DOVECREST	IRVINE	CA	92620-0206
9070 IRVINE CENTER DR STE 260	IRVINE	CA	92618-4692
774 MAYS BLVD STE 10297	INCLINE VILLAGE	NV	89451-9759
95 VIA ONDA	SAN CLEMENTE	CA	92673-5689
16520 BAKE PKWY STE 105	IRVINE	CA	92618-4688
16520 BAKE PKWY STE 110	IRVINE	CA	92618-4688
16520 BAKE PKWY STE 115	IRVINE	CA	92618-4688
32 FIELD	IRVINE	CA	92620-3343
9 WYETH ST	LADERA RANCH	CA	92694-0300
26513 DINERAL	MISSION VIEJO	CA	92691-1510
45 EMERALD	IRVINE	CA	92614-7521
7 COBALT DR	DANA POINT	CA	92629-5906
16520 BAKE PKWY STE 150	IRVINE	CA	92618-4694
19191 BECKWITH TER	IRVINE	CA	92603-3502
16520 BAKE PKWY STE 200	IRVINE	CA	92618-4689
15 POWAY	IRVINE	CA	92602-0912
16520 BAKE PKWY	IRVINE	CA	92618-4668
16520 BAKE PKWY STE 230	IRVINE	CA	92618-4689
16520 BAKE PKWY STE 240	IRVINE	CA	92618-4689
54 CARRINGTON	IRVINE	CA	92620-2199
16520 BAKE PKWY STE 260	IRVINE	CA	92618-4695
16520 BAKE PKWY STE 270	IRVINE	CA	92618-4695
16520 BAKE PKWY STE 280	IRVINE	CA	92618-4695
28921 VIA PASATIEMPO	LAGUNA NIGUEL	CA	92677-7614
8693 HILLCREST RD	BUENA PARK	CA	90621-1011
27471 HOMESTEAD RD	LAGUNA NIGUEL	CA	92677-6601
644 WEST ST	ROCKY HILL	CT	06067-3414
12800 TUCKAHOE CREEK PKWY	RICHMOND	VA	23238-1115
27360 CLOVERLY DR	MISSION VIEJO	CA	92692-3100
17531 VON KARMAN AVE	IRVINE	CA	92614-6207
4343 VON KARMAN AVE STE 150	NEWPORT BEACH	CA	92660-1200

9205 RESEARCH DR	IRVINE	CA	92618-4286
8 CORPORATE PARK STE 110	IRVINE	CA	92606-3167
9211 RESEARCH DR	IRVINE	CA	92618-4286
103 AMBER SKY	IRVINE	CA	92618-4800
9221 RESEARCH DR	IRVINE	CA	92618-4286
34145 PACIFIC COAST HWY UNIT 516	DANA POINT	CA	92629-2808
104 LATTICE	IRVINE	CA	92603-4261
21 SOMMET	NEWPORT COAST	CA	92657-0104
9289 RESEARCH DR	IRVINE	CA	92618-4286
140 AVENIDA PRINCESA	SAN CLEMENTE	CA	92672-4234
4617 RUFFNER ST	SAN DIEGO	CA	92111-2285
9297 RESEARCH DR	IRVINE	CA	92618-4286
20857 PARKSIDE	LAKE FOREST	CA	92630-5826
3 WALNUT CRK	IRVINE	CA	92602-1047
PO BOX 19306	ENCINO	CA	91416-9306
30846 CALLE MALAGA	LAGUNA NIGUEL	CA	92677-5502
9307 RESEARCH DR	IRVINE	CA	92618-4288
PO BOX 2683	LAGUNA HILLS	CA	92654-2683
9279 RESEARCH DR	IRVINE	CA	92618-4286
55 LAKEFRONT	IRVINE	CA	92604-4683
38 LEHIGH AISLE	IRVINE	CA	92612-4109
9269 RESEARCH DR	IRVINE	CA	92618-4286
160 CALDERON AVE	MOUNTAIN VIEW	CA	94041-1403
28201 LAS BRISAS DEL MAR	SAN JUAN CAPISTRANO	CA	92675-5212
9263 RESEARCH DR	IRVINE	CA	92618-4286
9261 RESEARCH DR	IRVINE	CA	92618-4286
9811 IRVINE CENTER DR STE 200	IRVINE	CA	92618-4375
9257 RESEARCH DR	IRVINE	CA	92618-4286
2190 COLLIER CT	TUSTIN	CA	92782-1528
9253 RESEARCH DR	IRVINE	CA	92618-4286
106 MCKNIGHT DR	LAGUNA BEACH	CA	92651-1359
9247 RESEARCH DR	IRVINE	CA	92618-4286
9223 RESEARCH DR STE 3A	IRVINE	CA	92618-4286
9227 RESEARCH DR	IRVINE	CA	92618-4286
15201 LAGUNA CANYON RD STE 200	IRVINE	CA	92618-7713
507 LUMINOUS	IRVINE	CA	92603-4238
9235 RESEARCH DR	IRVINE	CA	92618-4286
9239 RESEARCH DR	IRVINE	CA	92618-4286
33 GENOA	IRVINE	CA	92618-0114
9245 RESEARCH DR	IRVINE	CA	92618-4286
846 W FOOTHILL BLVD STE G	UPLAND	CA	91786-3784
30 MULLER STE 213	IRVINE	CA	92618-4679
5319 UNIVERSITY DR STE 201	IRVINE	CA	92612-2965
15 DOPPLER	IRVINE	CA	92618-4305
20 DOPPLER	IRVINE	CA	92618-4306
20111 STEVENS CREEK BLVD STE 280	CUPERTINO	CA	95014-2394
32 EDELMAN	IRVINE	CA	92618-4312
410 MONARCH BAY DR	MONARCH BEACH	CA	92629-3448
2 PALMA VLY	TRABUCO CANYON	CA	92679-4736
2 DOPPLER	IRVINE	CA	92618-4306
10 EDELMAN	IRVINE	CA	92618-4312
15 EDELMAN	IRVINE	CA	92618-4311
10550 TALBERT AVE	FOUNTAIN VALLEY	CA	92708-6031
4490 VON KARMAN AVE	NEWPORT BEACH	CA	92660-2008
3347 BAHIA BLANCA E UNIT A	LAGUNA WOODS	CA	92637-2558

4790 IRVINE BLVD STE 105	IRVINE	CA	92620-1998
73 BUNSEN	IRVINE	CA	92618-4218
136 COYOTE BRUSH	IRVINE	CA	92618-8873
77 BUNSEN	IRVINE	CA	92618-4218
9016 RESEARCH DR	IRVINE	CA	92618-4215
80 BUNSEN	IRVINE	CA	92618-4210
11 CUSHING STE 100	IRVINE	CA	92618-4233
6789 QUAIL PKWY, UNIT 432	IRVINE	CA	92603
78 BUNSEN	IRVINE	CA	92618-4210
PO BOX 52798	IRVINE	CA	92619-2798
9101 RESEARCH DR	IRVINE	CA	92618-4206
24081 PINEHURST LN	LAGUNA NIGUEL	CA	92677-2475
19 CHAPARRAL CT	RANCHO STA MARG	CA	92688-5546
PO BOX 7733	LAGUNA NIGUEL	CA	92607-7733
7 CUSHING	IRVINE	CA	92618-4220
5 HUBBLE	IRVINE	CA	92618-4209
6 KANSAS	IRVINE	CA	92606-1787
63 LUNAR	IRVINE	CA	92618-1315
11 HUBBLE	IRVINE	CA	92618-4209
15 HUBBLE	IRVINE	CA	92618-4244
33 ANTIQUE ROSE	IRVINE	CA	92620-4802
19 HUBBLE	IRVINE	CA	92618-4209
21 HUBBLE	IRVINE	CA	92618-4209
6 CUSHING STE 200	IRVINE	CA	92618-4230
PO BOX 2810	LAGUNA HILLS	CA	92654-2810
5 ASILOMAR RD	LAGUNA NIGUEL	CA	92677-1021
2600 MICHELSON DR STE 1200	IRVINE	CA	92612-6514
10900 FIRESTONE BLVD	NORWALK	CA	90650-2241
5319 UNIVERSITY DR # 210	IRVINE	CA	92612-2965
26071 GLEN CANYON DR	LAGUNA HILLS	CA	92653-6323
3400 OCEAN BLVD	CORONA DEL MAR	CA	92625-3258
160 DELAWARE AVE	BUFFALO	NY	14202-2404
65 PARKER	IRVINE	CA	92618-1605
8935 RESEARCH DR	IRVINE	CA	92618-4278
8931 RESEARCH DR	IRVINE	CA	92618-4237
8925 RESEARCH DR	IRVINE	CA	92618-4237
16485 LAGUNA CANYON RD STE 160	IRVINE	CA	92618-3821
8921 RESEARCH DR	IRVINE	CA	92618-4237
24131 CASCADES DR	LAGUNA NIGUEL	CA	92677-2418
32 PELICAN CREST DR	NEWPORT COAST	CA	92657-1805
8895 RESEARCH DR STE 200	IRVINE	CA	92618-4283
8915 RESEARCH DR STE 200	IRVINE	CA	92618-4260
8901 RESEARCH DR	IRVINE	CA	92618-4237
26772 DEVONSHIRE RD	LAGUNA HILLS	CA	92653-7562
8911 RESEARCH DR	IRVINE	CA	92618-4237
PO BOX 6477	LAGUNA NIGUEL	CA	92607-6477
24022 HILLHURST DR	LAGUNA NIGUEL	CA	92677-2241
8875 RESEARCH DR	IRVINE	CA	92618-4236
8871 RESEARCH DR	IRVINE	CA	92618-4236
8845 RESEARCH DR STE 100	IRVINE	CA	92618-4239
360 E 1ST ST # 898	TUSTIN	CA	92780-3211
8851 RESEARCH DR	IRVINE	CA	92618-4236
5 CORPORATE PARK	IRVINE	CA	92606-5113
2250 S MCDOWELL EXT	PETALUMA	CA	94954-5659
8841 RESEARCH DR	IRVINE	CA	92618-4241

	PO BOX 7820	NEWPORT BEACH	CA	92658-7820
	8831 RESEARCH DR STE 200	IRVINE	CA	92618-4262
	4800 ALPHA RD	DALLAS	TX	75244-4607
	8825 RESEARCH DR	IRVINE	CA	92618-4236
	2418 HOLIDAY RD	NEWPORT BEACH	CA	92660-3701
	8811 RESEARCH DR	IRVINE	CA	92618-4270
	8707 RESEARCH DR	IRVINE	CA	92618-4217
	7 CORTE PASILLO	SAN CLEMENTE	CA	92673-6814
	8717 RESEARCH DR	IRVINE	CA	92618-4200
	8687 RESEARCH DR STE 150	IRVINE	CA	92618-4290
	8677 RESEARCH DR	IRVINE	CA	92618-4204
	27701 GOLDEN RIDGE LN	SAN JUAN CAPISTRANO	CA	92675-5417
	20322 SW ACACIA ST STE 100	NEWPORT BEACH	CA	92660-1503
	2 N RIVERSIDE PLZ STE 2350	CHICAGO	IL	60606-2617
	30 AUTO CENTER DR	IRVINE	CA	92618-2802
	4470 KATELLA AVE	LOS ALAMITOS	CA	90720-3515
	25262 ROCKRIDGE RD	LAGUNA HILLS	CA	92653-7839
	1321 S AUTO CENTER DR	ANAHEIM	CA	92806-5612
	41 AUTO CENTER DR	IRVINE	CA	92618-2803
	6820 E AVENIDA DE SANTIAGO	ANAHEIM	CA	92807-5102
	12 MCLAREN	IRVINE	CA	92618-2810
	16 FERN CYN	LAGUNA NIGUEL	CA	92677-1002
	1716 CLARK AVE	LONG BEACH	CA	90815-3801
	2 RUE DU PARC	NEWPORT BEACH	CA	92660-5203
	17 GOODYEAR STE 100	IRVINE	CA	92618-1822
	3 OLDFIELD	IRVINE	CA	92618-2800
	1 WHATNEY	IRVINE	CA	92618-2806
	3 WHATNEY	IRVINE	CA	92618-2837
	15 WHATNEY	IRVINE	CA	92618-2808
	10 WHATNEY	IRVINE	CA	92618-2807
	18 LITTLE POND	LAGUNA NIGUEL	CA	92677-1004
	10 CANYON RIM	NEWPORT COAST	CA	92657-1713
	13 WHATNEY	IRVINE	CA	92618-2808
LY	407 AVENIDA TERESA	SAN CLEMENTE	CA	92672-2234
	701 WESTERN AVE	GLENDALE	CA	91201-2349
	260 NEWPORT CENTER DR 3RD FL	NEWPORT BEACH	CA	92660-7520
	PO BOX 8265	WICHITA FALLS	TX	76307-8265
	PO BOX 17724	ANAHEIM	CA	92817-7724
	13 AUTRY	IRVINE	CA	92618-2709
	10 FARADAY	IRVINE	CA	92618-2714
	13 OAKBROOK	COTO DE CAZA	CA	92679-4741
	24912 TIMBERWOOD WAY	LAKE FOREST	CA	92630-3333
	18 TIMBERGATE	IRVINE	CA	92614-7068
	15560 ROCKFIELD BLVD STE A	IRVINE	CA	92618-6708
	15550 ROCKFIELD BLVD STE C	IRVINE	CA	92618-2791
	15560 ROCKFIELD BLVD STE C	IRVINE	CA	92618-2794
	2 DESERT FLS	FRISCO	TX	75034-6875
	456 S ARROWHEAD AVE	SAN BERNARDINO	CA	92408-1309
	25862 PECOS RD	LAGUNA HILLS	CA	92653-6103
	15550 ROCKFIELD BLVD STE D	IRVINE	CA	92618-2791
	11766 WILSHIRE BLVD STE 820	LOS ANGELES	CA	90025-6590
	23 EDGEVIEW	IRVINE	CA	92603-0113
	2 VENTURE STE 120	IRVINE	CA	92618-7390
	15530 ROCKFIELD BLVD STE B4	IRVINE	CA	92618-2723
	15530 ROCKFIELD BLVD STE C	IRVINE	CA	92618-2723

153 COUNTRY CLUB DR	SAN LUIS OBISPO	CA	93401-8918
29 LAKESIDE	IRVINE	CA	92604-4515
15520 ROCKFIELD BLVD STE C	IRVINE	CA	92618-2792
24796 WEYBURN DR	LAGUNA HILLS	CA	92653-4309
13610 BURNING TREE LN APT 3G	SEAL BEACH	CA	90740-5530
15520 ROCKFIELD BLVD STE G	IRVINE	CA	92618-2792
17 N SANTA TERESITA	IRVINE	CA	92606-0824
5 CORTE TALLISTA	SAN CLEMENTE	CA	92673-6863
15540 ROCKFIELD BLVD STE A100	IRVINE	CA	92618-2738
15510 ROCKFIELD BLVD STE C110	IRVINE	CA	92618-2728
410 31ST ST	NEWPORT BEACH	CA	92663-3824
15500 ROCKFIELD BLVD STE B	IRVINE	CA	92618-2722
3100 PULLMAN ST STE A	COSTA MESA	CA	92626-4500
6467 MAIN ST	WILLIAMSVILLE	NY	14221-5856
745 BUENA VISTA WAY	LAGUNA BEACH	CA	92651-2604
21902 ERIE LN	LAKE FOREST	CA	92630-2307
25622 RAPID FALLS RD	LAGUNA HILLS	CA	92653-7816
1 AUTRY	IRVINE	CA	92618-2709
22512 ASPAN ST	LAKE FOREST	CA	92630-1767
29 STOWE	IRVINE	CA	92620-2819
34841 DOHENY PL	DANA POINT	CA	92624-1715
:H PO BOX 51914	IRVINE	CA	92619-1914
PO BOX 7525	LAGUNA NIGUEL	CA	92607-7525
9979 MUIRLANDS BLVD	IRVINE	CA	92618-2508
4614 CORTLAND DR	CORONA DEL MAR	CA	92625-2707
31922 PASEO DE ELENA	SAN JUAN CAPISTRANO	CA	92675-3915
9 SAINT PAUL LN	LAGUNA NIGUEL	CA	92677-9374
9947 MUIRLANDS BLVD	IRVINE	CA	92618-2508
9943 MUIRLANDS BLVD UNIT B-5	IRVINE	CA	92618-2508
9939 MUIRLANDS BLVD	IRVINE	CA	92618-2508
9935 MUIRLANDS BLVD # 87	IRVINE	CA	92618-2508
9931 MUIRLANDS BLVD	IRVINE	CA	92618-2508
9991 MUIRLANDS BLVD	IRVINE	CA	92618-2508
19332 BRUSHWOOD LN	TRABUCO CANYON	CA	92679-1188
9999 MUIRLANDS BLVD	IRVINE	CA	92618-2508
4 FARADAY	IRVINE	CA	92618-2714
23742 PASEO DEL CAMPO	LAGUNA NIGUEL	CA	92677-2412
4639 TREMONT LN	CORONA DEL MAR	CA	92625-3130
668 N COAST HWY # 1370	LAGUNA BEACH	CA	92651-1513
1 WRIGLEY	IRVINE	CA	92618-2711
15230 BURBANK BLVD	SHERMAN OAKS	CA	91411-3534
2 FARADAY	IRVINE	CA	92618-2737
709 S ORANGE AVE	SANTA ANA	CA	92701-5845
10022 DEERHAVEN DR	SANTA ANA	CA	92705-1530
19 THOMAS	IRVINE	CA	92618-2704
2100 STUNT RD	CALABASAS	CA	91302-2357
700 E OCEAN BLVD UNIT 3204	LONG BEACH	CA	90802-5073
18 CRESPI CIR	LADERA RANCH	CA	92694-1561
422 31ST ST	NEWPORT BEACH	CA	92663-3837
18681 PORTOFINO DR	IRVINE	CA	92603-3403
3172 CORTE HERMOSA	NEWPORT BEACH	CA	92660-3250
8317 CREEKSIDE DR	DUBLIN	CA	94568-3516
1 UNIVERSITY DR	ORANGE	CA	92866-1005
1 TRUMAN ST	IRVINE	CA	92620-5742
1301 DOVE ST STE 860	NEWPORT BEACH	CA	92660-2440

	433 N CAMDEN DR STE 888	BEVERLY HILLS	CA	90210-4412
	9471 IRVINE CENTER DR STE 100	IRVINE	CA	92618-4680
	25911 CEDARBLUFF TER	LAGUNA HILLS	CA	92653-7546
	8915 E KAISER BLVD	ANAHEIM HILLS	CA	92808
	16633 VENTURA BLVD STE 1040	ENCINO	CA	91436-1862
	10 THOMAS	IRVINE	CA	92618-2702
	96 CORPORATE PARK	IRVINE	CA	92606-5136
	9 MASON	IRVINE	CA	92618-2707
	8 THOMAS	IRVINE	CA	92618-2763
HILD'S IRREVOC TR	1783 LN	SAN MARINO	CA	91108
	2 VIAGGIO LN	FOOTHILL RANCH	CA	92610-1933
	PO BOX 847	CARLSBAD	CA	92018-0847
	5 MASON	IRVINE	CA	92618-2552
	1827 BAYADERE TER	CORONA DEL MAR	CA	92625-1808
	9950 JERONIMO RD	IRVINE	CA	92618-2014
	3857 BIRCH ST UNIT 482	NEWPORT BEACH	CA	92660-2616
	25500 RANCHO NIGUEL RD STE 280	LAGUNA NIGUEL	CA	92677-7306
	9990 SANTA MONICA BLVD	BEVERLY HILLS	CA	90212-1607
	735 SHASTA ST	REDWOOD CITY	CA	94063-2124
	5 STERLING	IRVINE	CA	92618-2517
	29071 BOUQUET CANYON RD	SILVERADO	CA	92676-9604
	PO BOX 1017	CORONA DEL MAR	CA	92625-6017
	6765 WESTMINSTER BLVD UNIT C155	WESTMINSTER	CA	92683-3769
	5 HOLLAND STE 201	IRVINE	CA	92618-2574
	375 BRISTOL ST STE 50	COSTA MESA	CA	92626-7970
	35261 CAMINO CAPISTRANO	DANA POINT	CA	92624-1801
	5 HOLLAND STE 101	IRVINE	CA	92618-2568
	2 MASON	IRVINE	CA	92618-2513
	26011 VIA ARBOLEDA	SAN JUAN CAPISTRANO	CA	92675-3038
	70 W 36TH ST RM 4B	NEW YORK	NY	10018-8040
	PO BOX 5707	DIAMOND BAR	CA	91765-7707
	1 HOLLAND	IRVINE	CA	92618-2506
	2 SHIRE	COTO DE CAZA	CA	92679-4907
	4 GOODYEAR	IRVINE	CA	92618-2002
	33 BOULDER VW	IRVINE	CA	92603-0409
	9680 RESEARCH DR	IRVINE	CA	92618-4666
	24165 SNIPE LN	LAGUNA NIGUEL	CA	92677-1313
	2716 OCEAN PARK BLVD STE 2006	SANTA MONICA	CA	90405-5598
	5 HOLLAND STE 123	IRVINE	CA	92618-2573
	2300 WINDY RIDGE PKWY SE STE 500N	ATLANTA	GA	30339-8577
	1800 WAZEE ST STE 500	DENVER	CO	80202-2526
	11 CHRYSLER	IRVINE	CA	92618-2009
	7 GOODYEAR	IRVINE	CA	92618-2001
	9600 TOLEDO WAY	IRVINE	CA	92618-1808
	26141 COUNTRY RIDGE CIR	LAKE FOREST	CA	92630-6599
	11 VANDERBILT	IRVINE	CA	92618-2011
	7 CHRYSLER	IRVINE	CA	92618-2009
	9 GOODYEAR	IRVINE	CA	92618-2001
	3191 AIRPORT LOOP DR STE D	COSTA MESA	CA	92626-3404
	10 CHRYSLER STE A	IRVINE	CA	92618-2016
	12 LUSITANO	COTO DE CAZA	CA	92679-4930
	34 LANGFORD LN	MISSION VIEJO	CA	92694-0817
	3334 E COAST HWY UNIT 401	CORONA DEL MAR	CA	92625-2328
	7 ANZIO	IRVINE	CA	92614-7309
	23 MOUNT VERNON	IRVINE	CA	92620-1997

	11 SEVENOAKS	IRVINE	CA	92603-3450
	556 MALLOY CT	CORONA	CA	92878-4045
	2150 E TAHQUITZ CANYON WAY STE 9	PALM SPRINGS	CA	92262-6818
	7 VANDERBILT	IRVINE	CA	92618-2011
	6 CHRYSLER	IRVINE	CA	92618-2008
	20 GOODYEAR	IRVINE	CA	92618-1813
	620 WILSON AVE #401	TORONTO ONTARIO		M3K1Z
	PO BOX 15324	IRVINE	CA	92623-5324
	10 VANDERBILT	IRVINE	CA	92618-2010
	341 W MEATS AVE	ORANGE	CA	92865-2623
	1 CHRISTOPHER ST	LADERA RANCH	CA	92694-1527
	9 STUDEBAKER	IRVINE	CA	92618-2013
	8 VANDERBILT	IRVINE	CA	92618-2081
	18 MORGAN STE 200	IRVINE	CA	92618-2074
	6740 COBRA WAY STE 100	SAN DIEGO	CA	92121-4102
	19 SUN TER	LAGUNA NIGUEL	CA	92677-9230
	31191 CEANOTHUS DR	LAGUNA BEACH	CA	92651-6929
	2235 CAMPUS DR	EL SEGUNDO	CA	90245-0001
	30622 HUNT CLUB DR	SAN JUAN CAPISTRANO	CA	92675-1911
LLC	1142 S WINCHESTER BLVD	SAN JOSE	CA	95128-3922
	268 CALLE DE ANDALUCIA	REDONDO BEACH	CA	90277-6703
	50 LONSDALE AVE, STE 2201	NORTH VANCOUVER,		BRITISH COLUMBIA, , CANADA
	6 HUGHES STE 100	IRVINE	CA	92618-2060
	6 HUGHES STE 120	IRVINE	CA	92618-2060
	6 HUGHES STE 160	IRVINE	CA	92618-2062
	6 HUGHES STE 210	IRVINE	CA	92618-2063
	6 HUGHES STE 220	IRVINE	CA	92618-2063
	1940 E MARIPOSA AVE	EL SEGUNDO	CA	90245-3457
	505 E COLORADO BLVD STE 201	PASADENA	CA	91101-5213
	6 SIENA	LAGUNA NIGUEL	CA	92677-8627
	4100 NEWPORT PLACE DR STE 820	NEWPORT BEACH	CA	92660-1403
	1714 16TH ST	SANTA MONICA	CA	90404-4402
	PO BOX A3956	CHICAGO	IL	60690-3956
	115 N DOHENY DR APT 1	WEST HOLLYWOOD	CA	90048-2827
	4 STUDEBAKER	IRVINE	CA	92618-2012
	2005 PALO VERDE AVE # 316	LONG BEACH	CA	90815-3322
	PO BOX 25025	GLENDALE	CA	91221-5025
	11 MORGAN	IRVINE	CA	92618-2005
	17992 COWAN	IRVINE	CA	92614-6026
	2261 TRACY RD	NORTHWOOD	OH	43619-1344
	3801 GERMANTOWN PIKE STE 203	COLLEGEVILLE	PA	19426-4019
	PO BOX 25991	LOS ANGELES	CA	90025-0991
	9500 TOLEDO WAY STE 100	IRVINE	CA	92618-1823
	6035 PARKLAND BLVD	CLEVELAND	OH	44124-4186
	20 BLUE GRASS	IRVINE	CA	92603-0412
LY TRUST	10668 BRECKENRIDGE DR	SAN DIEGO	CA	92131-6114
	17751 COWAN	IRVINE	CA	92614-6009
	1 MORGAN	IRVINE	CA	92618-1917
	9400 TOLEDO WAY	IRVINE	CA	92618-1804
	22872 AVENIDA EMPRESA	RANCHO SANTA MARGARITA	CA	92688-2650
	39 PARKER	IRVINE	CA	92618-1605
	53 PARKER	IRVINE	CA	92618-1605
	57 PARKER	IRVINE	CA	92618-1605
	1500 QUAIL ST STE 150	NEWPORT BEACH	CA	92660-2750
	55 FAIRBANKS	IRVINE	CA	92618-1603

	16 HAMMOND	IRVINE	CA	92618-1606
	25096 PERCH DR	DANA POINT	CA	92629-2036
& MARA L	28 HAMMOND STE B	IRVINE	CA	92618-1664
	24721 LAS ALTURAS CT	LAGUNA HILLS	CA	92653-6231
	2318 CRESTVIEW DR	LAGUNA BEACH	CA	92651-3473
	1 RUE FONTAINBLEAU	NEWPORT BEACH	CA	92660-5928
	28 HAMMOND STE G	IRVINE	CA	92618-1659
	24 HAMMOND STE C	IRVINE	CA	92618-1680
	8195 E KAISER BLVD	ANAHEIM	CA	92808-2214
	24 HAMMOND STE E	IRVINE	CA	92618-1680
	24 HAMMOND STE F	IRVINE	CA	92618-1680
	24 HAMMOND STE G	IRVINE	CA	92618-1680
	24 HAMMOND STE A	IRVINE	CA	92618-1680
	16 TRINITY	IRVINE	CA	92612-3271
	11 PEPPERTREE	ALISO VIEJO	CA	92656-2160
	31 MUSICK	IRVINE	CA	92618-1638
	22832 SKYVIEW WAY	LAGUNA NIGUEL	CA	92677-5419
	29 MUSICK	IRVINE	CA	92618-1638
	3336 E 32ND ST STE 217	TULSA	OK	74135-4442
	31 STOWE	IRVINE	CA	92620-2819
	28851 VIA LEONA	SAN JUAN CAPISTRANO	CA	92675-5536
	6681 MAGNOLIA AVE STE C	RIVERSIDE	CA	92506-2900
	13865 ALTON PKWY # A	IRVINE	CA	92618-1686
	2303 CALLE LAS PALMAS	SAN CLEMENTE	CA	92672-4403
	31281 SUMMERHILL CT	COTO DE CAZA	CA	92679-4162
	24262 ONTARIO LN	LAKE FOREST	CA	92630-1919
	248 W MARQUITA APT 3	SAN CLEMENTE	CA	92672-1522
	28536 OAKMONT	MISSION VIEJO	CA	92692-4538
	20 LA PERLA	FOOTHILL RANCH	CA	92610-1714
LC	19191 JASPER HILL RD	TRABUCO CANYON	CA	92679-1121
	31121 VIA LIMON	SAN JUAN CAPISTRANO	CA	92675-5550
	1960 E GRAND AVE STE 380	EL SEGUNDO	CA	90245-5157
	16787 BEACH BLVD # 727	HUNTINGTON BEACH	CA	92647-4848
	13765 ALTON PKWY STE B	IRVINE	CA	92618-1627
	13765 ALTON PKWY STE E	IRVINE	CA	92618-1627
	13765 ALTON PKWY	IRVINE	CA	92618-1627
	24441 MOCKINGBIRD PL	LAKE FOREST	CA	92630
	13700 ALTON PKWY	IRVINE	CA	92618-1617
	24761 PASEO VENDAVAL	LAKE FOREST	CA	92630-2136
	29 MOMENTO	IRVINE	CA	92603-4239
	33 MUSICK	IRVINE	CA	92618-1638
	35 MUSICK	IRVINE	CA	92618-1638
	28 HAMMOND STE D	IRVINE	CA	92618-1662
	24282 SPARROW ST	LAKE FOREST	CA	92630-1857
	33 BROOKLINE	ALISO VIEJO	CA	92656-1461
	PO BOX 173859	DENVER	CO	80217-3859
	2 DOUGLASS DR	COTO DE CAZA	CA	92679-5231
	10180 WILLOW CREEK RD	SAN DIEGO	CA	92131-1636
	23 MUSICK	IRVINE	CA	92618-1638
	14431 GALY ST	TUSTIN	CA	92780-2308
	18 ICEBERG ROSE	IRVINE	CA	92620-2889
	31522 FLYING CLOUD DR	LAGUNA NIGUEL	CA	92677-2711
	37 VACAVILLE	IRVINE	CA	92602-0915
	15 MUSICK	IRVINE	CA	92618-1638
	15942 LOS SERRANOSCOUNTR, STE D-342	CHINO HILLS	CA	91709

	10565 GROVE OAK DR	SANTA ANA	CA	92705-2587
	34523 CALLE NARANJA	CAPISTRANO BEACH	CA	92624-1056
	75 S PEAK	LAGUNA NIGUEL	CA	92677-2903
	9251 IRVINE BLVD	IRVINE	CA	92618-1645
	1 HUNTINGTON CT	NEWPORT BEACH	CA	92660-4217
	9241 IRVINE BLVD STE 100	IRVINE	CA	92618-1695
	615 CATALINA	LAGUNA BEACH	CA	92651-2544
	29312 WOOD CANYON RD	SILVERADO	CA	92676-9613
	10 FLAT IRON RD	COTO DE CAZA	CA	92679-5213
	25412 NEPTUNE DR	DANA POINT	CA	92629-1213
	18092 STRATFORD CIR	VILLA PARK	CA	92861-4514
	4405 W COAST HWY	NEWPORT BEACH	CA	92663-2614
	9221 IRVINE BLVD	IRVINE	CA	92618-1645
	2750 SIGNAL PKWY	SIGNAL HILL	CA	90755-2207
	9201 IRVINE BLVD	IRVINE	CA	92618-1645
	19782 MACARTHUR BLVD STE 100	IRVINE	CA	92612-2414
	9156 TOLEDO WAY	IRVINE	CA	92618
	11 AUTO CENTER DR	IRVINE	CA	92618-2803
	4005 W CHESTER PIKE	NEWTOWN SQUARE	PA	19073-2206
	23705 CRENSHAW BLVD STE 200	TORRANCE	CA	90505-5298
	11620 WILSHIRE BLVD STE 1000	LOS ANGELES	CA	90025-6821
	1142 S DIAMOND BAR BLVD	DIAMOND BAR	CA	91765-2203
	22800 SAVI RANCH PKWY STE 200	YORBA LINDA	CA	92887-4623
	2 HUGHES STE 175	IRVINE	CA	92618-2037
	3 IRIS	IRVINE	CA	92620-2212
	4 HUGHES STE 150	IRVINE	CA	92618-2044
TITLE HOLDING TR	11 HALLEY	IRVINE	CA	92603
	1 EDWARDS WAY	IRVINE	CA	92614-5688
	15241 LAGUNA CANYON RD	IRVINE	CA	92618-3146
	58 MCDONALD PL UNIT 307	GOLETA	CA	93117-2422
	9 SOMMET	NEWPORT BEACH	CA	92657-0104
	1206 NOLITA	IRVINE	CA	92612-6576
	1208 NOLITA	IRVINE	CA	92612-6576
ANA J	1210 NOLITA	IRVINE	CA	92612-6576
	1212 NOLITA	IRVINE	CA	92612-6576
	8120 SCHOLARSHIP	IRVINE	CA	92612-5698
TR	6927 DELIGHT WAY	SAN JOSE	CA	95120-3106
	1218 NOLITA	IRVINE	CA	92612-6576
	1220 NOLITA	IRVINE	CA	92612-6576
	1222 NOLITA	IRVINE	CA	92612-6576
	1301 CALLE CABALLERO	SAN DIMAS	CA	91773-4041
	26 BOULDER VW	IRVINE	CA	92603-0410
	1228 NOLITA	IRVINE	CA	92612-6576
	76 FENWAY	IRVINE	CA	92620-2186
	1234 NOLITA	IRVINE	CA	92612-6576
	1005 S MONTEZUMA WAY	WEST COVINA	CA	91791-3733
	150 BISHOP LNDG	IRVINE	CA	92620-7329
	57 WINDWALKER WAY	TUSTIN	CA	92782-3739
	32 VIA BURRONE	NEWPORT COAST	CA	92657-1403
	17 VACAVILLE	IRVINE	CA	92602-0915
	17721 ANGLIN LN	TUSTIN	CA	92780-1903
	1306 NOLITA	IRVINE	CA	92612-6579
	1310 NOLITA	IRVINE	CA	92612-6579
	56 WINDWALKER WAY	TUSTIN	CA	92782-3739
	1314 NOLITA	IRVINE	CA	92612-6579

	108 FOUNTAIN FRK	IRVINE	CA	92602-1883
	112 HEATHER MIST	IRVINE	CA	92618-4812
	14351 SETTLERS RIDGE CT	EASTVALE	CA	92880-3726
	1322 NOLITA	IRVINE	CA	92612-6579
	401 S PASEO REAL	ANAHEIM	CA	92807-4213
	8 N 1ST AVE	ARCADIA	CA	91006-3205
	144 NEWALL	IRVINE	CA	92618-1031
	1334 NOLITA	IRVINE	CA	92612-6579
	1336 NOLITA	ALISO VIEJO	CA	92656
	65 TWIN FLOWER	IRVINE	CA	92620-3695
	18 TERRAZA DEL MAR	DANA POINT	CA	92629-1100
	1402 NOLITA	IRVINE	CA	92612-6582
	1404 NOLITA	IRVINE	CA	92612-6582
	1406 NOLITA	IRVINE	CA	92612-6582
	18711 VIA TORINO	IRVINE	CA	92603-3438
	205 MIDVALE LN	IRVINE	CA	92620-2161
	1414 NOLITA	IRVINE	CA	92612-6582
	36 DEER CRK	IRVINE	CA	92604-7100
	39 MANZANILLO	LAKE FOREST	CA	92630-1442
	18426 BROOKHURST ST STE 103	FOUNTAIN VALLEY	CA	92708-6777
	1804 SWINTON DR	FOLSOM	CA	95630-6125
	1424 NOLITA	IRVINE	CA	92612-6582
	1426 NOLITA	IRVINE	CA	92612-6582
	35 HIDDEN TRL	IRVINE	CA	92603-0212
	1430 NOLITA	IRVINE	CA	92612-6582
	1434 NOLITA	IRVINE	CA	92612-6582
	10 TELESCOPE	NEWPORT COAST	CA	92657-1504
	1514 CRESTVIEW RD	REDLANDS	CA	92374-6377
	1506 NOLITA	IRVINE	CA	92612-6595
	1508 NOLITA	IRVINE	CA	92612-6595
	1510 NOLITA	IRVINE	CA	92612-6595
	1512 NOLITA	IRVINE	CA	92612-6595
	63 TURNSTONE	IRVINE	CA	92618-1707
	1516 NOLITA	IRVINE	CA	92612-6595
	35 TRIPLE LEAF	IRVINE	CA	92620-2868
	540 N CASTELLINA TER	MOUNTAIN HOUSE	CA	95391-1337
	1522 NOLITA	IRVINE	CA	92612-6595
	1524 NOLITA	IRVINE	CA	92612-6595
	1526 NOLITA	IRVINE	CA	92612-6595
	1063 S TAYLOR CT	ANAHEIM	CA	92808-2424
	1530 NOLITA	IRVINE	CA	92612-6595
	1532 NOLITA	IRVINE	CA	92612-6595
	1534 NOLITA	IRVINE	CA	92612-6595
	1536 NOLITA	IRVINE	CA	92612-6595
	1538 NOLITA	IRVINE	CA	92612-6595
	28 JUNIPER	LAKE FOREST	CA	92630-1449
	1542 NOLITA	IRVINE	CA	92612-6595
	53 SUMMER HOUSE	IRVINE	CA	92603-0211
OLI	2202 NOLITA	IRVINE	CA	92612-6596
	29 PEPPER TREE LN	RLLNG HLS EST	CA	90274-5406
	2206 NOLITA	IRVINE	CA	92612-6596
IVING TR	430 POPPY AVE	CORONA DEL MAR	CA	92625-2508
	2210 NOLITA	IRVINE	CA	92612-6596
	2212 NOLITA	IRVINE	CA	92612-6596
	2214 NOLITA	IRVINE	CA	92612-6596

	24 DELPHINUS	IRVINE	CA	92603-5705
	2218 NOLITA	IRVINE	CA	92612-6596
DDAD COMMUNITY PPTY TR	2503 TIVERTON DR	BAKERSFIELD	CA	93311-9384
ıMILY TR	133 QUIET GRV	IRVINE	CA	92618-0847
	123 SPIRAL	IRVINE	CA	92618-1367
	26922 FALLING LEAF DR	LAGUNA HILLS	CA	92653-7539
R	3653 LANDFAIR CT	SAN DIEGO	CA	92130-1835
	77 BOUNTIFUL	IRVINE	CA	92602-1802
	149 LINDA VIS	IRVINE	CA	92618-1358
	101 TINKER	IRVINE	CA	92618-0825
	2236 NOLITA	IRVINE	CA	92612-6596
	6448 ADOBE CIR	IRVINE	CA	92617-5134
	2240 NOLITA	IRVINE	CA	92612-6596
	2242 NOLITA	IRVINE	CA	92612-6596
	2244 NOLITA	IRVINE	CA	92612-6596
	2302 NOLITA	IRVINE	CA	92612-6598
	2304 NOLITA	IRVINE	CA	92612-6598
	18 VERNAL SPG	IRVINE	CA	92603-0405
	725 E ORANGE BLOSSOM WAY	AZUSA	CA	91702-1581
	PO BOX 580103	ELK GROVE	CA	95758-0002
	PO BOX 2901	NEWPORT BEACH	CA	92659-0375
	11 LYNNFIELD	IRVINE	CA	92620-1987
	125 BRIDLE PATH	IRVINE	CA	92602-1806
	8 IST AVE	ARCADIA	CA	91006
	2322 NOLITA	IRVINE	CA	92612-6598
	1296 HILLSIDE ST	MONTEREY PARK	CA	91754-5145
	2326 NOLITA	IRVINE	CA	92612-6598
	MINHANG DISTRICT	SHANGHAI CHINA		
	2334 NOLITA	IRVINE	CA	92612-6598
	15131 ALTON PKWY	IRVINE	CA	92618-2385
	2338 NOLITA	IRVINE	CA	92612-6598
	2340 NOLITA	IRVINE	CA	92612-6598
	19811 COLIMA RD STE 230	WALNUT	CA	91789-3422
	2344 NOLITA	IRVINE	CA	92612-6598
	2402 NOLITA	IRVINE	CA	92612-8545
	128 CRUISER	IRVINE	CA	92618-0832
	2406 NOLITA	IRVINE	CA	92612-8545
	14262 FLORENCE ST	EASTVALE	CA	92880-9122
	2412 NOLITA	IRVINE	CA	92612-8545
	2414 NOLITA	IRVINE	CA	92612-8545
	877 FRANCISCO ST APT 1507	LOS ANGELES	CA	90017-2876
	2418 NOLITA	IRVINE	CA	92612-8545
	2422 NOLITA	IRVINE	CA	92612-8545
	402 ROCKEFELLER	IRVINE	CA	92612-7165
	16 DAHLIA	LAKE FOREST	CA	92630-8379
	2428 NOLITA	IRVINE	CA	92612-8545
	3223 W 6TH ST UNIT 205	LOS ANGELES	CA	90020-5006
	106 CASTER	IRVINE	CA	92618-0829
	2397 EDGEWATER DR	BEAVERCREEK	OH	45431-5687
	2436 NOLITA	IRVINE	CA	92612-8545
	8770 CELEBRATION ST	CHINO	CA	91708-8876
	8 BANDOL	NEWPORT BEACH	CA	92657-0136
	2444 NOLITA	IRVINE	CA	92612-8545
	2502 NOLITA	IRVINE	CA	92612-8549
	2504 NOLITA	IRVINE	CA	92612-8549

	7397 COBBLE CREEK DR	EASTVALE	CA	92880-9093
	59 PULSAR	IRVINE	CA	92618-1330
	2522 NOLITA	IRVINE	CA	92612-8549
	20 HAWKEYE	IRVINE	CA	92602-0851
	2514 NOLITA	IRVINE	CA	92612-8549
	2518 NOLITA	IRVINE	CA	92612-8549
.DEER	1 DEEP SEA	NEWPORT BEACH	CA	92657-2154
	57 STETSON	IRVINE	CA	92602-1828
	2524 NOLITA	IRVINE	CA	92612-8549
	504 CULTIVATE	IRVINE	CA	92618-1309
	2528 NOLITA	IRVINE	CA	92612-8549
	2530 NOLITA	IRVINE	CA	92612-8549
	2532 NOLITA	IRVINE	CA	92612-8549
	2534 NOLITA	IRVINE	CA	92612-8549
	2536 NOLITA	IRVINE	CA	92612-8549
	17891 VIA CASITAS	CHINO HILLS	CA	91709-3903
	45 SHADYBEND	IRVINE	CA	92602-0844
	PO BOX 51942	IRVINE	CA	92619-1942
	1781 LANGLEY AVE	IRVINE	CA	92614-5621
	MS 6	SANTA ANA	CA	92711-1150
	9110 JUDICIAL DR OFC	SAN DIEGO	CA	92122-6712
.C	17620 FITCH STE 220	IRVINE	CA	92614-6081
	PO BOX 19534	IRVINE	CA	92623-9534
	17522 ARMSTRONG AVE	IRVINE	CA	92614-5726
	1 BAXTER PKWY	DEERFIELD	IL	60015-4625
	19642 COUNTY LN	SANTA ANA	CA	92705-1406
	PO BOX 11210	SANTA ANA	CA	92711-1210
	15441 ALBRIGHT ST	PACIFIC PALISADES	CA	90272-2525
	1621 ALTON PKWY STE 250	IRVINE	CA	92606-4876
	17897 MACARTHUR BLVD 2ND FL	IRVINE	CA	92614-0533
	PO BOX 7538	REDLANDS	CA	92375-0538
	2525 DUPONT DR UNIT MN-1A	IRVINE	CA	92612-1531
	18101 VON KARMAN AVE STE 1220	IRVINE	CA	92612-0179
	122 E FOOTHILL BLVD UNIT A-315	ARCADIA	CA	91006-2505
	4 EMBARCADERO CTR STE 2700	SAN FRANCISCO	CA	94111-4180
	2050 MAIN ST STE 220	IRVINE	CA	92614-8264
	PO BOX 112130	SALT LAKE CITY	UT	84147-2130
	PO BOX 511196	SALT LAKE CITY	UT	84151-1196
	101 CALIFORNIA ST FL 40	SAN FRANCISCO	CA	94111-6127
	4343 VON KARMAN AVE 3RD FL	NEWPORT BEACH	CA	92660-2099
	490 CALIFORNIA AVE FL 4	PALO ALTO	CA	94306-1989
	17832 GILLETTE AVE	IRVINE	CA	92614-6502
	17111 RED HILL AVE	IRVINE	CA	92614-5607
	18012 SKY PARK CIR	IRVINE	CA	92614-6671
	18008 SKY PARK CIR STE 195	IRVINE	CA	92614-6902
	18006 SKY PARK CIR STE 200	IRVINE	CA	92614-6406
	17421 VON KARMAN AVE	IRVINE	CA	92614-6205
	3191 RED HILL AVE STE 200	COSTA MESA	CA	92626-3451
	54 CORPORATE PARK	IRVINE	CA	92606-5105
	1100 MAIN ST	IRVINE	CA	92614-6737
	600 5TH AVE FL 9	NEW YORK	NY	10020-2311
	919 S GRAND AVE	LOS ANGELES	CA	90015-1421
	450 NEWPORT CENTER DR STE 550	NEWPORT BEACH	CA	92660-7615
:R LLC	151 KALMUS DR STE F1	COSTA MESA	CA	92626-5965
	2275 HUNTINGTON DR UNIT 309	SAN MARINO	CA	91108-2640

4040 MACARTHUR BLVD 220	PICO RIVERA	CA	90660
829 MONTEREY PASS RD	MONTEREY PARK	CA	91754-3608
16420 JOHNSON RD	BAKERSFIELD	CA	93314-9616
2025 ALTON PKWY UNIT 100	IRVINE	CA	92606-4904
17631 FITCH	IRVINE	CA	92614-6021
27611 LA PAZ RD STE A8	LAGUNA NIGUEL	CA	92677-3999
17620 FITCH STE 160	IRVINE	CA	92614-6081
PO BOX 15005	SANTA ANA	CA	92735-0005
1121 SW SALMON ST FL 5	PORTLAND	OR	97205-2000
1211 SW SALMON ST, STE 500	PORTLAND	OR	97205
3330 HARBOR BLVD UNIT 500	COSTA MESA	CA	92626-1502
2000 AVENUE OF THE STARS STE 1020	LOS ANGELES	CA	90067-4710
14800 QUORUM DR STE 510	DALLAS	TX	75254-6200
830 CHILDS WAY #5	LOS ANGELES	CA	90089-0277
19762 MACARTHUR BLVD STE 300	IRVINE	CA	92612-2498
431 W 7TH ST	LOS ANGELES	CA	90014-1601
1680 MICHIGAN AVE PH 3	MIAMI BEACH	FL	33139-2514
17200 JAMBOREE RD	IRVINE	CA	92614-5828
261 W BEACH AVE	INGLEWOOD	CA	90302-2904
50 LONSDALE AVE, STE 201	NORTH VANCOUVER, BRITISH		COLUMBIA, , CANADA
1250 CORONA POINTE CT STE 210	CORONA	CA	92879-2099
PO BOX 2130	PALOS VERDES PENINSULA	CA	90274-8130
100 BAYVIEW CIR STE 310	NEWPORT BEACH	CA	92660-8910
7 CORPORATE	NEWPORT BEACH	CA	92660
671 N GLEBE RD STE 800	ARLINGTON	VA	22203-2138
2641 DU BRIDGE AVE	IRVINE	CA	92606-5001
1902 MCGAW AVE	IRVINE	CA	92614-0910
1807 BUTTONSHELL LN	NEWPORT BEACH	CA	92660-3822
685 3RD AVE FL 4	NEW YORK	NY	10017-8408
1112 PEMBROKE LN	NEWPORT BEACH	CA	92660-4735
3600 WILSHIRE BLVD STE 1814	LOS ANGELES	CA	90010-2622
4533 MACARTHUR BLVD STE 707	NEWPORT BEACH	CA	92660-2059
17682 MITCHELL N STE 200	IRVINE	CA	92614-6037
PO BOX 5005	RANCHO MIRAGE	CA	92270-1065
1225 GAVIOTA DR	LAGUNA BEACH	CA	92651-3165
9777 WILSHIRE BLVD STE 711	BEVERLY HILLS	CA	90212-1907
214 MAIN ST # 132	EL SEGUNDO	CA	90245-3803
17752 FITCH	IRVINE	CA	92614-6033
1733 KAISER AVE	IRVINE	CA	92614-5705
16862 RED HILL AVE	IRVINE	CA	92606-4803
10005 MISSION MILL RD	WHITTIER	CA	90601-1739
19005 LYNN LN	YORBA LINDA	CA	92886-2700
1923 ALTON PKWY	IRVINE	CA	92606-4903
680 E COLORADO BLVD STE 300	PASADENA	CA	91101-6147
260 W BEACH AVE	INGLEWOOD	CA	90302-2903
1316 W BAY AVE	NEWPORT BEACH	CA	92661-1021
7755 IRVINE CENTER DR	IRVINE	CA	92618-2903
1641 LANGLEY AVE	IRVINE	CA	92614-5619
188 THE EMBARCADERO STE 700	SAN FRANCISCO	CA	94105-1247
1167 WARNER AVE	TUSTIN	CA	92780-6458
1006 SEGOVIA CIR	PLACENTIA	CA	92870-7100
9550 FIRESTONE BLVD STE 105	DOWNEY	CA	90241-5560
18311 VON KARMAN AVE STE 910	IRVINE	CA	92612
3128 WATERMARKE PL	IRVINE	CA	92612-5614
10638 HUNTERS GLEN DR	SAN DIEGO	CA	92130-4849

3130 WATERMARKE PL	IRVINE	CA	92612-5614
1329 MERCADO WAY	SAN JOSE	CA	95131-4023
111 YUBA	IRVINE	CA	92620-7344
4696 WELLFLEET DR	HUNTINGTON BEACH	CA	92649-6422
2317 WATERMARKE PL	IRVINE	CA	92612-7688
15775 LAGUNA CANYON RD STE 240	IRVINE	CA	92618-3191
3136 WATERMARKE PL	IRVINE	CA	92612-5614
1437 STERLING RD	REDLANDS	CA	92373-6675
2245 STUDIO DR	BREA	CA	92821-6154
3139 WATERMARKE PL	IRVINE	CA	92612-5615
16 CAMINO ALENZA	SAN CLEMENTE	CA	92673-6870
3229 WATERMARKE PL	IRVINE	CA	92612-5617
8555 LORAIN RD	SAN GABRIEL	CA	91775-1117
3231 WATERMARKE PL	IRVINE	CA	92612-5617
122 N HARBOR BLVD STE 100	FULLERTON	CA	92832-1842
7709 HANNUM AVE	CULVER CITY	CA	90230-6164
55 MADISON AVE STE 400	MORRISTOWN	NJ	07960-7397
3235 WATERMARKE PL	IRVINE	CA	92612-5617
908 PATRONELLA AVE	TORRANCE	CA	90503-5242
2338 HELEN AVE	UPLAND	CA	91786-8409
3238 WATERMARKE PL	IRVINE	CA	92612-5616
3239 WATERMARKE PL	IRVINE	CA	92612-5617
3240 WATERMARKE PL	IRVINE	CA	92612-5616
7 RANDOLPH GATE FLAT 5/1	GLASGOW, SCOTLAND, ,		UNITED KINGDOM
30 OLD COURSE DR	NEWPORT BEACH	CA	92660-4276
5390 CAMINITO EXQUISITO	SAN DIEGO	CA	92130-2863
26 LILAC	IRVINE	CA	92618-6909
3332 WATERMARKE PL	IRVINE	CA	92612-5618
PO BOX 60364	IRVINE	CA	92602-6012
3334 WATERMARKE PL	IRVINE	CA	92612-5618
274 VILLA POINT DR	NEWPORT BEACH	CA	92660-6236
2258 WATERMARKE PL	IRVINE	CA	92612-7693
3337 WATERMARKE PL	IRVINE	CA	92612-5621
31 CORONEL PL	ALISO VIEJO	CA	92656-1631
249 RADIAL	IRVINE	CA	92618-1034
20105 CHIANTI CT	YORBA LINDA	CA	92886-8608
10315 SUMMERTIME LN	CULVER CITY	CA	90230-4557
31452 PASEO CALIZ	SAN JUAN CAPISTRANO	CA	92675-1812
20 VIA ONAGRO	RANCHO SANTA MARGARITA	CA	92688-4104
3431 WATERMARKE PL	IRVINE	CA	92612-5620
3432 WATERMARKE PL	IRVINE	CA	92612-5619
8945 W RUSSELL RD STE 207	LAS VEGAS	NV	89148-1226
3434 WATERMARKE PL	IRVINE	CA	92612-5619
2122 W CHERYLL CT	PORTERVILLE	CA	93257-7501
3 BELL PASTURE RD	LADERA RANCH	CA	92694-1412
385 BROADWAY	COSTA MESA	CA	92627-2342
6874 CAMBRIA COVE CIR	HUNTINGTON BEACH	CA	92648-2640
247 MIRA MAR AVE	LONG BEACH	CA	90803-6153
3440 WATERMARKE PL	IRVINE	CA	92612-5619
4775 BLUE MOUNTAIN DR	YORBA LINDA	CA	92887-2606
3145 WATERMARKE PL	IRVINE	CA	92612-5615
3146 WATERMARKE PL	IRVINE	CA	92612-5614
3147 WATERMARKE PL	IRVINE	CA	92612-5615
3148 WATERMARKE PL	IRVINE	CA	92612-5614
3149 WATERMARKE PL	IRVINE	CA	92612-5615

	2801 KELVIN AVE UNIT 181	IRVINE	CA	92614-0124
	26081 HITCHING RAIL RD	LAGUNA HILLS	CA	92653-6303
	4141 W 118TH PL	WESTMINSTER	CO	80031-5039
	3153 WATERMARKE PL	IRVINE	CA	92612-5615
	1414 VALENCIA AVE	TUSTIN	CA	92782-1818
	5 INDIGO	IRVINE	CA	92618-3958
	12602 VENICE BLVD APT 209	LOS ANGELES	CA	90066-3757
	15 MONTE CARLO	IRVINE	CA	92614-0222
	19643 SACRAMENTO LN	HUNTINGTON BEACH	CA	92646
	3249 WATERMARKE PL	IRVINE	CA	92612-5617
	4363 MOUNT HUKEE AVE	SAN DIEGO	CA	92117-4737
	103 DEER SPRING WAY	PALM DESERT	CA	92211-3205
	16 TRIESTE	IRVINE	CA	92606-8910
	3253 WATERMARKE PL	IRVINE	CA	92612-5617
	18450 GIFFORD ST	FOUNTAIN VALLEY	CA	92708-5746
	6 VIA CORALLE	NEWPORT BEACH	CA	92657-1625
	3346 WATERMARKE PL	IRVINE	CA	92612-5618
	3347 WATERMARKE PL	IRVINE	CA	92612-5621
	3 MARINER CV	BUENA PARK	CA	90621-1662
	220 AVENIDA ARAGON UNIT B	SAN CLEMENTE	CA	92672-5015
	3350 WATERMARKE PL	IRVINE	CA	92612-5618
	3351 WATERMARKE PL	IRVINE	CA	92612-5621
	3352 WATERMARKE PL	IRVINE	CA	92612-5618
	PO BOX 521	RANCHO SANTA FE	CA	92067-0521
	3444 WATERMARKE PL	IRVINE	CA	92612-5619
H SHRIKANTBHAI TR	2619 HOLLY DR	UPLAND	CA	91784-1139
	3446 WATERMARKE PL UNIT 446	IRVINE	CA	92612-5619
	3447 WATERMARKE PL	IRVINE	CA	92612-5620
ATLYN B	3448 WATERMARKE PL	IRVINE	CA	92612-5619
	2028 AMHERST DR	SOUTH PASADENA	CA	91030-3906
	14 OAK CREST LN	NEWPORT BEACH	CA	92660-5215
	3225 SEMINOLE CIR	FAIRFIELD	CA	94534-7858
	10 ZOLA CT	IRVINE	CA	92617-4060
	9719 CORTADA ST	EL MONTE	CA	91733-1201
	44769 AGUILA TER	FREMONT	CA	94539-6293
MA CHARINA	3143 WATERMARKE PL	IRVINE	CA	92612-5615
	32 VIA RUBINO	NEWPORT COAST	CA	92657-1607
	PO BOX 16805	IRVINE	CA	92623-6805
	404 HUDSON DR	TUSTIN	CA	92782-1710
	3160 WATERMARKE PL	IRVINE	CA	92612-5614
	2705 N VISTA CT	ORANGE	CA	92867-1741
	3163 WATERMARKE PL	IRVINE	CA	92612-5615
	1917 YACHT TRUANT	NEWPORT BEACH	CA	92660-6722
	3242 WATERMARKE PL	IRVINE	CA	92612-5616
	5415 VIA CARRIZO	LAGUNA WOODS	CA	92637-3090
	3254 WATERMARKE PL	IRVINE	CA	92612-5616
	3255 WATERMARKE PL	IRVINE	CA	92612-5617
	3256 WATERMARKE PL	IRVINE	CA	92612-5616
	3257 WATERMARKE PL	IRVINE	CA	92612-5617
	3258 WATERMARKE PL	IRVINE	CA	92612-5616
	3259 WATERMARKE PL	IRVINE	CA	92612-5617
	20452 E CRESTLINE DR	WALNUT	CA	91789-4622
HIN SPECIAL NEEDS	3261 WATERMARKE PL	IRVINE	CA	92612-5617
	3262 WATERMARKE PL	IRVINE	CA	92612-5616
	27 N SANTA TERESITA	IRVINE	CA	92606-0824

	1520 HEYWARD ST	COLUMBIA	SC	29205-3264
TR	28 UREY CT	IRVINE	CA	92617-4077
	3354 WATERMARKE PL	IRVINE	CA	92612-5618
	152 LAWRENCE RD	ALAMEDA	CA	94502-7750
	3356 WATERMARKE PL	IRVINE	CA	92612-5618
	20121 VIA MEDICI	PORTER RANCH	CA	91326-4045
	3358 WATERMARKE PL	IRVINE	CA	92612-5618
	33 CASTLEROCK	IRVINE	CA	92603-0148
	3360 WATERMARKE PL	IRVINE	CA	92612-5618
	5886 E TRAPPER TRL	ANAHEIM	CA	92807-4733
	3362 WATERMARKE PL	IRVINE	CA	92612-5618
	3363 WATERMARKE PL	IRVINE	CA	92612-5621
	17561 17TH ST	TUSTIN	CA	92780-1934
	3442 WATERMARKE PL	IRVINE	CA	92612-5619
	3443 WATERMARKE PL	IRVINE	CA	92612-5620
	81 LIVIA	IRVINE	CA	92618-0102
	3457 WATERMARKE PL	IRVINE	CA	92612-5620
	3460 WATERMARKE PL	IRVINE	CA	92612-5619
	312 17TH ST	SEAL BEACH	CA	90740-6521
	3462 WATERMARKE PL	IRVINE	CA	92612-5619
	3463 WATERMARKE PL	IRVINE	CA	92612-5620
	3101 WATERMARKE PL	IRVINE	CA	92612-5615
	3102 WATERMARKE PL	IRVINE	CA	92612-5614
	110 VELVETLEAF	IRVINE	CA	92620-2301
	3168 WATERMARKE PL	IRVINE	CA	92612-5614
	4048 STALWART DR	RANCHO PALOS VERDES	CA	90275-6021
	3201 WATERMARKE PL	IRVINE	CA	92612-5617
	3202 WATERMARKE PL	IRVINE	CA	92612-5616
	3264 WATERMARKE PL	IRVINE	CA	92612-5616
	2069 NEWCASTLE DR	OXNARD	CA	93036-6322
	3266 WATERMARKE PL	IRVINE	CA	92612-5616
	3268 WATERMARKE PL	IRVINE	CA	92612-5616
	PO BOX 7150	ALHAMBRA	CA	91802-7150
	8697 HOLLYWOOD BLVD	LOS ANGELES	CA	90069-1415
	3271 WATERMARKE PL	IRVINE	CA	92612-5617
	3631 OCEAN BLVD	CORONA DEL MAR	CA	92625-3009
RA STANLEY C	3273 WATERMARKE PL	IRVINE	CA	92612-5617
	4 PARK PLZ STE 1100	IRVINE	CA	92614-8550
	25922 FAIRCOURT LN	LAGUNA HILLS	CA	92653-7517
	3302 WATERMARKE PL	IRVINE	CA	92612-5618
	1097 CHARLES ST	PASADENA	CA	91103-2708
	3773 UNIVERSITY DR APT 217	IRVINE	CA	92612-4669
	3368 WATERMARKE PL	IRVINE	CA	92612-5618
	32 NIGHTHAWK	IRVINE	CA	92604-3610
	3370 WATERMARKE PL	IRVINE	CA	92612-5618
	3371 WATERMARKE PL	IRVINE	CA	92612-5621
	PO BOX 778	CHINO HILLS	CA	91709-0026
KANG REVOC TR	2385 VIA MARIPOSA W UNIT 1A # W	LAGUNA WOODS	CA	92637-2022
	23191 COBBLEFIELD	MISSION VIEJO	CA	92692-1693
	9205 W RUSSELL RD STE 235	LAS VEGAS	NV	89148-1425
	3523 STONER AVE	LOS ANGELES	CA	90066-2836
	3402 WATERMARKE PL	IRVINE	CA	92612-5619
	409 GRENADINE WAY	HERCULES	CA	94547-2051
	PO BOX 11165	CHANDLER	AZ	85248-0003
	40 TIMOR SEA	NEWPORT BEACH	CA	92657-2108

	21 AURORA	IRVINE	CA	92603-5709
	3468 WATERMARKE PL	IRVINE	CA	92612-5619
	3103 WATERMARKE PL	IRVINE	CA	92612-5615
	928 GOLDENROD AVE	CORONA DEL MAR	CA	92625-1503
AURORA	3105 WATERMARKE PL	IRVINE	CA	92612-5615
	16 RIDGECREST	ALISO VIEJO	CA	92656-1906
	10 AVANZARE	IRVINE	CA	92606-8919
	3108 WATERMARKE PL	IRVINE	CA	92612-5614
	3109 WATERMARKE PL	IRVINE	CA	92612-5615
	3110 WATERMARKE PL	IRVINE	CA	92612-5614
	31 WATERCRESS	IRVINE	CA	92603-0408
	3112 WATERMARKE PL	IRVINE	CA	92612-5614
	9 ENTONAR RD	RANCHO MISSION VIEJO	CA	92694-1588
	520 GOLDEN WEST DR	REDLANDS	CA	92373-6897
	4033 W DOUGLAS AVE	VISALIA	CA	93291-4185
	34024 W 90TH CIR	DE SOTO	KS	66018-8500
	5004 BELLEVUE FALLS LN	SUGAR LAND	TX	77479-6783
	19 SCHUBERT CT	IRVINE	CA	92617-4037
	209 TALL OAK	IRVINE	CA	92603-0664
	3208 WATERMARKE PL	IRVINE	CA	92612-5616
	6471 DUNN DR	HUNTINGTON BEACH	CA	92647-2909
	47 OAK TREE LN	IRVINE	CA	92612-2232
	147 POMONA AVE	LONG BEACH	CA	90803-3494
	3212 WATERMARKE PL	IRVINE	CA	92612-5616
	3213 WATERMARKE PL	IRVINE	CA	92612-5617
	3214 WATERMARKE PL	IRVINE	CA	92612-5616
	12604 BARRETT LN	SANTA ANA	CA	92705-1307
	3303 WATERMARKE PL	IRVINE	CA	92612-5621
	22392 ROSEBRIAR	MISSION VIEJO	CA	92692-4616
	6722 SAND DUNES ST	EASTVALE	CA	92880-3736
	5311 154TH AVE SE	BELLEVUE	WA	98006-5151
	3307 WATERMARKE PL	IRVINE	CA	92612-5621
	3308 WATERMARKE PL	IRVINE	CA	92612-5618
	43 HIDDEN TRL	IRVINE	CA	92603-0212
	3310 WATERMARKE PL	IRVINE	CA	92612-5618
	1219 EL PRADO AVE	TORRANCE	CA	90501-2708
	96 REUNION	IRVINE	CA	92603-4243
	1540 ARCHER CT	CAMPBELL	CA	95008-5104
	3315 WATERMARKE PL	IRVINE	CA	92612-5621
	RUERGERMEISTER-WIKI STR 19	85521 OTTOBRUNN		GERMANY
	41 SARTEANO DR	NEWPORT COAST	CA	92657-1627
	3405 WATERMARKE PL	IRVINE	CA	92612-5620
	3406 WATERMARKE PL	IRVINE	CA	92612-5619
	3407 WATERMARKE PL	IRVINE	CA	92612-5620
	127 GENTLE BREEZE	IRVINE	CA	92602-1824
	24971 HOLLYBERRY LN	LAGUNA NIGUEL	CA	92677-3786
	3410 WATERMARKE PL	IRVINE	CA	92612-5619
	3950 S LAKESHORE DR	CROWN POINT	IN	46307-8943
	3412 WATERMARKE PL	IRVINE	CA	92612-5619
	10555 BLUE GRANITE DR	SAN DIEGO	CA	92127-3646
	3414 WATERMARKE PL	IRVINE	CA	92612-5619
SH	3415 WATERMARKE PL	IRVINE	CA	92612-5620
	3116 WATERMARKE PL	IRVINE	CA	92612-5614
	16967 NW TRISTAN ST	PORTLAND	OR	97229-1449
	3118 WATERMARKE PL	IRVINE	CA	92612-5614

3119 WATERMARKE PL	IRVINE	CA	92612-5615	
3120 WATERMARKE PL	IRVINE	CA	92612-5614	
107 GRACE TER	PASADENA	CA	91105-3428	
3122 WATERMARKE PL	IRVINE	CA	92612-5614	
3123 WATERMARKE PL	IRVINE	CA	92612-5615	
3124 WATERMARKE PL	IRVINE	CA	92612-5614	
28401 VIA ALFONSE	LAGUNA NIGUEL	CA	92677-7061	
30 EXPLORATION	IRVINE	CA	92618-8850	
3127 WATERMARKE PL	IRVINE	CA	92612-5615	
12501 HELENA ST	LOS ANGELES	CA	90049-3909	
706 SEA COTTAGE WAY	OCEANSIDE	CA	92054-2159	
1033 E MAIN ST STE 101	ALHAMBRA	CA	91801-4151	
1125 EL SUR AVE	ARCADIA	CA	91006-4532	
19025 CERRO VILLA DR	VILLA PARK	CA	92861-2332	
46 TALISMAN	IRVINE	CA	92620-3843	
3222 WATERMARKE PL	IRVINE	CA	92612-5616	
30700 E SUNSET DR S	REDLANDS	CA	92373-7448	
103 CIPRESSO	IRVINE	CA	92618-1148	
1005 E LAS TUNAS DR # 268	SAN GABRIEL	CA	91776-1614	
3226 WATERMARKE PL	IRVINE	CA	92612-5616	
50 QUARTER HORSE	IRVINE	CA	92602-0201	
PO BOX 50332	BELLEVUE	WA	98015-0332	
57 PURPLE JASMINE	IRVINE	CA	92620-3377	
16402 ALEXANDER PL	CERRITOS	CA	90703-2303	
11652 INTERVALE RD	LAS VEGAS	NV	89135-1325	
3320 WATERMARKE PL	IRVINE	CA	92612-5618	
3321 WATERMARKE PL	IRVINE	CA	92612-5621	
3322 WATERMARKE PL	IRVINE	CA	92612-5618	
3323 WATERMARKE PL	IRVINE	CA	92612-5621	
12061 MIL PITRERO RD	SAN DIEGO	CA	92128-5267	
3326 WATERMARKE PL	IRVINE	CA	92612-5618	
162 S DONNA CT	ANAHEIM	CA	92807-4007	
3417 WATERMARKE PL	IRVINE	CA	92612-5620	
621 LIDO PARK DR APT D3	NEWPORT BEACH	CA	92663-4408	
10269 MCBROOM ST	SUNLAND	CA	91040-1221	
3420 WATERMARKE PL	IRVINE	CA	92612-5619	
17595 HARVARD AVE # C2350	IRVINE	CA	92614-8516	
3422 WATERMARKE PL	IRVINE	CA	92612-5619	
3423 WATERMARKE PL	IRVINE	CA	92612-5620	
3424 WATERMARKE PL	IRVINE	CA	92612-5619	
49 CIELO AZUL	MISSION VIEJO	CA	92692-7903	
252 OVERBROOK	IRVINE	CA	92620-2169	
30757 JEDEDIAH SMITH RD	TEMECULA	CA	92592-2652	
12 MAGNOLIA DR	LADERA RANCH	CA	92694-0711	
24835 BYROAD WAY	LAGUNA NIGUEL	CA	92677-6033	
69 BROWN ST	PROVIDENCE	RI	02912-9091	
1705 N FAIR OAKS AVE UNIT 106	PASADENA	CA	91103-1668	
2200 WATERMARKE PL	IRVINE	CA	92612-7685	
R 2201 WATERMARKE PL	IRVINE	CA	92612-7685	
4944 ALEX DR	SAN JOSE	CA	95130-2013	
75 COMO	IRVINE	CA	92618-0101	
10 GLASGOW CIR	DANVILLE	CA	94526-2923	
2262 WATERMARKE PL	IRVINE	CA	92612-7693	
7343 WASHINGTON PL	RANCHO CUCAMONGA	CA	91730-8288	
2265 WATERMARKE PL	IRVINE	CA	92612-7693	

AREEGE MOHAMMED	59 LIVIA	IRVINE	CA	92618-0102
	19415 IRONWOOD LN	HUNTINGTON BEACH	CA	92648-5566
	2268 WATERMARKE PL	IRVINE	CA	92612-7693
	2269 WATERMARKE PL	IRVINE	CA	92612-7693
	2270 WATERMARKE PL	IRVINE	CA	92612-7693
	2300 WATERMARKE PL	IRVINE	CA	92612-7687
	21819 BUCKSKIN DR	WALNUT	CA	91789-0916
	2302 WATERMARKE PL	IRVINE	CA	92612-7687
	28311 EL SUR	LAGUNA NIGUEL	CA	92677-4423
	30821 STEEPLECHASE DR	SAN JUAN CAPISTRANO	CA	92675-1927
	2363 WATERMARKE PL	IRVINE	CA	92612-7695
	2364 WATERMARKE PL	IRVINE	CA	92612-7695
	19311 SURFWAVE DR	HUNTINGTON BEACH	CA	92648-7502
	4880 HANNAH CIR	YORBA LINDA	CA	92886-4597
	2367 WATERMARKE PL	IRVINE	CA	92612-7695
	2368 WATERMARKE PL	IRVINE	CA	92612-7695
	2370 WATERMARKE PL	IRVINE	CA	92612-7695
	2400 WATERMARKE PL	IRVINE	CA	92612-7689
SEON	2401 WATERMARKE PL	IRVINE	CA	92612-7689
	9621 PORT CLYDE DR	HUNTINGTON BEACH	CA	92646-8430
	2462 WATERMARKE PL	IRVINE	CA	92612-7697
	8860 WHEATLAND AVE	SUN VALLEY	CA	91352-2832
	555 S PERALTA HILLS DR	ANAHEIM	CA	92807-3520
	844 BLACK WALNUT WAY	MORGAN HILL	CA	95037-3740
	2 MERIDIAN	NEWPORT COAST	CA	92657-1638
	20 AZALEA	ALISO VIEJO	CA	92656-2149
	2106 WATERMARKE PL	IRVINE	CA	92612-1698
	1050 RIDGESIDE DR	MONTEREY PARK	CA	91754-3729
	PO BOX	ABU DHABI, , UNITED ARAB		EMIRATES
	2109 WATERMARKE PL	IRVINE	CA	92612-1698
	25771 DILLON RD	LAGUNA HILLS	CA	92653-5859
	2111 WATERMARKE PL	IRVINE	CA	92612-1698
	2112 WATERMARKE PL	IRVINE	CA	92612-1698
	25 PACIFICA APT 5109	IRVINE	CA	92618-3352
	2204 WATERMARKE PL	IRVINE	CA	92612-7686
	3 HERRINGBONE	IRVINE	CA	92620-3450
	21152 FOXTAIL	MISSION VIEJO	CA	92692-4028
	4083 PORTE DE PALMAS UNIT 105	SAN DIEGO	CA	92122-5119
	2209 WATERMARKE PL	IRVINE	CA	92612-7686
	2210 WATERMARKE PL	IRVINE	CA	92612-7686
	2211 WATERMARKE PL	IRVINE	CA	92612-7686
	10805 ASHBY AVE	LOS ANGELES	CA	90064-3212
	2213 WATERMARKE PL	IRVINE	CA	92612-7686
	2340 COFFMAN DR	TUSTIN	CA	92782-1166
	2303 WATERMARKE PL	IRVINE	CA	92612-7688
	424 OGLE CIR	COSTA MESA	CA	92627-3227
	2225 SCHOLARSHIP	IRVINE	CA	92612-5681
	2306 WATERMARKE PL	IRVINE	CA	92612-7688
	1623 WHARTON RD	SAN JOSE	CA	95132-2076
	4417 VAN DYCE WAY	FAIR OAKS	CA	95628-6124
	60 HAZELTON	IRVINE	CA	92620-2189
	2310 WATERMARKE PL	IRVINE	CA	92612-7688
	2311 WATERMARKE PL	IRVINE	CA	92612-7688
	2312 WATERMARKE PL	IRVINE	CA	92612-7688
	18419 US HIGHWAY 18 STE 1	APPLE VALLEY	CA	92307-2333

	880 W 1ST ST APT 808	LOS ANGELES	CA	90012-2474
	2403 WATERMARKE PL	IRVINE	CA	92612-7690
	1454 BIRCH ST	DENVER	CO	80220-2430
	2405 WATERMARKE PL	IRVINE	CA	92612-7690
	2460 GRIVEL PL	TUSTIN	CA	92782-1469
	4788 MEADFEILD ROAD	WEST VANCOUVER, BC, ,		CANADA
	3 VIA BURRONE	NEWPORT COAST	CA	92657-1407
	622 ENCHANTED WAY	PACIFIC PALISADES	CA	90272-2816
	37 LONG BAY DR	NEWPORT BEACH	CA	92660-9201
	PO BOX 17613	IRVINE	CA	92623-7613
	2413 WATERMARKE PL	IRVINE	CA	92612-7690
	2414 WATERMARKE PL	IRVINE	CA	92612-7690
	35 MALIBU	IRVINE	CA	92602-1038
	2690 HORACE ST	RIVERSIDE	CA	92506-5116
	109 COYOTE BRUSH	IRVINE	CA	92618-8873
	15271 RIVIERA LN	LA MIRADA	CA	90638-4747
	2120 WATERMARKE PL	IRVINE	CA	92612-1698
	19565 GRANDVIEW CIR	HUNTINGTON BEACH	CA	92648-5571
'A	11125 GULF SHORE DR APT 1107	NAPLES	FL	34108-2788
	2123 WATERMARKE PL	IRVINE	CA	92612-1698
	2124 WATERMARKE PL	IRVINE	CA	92612-1698
	8 CANYON ISLAND DR	NEWPORT BEACH	CA	92660-5114
	6034 CAHILL AVE	TARZANA	CA	91356-1209
	2215 WATERMARKE PL	IRVINE	CA	92612-7686
	626 E PALM AVE UNIT 104	BURBANK	CA	91501-2858
	1519 EMERALD LN	DIAMOND BAR	CA	91765-4044
	2218 WATERMARKE PL	IRVINE	CA	92612-7686
	345 CALLE MORENO	SAN DIMAS	CA	91773-3991
	76 W PALM DR	ARCADIA	CA	91007-5139
	1637 DUBLIN CT	INVERNESS	IL	60067-4726
	2223 WATERMARKE PL	IRVINE	CA	92612-7686
	421 RICHMOND DR APT 113	MILLBRAE	CA	94030-1687
	2226 WATERMARKE PL	IRVINE	CA	92612-7686
	20 OBSERVATORY	NEWPORT COAST	CA	92657-1639
	2014 TIMBERWOOD	IRVINE	CA	92620-0272
	722 BONNIE CLAIRE DR	WALNUT	CA	91789-4185
	BUERGERMEISTER-WILD, STR 19	OTTOBRUNN, , GERMANY		
	451 BARLING TER	GOLETA	CA	93117-1782
	47 GOLDEN EAGLE	IRVINE	CA	92603-0308
	2322 WATERMARKE PL	IRVINE	CA	92612-7688
	2323 WATERMARKE PL	IRVINE	CA	92612-7688
	2324 WATERMARKE PL	IRVINE	CA	92612-7688
	2325 WATERMARKE PL	IRVINE	CA	92612-7688
	12002 OLD MILL RD	ROSSMOOR	CA	90720-4323
'R	64 BORGHESE	IRVINE	CA	92618-0113
	297 W HIGHLAND AVE	SIERRA MADRE	CA	91024-1840
	2417 WATERMARKE PL	IRVINE	CA	92612-7690
	24317 ALEXANDRIA AVE	HARBOR CITY	CA	90710-1808
	2419 WATERMARKE PL	IRVINE	CA	92612-7690
	2420 WATERMARKE PL	IRVINE	CA	92612-7690
	PO BOX 11061	NEWPORT BEACH	CA	92658-5017
	2422 WATERMARKE PL	IRVINE	CA	92612-7690
	24801 SOLANO CT	LAGUNA HILLS	CA	92653-5663
	2424 WATERMARKE PL	IRVINE	CA	92612-7690
	2425 WATERMARKE PL	IRVINE	CA	92612-7690

	3108 MONTANA DEL SOL	SAN CLEMENTE	CA	92673-6422
	5690 CAMINO DE BRYANT	YORBA LINDA	CA	92887-4216
	2129 WATERMARKE PL	IRVINE	CA	92612-1698
	2189 VISTA ENTRADA	NEWPORT BEACH	CA	92660-3936
	21 VIA LAS FLORES	RANCHO MIRAGE	CA	92270-5204
	2132 WATERMARKE PL	IRVINE	CA	92612-1698
	PO BOX 4732	INCLINE VILLAGE	NV	89450-4732
	2135 WATERMARKE PL	IRVINE	CA	92612-7691
	12 EL CAJON	IRVINE	CA	92602-0949
	1874 E CALIFORNIA BLVD	SAN MARINO	CA	91108-1245
	7807 EMERSON AVE	LOS ANGELES	CA	90045-1118
RIAR	2230 WATERMARKE PL	IRVINE	CA	92612-7686
	247 GREENMOOR	IRVINE	CA	92614-7932
	2314 OKEEFE PL	DAVIS	CA	95618-0556
	2233 WATERMARKE PL	IRVINE	CA	92612-7686
	11436 VIA CAPRI	LOMA LINDA	CA	92354-3852
	2235 WATERMARKE PL	IRVINE	CA	92612-7692
	2236 WATERMARKE PL	IRVINE	CA	92612-7692
	2327 WATERMARKE PL	IRVINE	CA	92612-7688
	14581 SAWLEAF AVE	IRVINE	CA	92606-2127
	1645 KIRKWAY LN	BLOOMFIELD	MI	48302-1360
	1403 VIA ANDRES	PALOS VERDES ESTATES	CA	90274-2845
	1736 N CHUMASH ST	ORANGE	CA	92867-3249
	2334 WATERMARKE PL	IRVINE	CA	92612-7694
	2335 WATERMARKE PL	IRVINE	CA	92612-7694
	115 S MONTGOMERY WAY	ANAHEIM	CA	92807-3528
	601 E DEL MAR BLVD APT 407	PASADENA	CA	91101-2891
	2429 WATERMARKE PL	IRVINE	CA	92612-7690
	2430 WATERMARKE PL	IRVINE	CA	92612-7690
	2432 WATERMARKE PL	IRVINE	CA	92612-7690
	3 RIEZ	NEWPORT COAST	CA	92657-0116
	2434 WATERMARKE PL	IRVINE	CA	92612-7696
	105 KESTREL	IRVINE	CA	92618-1061
	4 SKYCREST	MISSION VIEJO	CA	92692-5175
	2137 WATERMARKE PL	IRVINE	CA	92612-7691
	18811 DODGE AVE	NORTH TUSTIN	CA	92705-2159
	2325 N CATALINA ST	LOS ANGELES	CA	90027-1128
	25491 HILLSBORO DR	LAGUNA NIGUEL	CA	92677-1458
	2154 WATERMARKE PL	IRVINE	CA	92612-7691
	2829 E HILLSIDE DR	WEST COVINA	CA	91791-3764
NG TR 2007	6805 ALTAMOR DR	LOS ANGELES	CA	90045-6801
	73 NIGHTSHADE	IRVINE	CA	92603-0640
	2159 WATERMARKE PL	IRVINE	CA	92612-7691
	2237 WATERMARKE PL	IRVINE	CA	92612-7692
	2238 WATERMARKE PL	IRVINE	CA	92612-7692
	2239 WATERMARKE PL	IRVINE	CA	92612-7692
	7423 E ARROYO HONDO RD	SCOTTSDALE	AZ	85266-1503
	2251 WATERMARKE PL	IRVINE	CA	92612-7693
	2253 WATERMARKE PL	IRVINE	CA	92612-7693
	2254 WATERMARKE PL	IRVINE	CA	92612-7693
	1019 FOSTER SQUARE LN UNIT 302	FOSTER CITY	CA	94404-2572
	2256 WATERMARKE PL	IRVINE	CA	92612-7693
	16812 HALE AVE	IRVINE	CA	92606-5021
	2337 WATERMARKE PL	IRVINE	CA	92612-7694
	2338 WATERMARKE PL	IRVINE	CA	92612-7694

	4533 MACARTHUR BLVD UNIT A400	NEWPORT BEACH	CA	92660-2059
	27 ROYAL VALE DR	OAK BROOK	IL	60523-1650
	2351 WATERMARKE PL	IRVINE	CA	92612-7695
	2352 WATERMARKE PL	IRVINE	CA	92612-7695
	2355 WATERMARKE PL	IRVINE	CA	92612-7695
	2356 WATERMARKE PL	IRVINE	CA	92612-7695
	5306 LA CANADA BLVD	LA CANADA	CA	91011-1723
	2358 WATERMARKE PL	IRVINE	CA	92612-7695
	PO BOX 28017	SANTA ANA	CA	92799-8017
	2549 EASTBLUFF DR UNIT B-291	NEWPORT BEACH	CA	92660-3500
	27719 HAWTHORNE BLVD	RANCHO PALOS VERDES	CA	90275-3401
	2439 WATERMARKE PL	IRVINE	CA	92612-7697
	2452 WATERMARKE PL	IRVINE	CA	92612-7697
	33681 CAPSTAN DR	DANA POINT	CA	92629-4485
COTR	6722 SUN DUNES ST	EASTVALE	CA	92880
	1289 LA MIRADA ST	LAGUNA BEACH	CA	92651-3550
	25 BEECHWOOD	IRVINE	CA	92604-4654
	1590 S COAST HWY STE 7	LAGUNA BEACH	CA	92651-3256
	2458 WATERMARKE PL	IRVINE	CA	92612-7697
	PO BOX 1934	COSTA MESA	CA	92628-1934
AZ REZAEI	2140 WATERMARKE PL	IRVINE	CA	92612-7691
	2141 WATERMARKE PL	IRVINE	CA	92612-7691
	2142 WATERMARKE PL	IRVINE	CA	92612-7691
	2143 WATERMARKE PL	IRVINE	CA	92612-7691
	76 CONGRESS PL	IRVINE	CA	92602-1655
HAH MARIA	PO BOX 419	SANTA YSABEL	CA	92070-0419
R	2699 PLAZA HERMOSA	LAKE HAVASU CITY	AZ	86406-7740
	5156 SCHOLARSHIP	IRVINE	CA	92612-5696
	3715 90TH AVE SE	MERCER ISLAND	WA	98040-3715
	2149 WATERMARKE PL	IRVINE	CA	92612-7691
	2240 WATERMARKE PL	IRVINE	CA	92612-7692
	806 OXFORD ST	HOUSTON	TX	77007-1611
	2242 WATERMARKE PL	IRVINE	CA	92612-7692
	PO BOX 12355	ORANGE	CA	92859-8355
	245 WATERMARKE PL	IRVINE	CA	92612
	2246 WATERMARKE PL	IRVINE	CA	92612-7693
	519 PALOMA CT	ENCINITAS	CA	92024-2392
	PO BOX 4499	CERRITOS	CA	90703-4499
	2249 WATERMARKE PL	IRVINE	CA	92612-7693
	2340 WATERMARKE PL	IRVINE	CA	92612-7695
	2341 WATERMARKE PL	IRVINE	CA	92612-7695
	2342 WATERMARKE PL	IRVINE	CA	92612-7695
	2343 WATERMARKE PL	IRVINE	CA	92612-7695
	8 ARBUSTO	IRVINE	CA	92606-7698
	27068 LA PAZ RD UNIT 440	ALISO VIEJO	CA	92656-3041
	1941 VALLETA DR	RANCHO PALOS VERDES	CA	90275-1207
	5 CHARLOTTE	IRVINE	CA	92603-3448
	4 SANDY POND RD	LADERA RANCH	CA	92694-1336
	31951 MONARCH CRST	LAGUNA NIGUEL	CA	92677-5451
	2715 STEEPLECHASE LN	DIAMOND BAR	CA	91765-3628
	2443 WATERMARKE PL	IRVINE	CA	92612-7697
	2444 WATERMARKE PL	IRVINE	CA	92612-7697
	2445 WATERMARKE PL	IRVINE	CA	92612-7697
	2446 WATERMARKE PL	IRVINE	CA	92612-7697
	402 ROCKEFELLER UNIT 118	IRVINE	CA	92612-8105

2448 WATERMARKE PL	IRVINE	CA	92612-7697
6411 MORNINGSIDE DR	HUNTINGTON BEACH	CA	92648-6108
2165 CHANDLER DR	TUSTIN	CA	92782-1135
900 ISLAND DR APT 509	RANCHO MIRAGE	CA	92270-3171
8038 SCHOLARSHIP	IRVINE	CA	92612-5697
49370 VISTA MIRASOL	LA QUINTA	CA	92253-9209
8037 SCHOLARSHIP	IRVINE	CA	92612-5697
901 N PENN ST UNIT P2302	PHILADELPHIA	PA	19123-3112
1402 JEFFERSON ST	DELANO	CA	93215-2222
7040 SCHOLARSHIP	IRVINE	CA	92612-4422
402 ROCKEFELLER UNIT 101	IRVINE	CA	92612-8103
8041 SCHOLARSHIP	IRVINE	CA	92612-5697
8048 SCHOLARSHIP	IRVINE	CA	92612-5697
8049 SCHOLARSHIP	IRVINE	CA	92612-5697
2455 S MADRONA DR	PALM SPRINGS	CA	92264-9516
8046 SCHOLARSHIP	IRVINE	CA	92612-5697
17500 RED HILL AVE STE 160	IRVINE	CA	92614-5675
4045 S BUFFALO DR STE A101-17	LAS VEGAS	NV	89147-7479
8043 SCHOLARSHIP	IRVINE	CA	92612-5697
8042 SCHOLARSHIP	IRVINE	CA	92612-5697
8050 SCHOLARSHIP	IRVINE	CA	92612-5697
8051 SCHOLARSHIP	IRVINE	CA	92612-5697
74000 DESERT GARDEN TRL	PALM DESERT	CA	92260-6852
8059 SCHOLARSHIP	IRVINE	CA	92612-5697
8057 SCHOLARSHIP	IRVINE	CA	92612-5697
8056 SCHOLARSHIP	IRVINE	CA	92612-5697
8055 SCHOLARSHIP	IRVINE	CA	92612-5697
8054 SCHOLARSHIP	IRVINE	CA	92612-5697
609 N BEVERLY DR	BEVERLY HILLS	CA	90210-3319
8052 SCHOLARSHIP	IRVINE	CA	92612-5697
8060 SCHOLARSHIP	IRVINE	CA	92612-5697
1741 W 15TH AVE	ANCHORAGE	AK	99501-4911
8068 SCHOLARSHIP	IRVINE	CA	92612-5697
400 SYMPHONY CIR UNIT 428	HUNT VALLEY	MD	21030-2054
8066 SCHOLARSHIP	IRVINE	CA	92612-5697
1617 RIVER BIRCH CIR	ORANGE	CA	92869-1006
17521 JACARANDA	IRVINE	CA	92612-2813
8063 SCHOLARSHIP	IRVINE	CA	92612-5697
PO BOX 8867	NEWPORT BEACH	CA	92658-8867
8070 SCHOLARSHIP	IRVINE	CA	92612-5697
8071 SCHOLARSHIP	IRVINE	CA	92612-5697
8078 SCHOLARSHIP	IRVINE	CA	92612-5697
8079 SCHOLARSHIP	IRVINE	CA	92612-5697
8077 SCHOLARSHIP	IRVINE	CA	92612-5697
8076 SCHOLARSHIP	IRVINE	CA	92612-5697
8075 SCHOLARSHIP	IRVINE	CA	92612-5697
8116 SCHOLARSHIP	IRVINE	CA	92612-5698
8073 SCHOLARSHIP # 509C	IRVINE	CA	92612-5697
8072 SCHOLARSHIP	IRVINE	CA	92612-5697
8080 SCHOLARSHIP	IRVINE	CA	92612-5697
8081 SCHOLARSHIP	IRVINE	CA	92612-5697
8088 SCHOLARSHIP	IRVINE	CA	92612-5697
8089 SCHOLARSHIP	IRVINE	CA	92612-5697
5152 ISLEWORTH CC DR	WINDERMERE	FL	34786-8954
PO BOX 2849	PALM DESERT	CA	92261-2849

	8083 SCHOLARSHIP	IRVINE	CA	92612-5697
	8082 SCHOLARSHIP	IRVINE	CA	92612-5697
	8090 SCHOLARSHIP	IRVINE	CA	92612-5697
	16312 AURORA CREST DR	WHITTIER	CA	90605-1368
	8095 SCHOLARSHIP	IRVINE	CA	92612-5697
	910 ROOSEVELT STE 250	IRVINE	CA	92620-3681
	8094 SCHOLARSHIP	IRVINE	CA	92612-5697
	8093 SCHOLARSHIP	IRVINE	CA	92612-5697
	8092 SCHOLARSHIP	IRVINE	CA	92612-5697
	3075 WILSHIRE BLVD APT 413	LOS ANGELES	CA	90010-1288
	400 SE 5TH AVE APT 503	BOCA RATON	FL	33432-5618
	8104 SCHOLARSHIP	IRVINE	CA	92612-5698
	8103 SCHOLARSHIP	IRVINE	CA	92612-5698
	8102 SCHOLARSHIP	IRVINE	CA	92612-5698
	326 SAND HILL RD	PETERBOROUGH	NH	03458-1617
	505 S VILLA REAL STE 116	ANAHEIM	CA	92807-3441
	8115 SCHOLARSHIP UNIT 903	IRVINE	CA	92612-5698
	8114 SCHOLARSHIP	IRVINE	CA	92612-5698
	8113 SCHOLARSHIP	IRVINE	CA	92612-5698
ARD REVOC TR	PO BOX 517	SEAL BEACH	CA	90740-0517
	8120 SCHOLARSHIP UNIT 1001	IRVINE	CA	92612-5698
	67 BLUE LAGOON	LAGUNA BEACH	CA	92651-4231
	8125 SCHOLARSHIP	IRVINE	CA	92612-5698
	8126 SCHOLARSHIP	IRVINE	CA	92612-5698
	8124 SCHOLARSHIP	IRVINE	CA	92612-5698
	8123 SCHOLARSHIP	IRVINE	CA	92612-5698
	8122 SCHOLARSHIP	IRVINE	CA	92612-5698
	8140 SCHOLARSHIP	IRVINE	CA	92612-5698
	2479 E FIELD ROSE DR	SALT LAKE CITY	UT	84121-1571
	8145 SCHOLARSHIP	IRVINE	CA	92612-5698
	8146 SCHOLARSHIP	IRVINE	CA	92612-5698
	8144 SCHOLARSHIP	IRVINE	CA	92612-5698
	21 JEWEL FLOWER	IRVINE	CA	92603-0406
	8142 SCHOLARSHIP	IRVINE	CA	92612-5698
	8150 SCHOLARSHIP	IRVINE	CA	92612-5698
	8151 SCHOLARSHIP	IRVINE	CA	92612-5698
	8156 SCHOLARSHIP	IRVINE	CA	92612-5698
	8157 SCHOLARSHIP	IRVINE	CA	92612-5698
	8155 SCHOLARSHIP	IRVINE	CA	92612-5698
	8154 SCHOLARSHIP	IRVINE	CA	92612-5698
	8152 SCHOLARSHIP	IRVINE	CA	92612-5698
	5039 SCHOLARSHIP	IRVINE	CA	92612-5695
	1340 REYNOLDS AVE UNIT 116-245	IRVINE	CA	92614-5551
ILEEN C	4675 MACARTHUR CT STE 1600	NEWPORT BEACH	CA	92660-1852
	123 VIA JUCAR	NEWPORT BEACH	CA	92663-4909
	5034 SCHOLARSHIP	IRVINE	CA	92612-5695
	5035 SCHOLARSHIP	IRVINE	CA	92612-5695
	5049 SCHOLARSHIP	IRVINE	CA	92612-5695
	5048 SCHOLARSHIP	IRVINE	CA	92612-5695
	5 RUTHERFORD	IRVINE	CA	92602-2410
	5040 SCHOLARSHIP	IRVINE	CA	92612-5695
	11625 BELLAGIO RD	LOS ANGELES	CA	90049-2112
	5044 SCHOLARSHIP	IRVINE	CA	92612-5695
	543 FULLERTON AVE	NEWPORT BEACH	CA	92663-5135
	2233 VISTA RODEO DR	EL CAJON	CA	92019-3565

	3418 LAREDO LN	ESCONDIDO	CA	92025-7807
ΓR	5059 SCHOLARSHIP	IRVINE	CA	92612-5695
	16480 HARBOR BLVD STE 101	FOUNTAIN VALLEY	CA	92708-1361
	5051 SCHOLARSHIP	IRVINE	CA	92612-5695
	5050 SCHOLARSHIP	IRVINE	CA	92612-5695
	5052 SCHOLARSHIP	IRVINE	CA	92612-5695
	175 FREEMAN ST APT 122	BROOKLINE	MA	02446-3510
	5054 SCHOLARSHIP	IRVINE	CA	92612-5695
	214 HAZEL DR	CORONA DEL MAR	CA	92625-3059
	5056 SCHOLARSHIP	IRVINE	CA	92612-5695
	5057 SCHOLARSHIP	IRVINE	CA	92612-5695
	549 EMERALD BAY	LAGUNA BEACH	CA	92651-1257
	PO BOX 7780	ALHAMBRA	CA	91802-7780
	108 CAMINO SOBRANTE	ORINDA	CA	94563-2329
	5060 SCHOLARSHIP	IRVINE	CA	92612-5695
	5062 SCHOLARSHIP	IRVINE	CA	92612-5695
	8536 LODGEPOLE LN	RIVERSIDE	CA	92508-7106
	A-23-6 SENI MONT KIARA	NO. 2A CHANGKAT DUTA KIARA, MONT KIARA		KUALA LUMPUR, , MALAYSIA
	5759 WATERS EDGE DR	IRVING	TX	75039-3661
	5067 SCHOLARSHIP	IRVINE	CA	92612-5695
	5079 SCHOLARSHIP	IRVINE	CA	92612-5695
	18837 BROOKHURST ST STE 301	FOUNTAIN VALLEY	CA	92708-7302
	5071 SCHOLARSHIP	IRVINE	CA	92612-5695
	5070 SCHOLARSHIP	IRVINE	CA	92612-5695
	5103 656 SCHOLARSHIP	IRVINE	CA	92612
	27702 GOLD DUST LN	LAGUNA HILLS	CA	92653-5899
	5074 SCHOLARSHIP	IRVINE	CA	92612-5695
	5076 SCHOLARSHIP	IRVINE	CA	92612-5695
	5077 SCHOLARSHIP	IRVINE	CA	92612-5695
	5089 SCHOLARSHIP	IRVINE	CA	92612-5695
ΛT I LLC BY RECV / ABORELL MGMT I LLC BY RECVR	865 S FIGUEROA ST STE 2800	LOS ANGELES	CA	90017-2795
	5081 SCHOLARSHIP	IRVINE	CA	92612-5695
	5080 SCHOLARSHIP	IRVINE	CA	92612-5695
	PO BOX 11043	NEWPORT BEACH	CA	92658-5016
	5 NIDDEN	IRVINE	CA	92603-3462
	5085 SCHOLARSHIP	IRVINE	CA	92612-5695
	5086 SCHOLARSHIP	IRVINE	CA	92612-5695
	12837 BERKHAMSTED ST	CERRITOS	CA	90703-7233
	23 CANYON PEAK	NEWPORT COAST	CA	92657-1656
	5091 SCHOLARSHIP	IRVINE	CA	92612-5695
	5000 BIRCH ST STE 6000	NEWPORT BEACH	CA	92660-8141
	5092 SCHOLARSHIP	IRVINE	CA	92612-5695
	5093 SCHOLARSHIP	IRVINE	CA	92612-5695
	5094 SCHOLARSHIP	IRVINE	CA	92612-5695
	5106 SCHOLARSHIP	IRVINE	CA	92612-5696
	743 ALTURAS DEL SOL	SANTA BARBARA	CA	93103-2173
	5101 SCHOLARSHIP	IRVINE	CA	92612-5696
	5100 SCHOLARSHIP	IRVINE	CA	92612-5696
	5102 SCHOLARSHIP	IRVINE	CA	92612-5696
	75656 VIA CORTONA	INDIAN WELLS	CA	92210-7815
	5104 SCHOLARSHIP	IRVINE	CA	92612-5696
	2505 BUTTERNUT DR	HILLSBOROUGH	CA	94010-6203
	5115 SCHOLARSHIP	IRVINE	CA	92612-5696
	5111 SCHOLARSHIP	IRVINE	CA	92612-5696
	5110 SCHOLARSHIP	IRVINE	CA	92612-5696

	5579 LUZ DEL SOL UNIT B	LAGUNA WOODS	CA	92637-6951
	5113 SCHOLARSHIP	IRVINE	CA	92612-5696
NG TR	5114 SCHOLARSHIP	IRVINE	CA	92612-5696
	5126 SCHOLARSHIP	IRVINE	CA	92612-5696
	5125 SCHOLARSHIP	IRVINE	CA	92612-5696
	5121 SCHOLARSHIP	IRVINE	CA	92612-5696
	5120 SCHOLARSHIP	IRVINE	CA	92612-5696
	2234 COOLIDGE HWY APT 206	TROY	MI	48084-3623
	6701 CENTER DR W STE 525	LOS ANGELES	CA	90045-1549
	5124 SCHOLARSHIP	IRVINE	CA	92612-5696
	5146 SCHOLARSHIP	IRVINE	CA	92612-5696
	5145 SCHOLARSHIP	IRVINE	CA	92612-5696
	5141 SCHOLARSHIP	IRVINE	CA	92612-5696
	5140 SCHOLARSHIP	IRVINE	CA	92612-5696
	5142 SCHOLARSHIP	IRVINE	CA	92612-5696
	5143 SCHOLARSHIP	IRVINE	CA	92612-5696
	2549 EASTBLUFF DR # 103	NEWPORT BEACH	CA	92660-3500
	5151 SCHOLARSHIP	IRVINE	CA	92612-5696
	5150 SCHOLARSHIP	IRVINE	CA	92612-5696
	5152 SCHOLARSHIP	IRVINE	CA	92612-5696
	5153 SCHOLARSHIP	IRVINE	CA	92612-5696
	PO BOX 92267	ANCHORAGE	AK	99509-2267
	5155 SCHOLARSHIP	IRVINE	CA	92612-5696
	LEDGER # 292	CHICAGO	IL	60680-0407
	520 NEWPORT CENTER DR STE 350	NEWPORT BEACH	CA	92660-7029
	1601 E CHESTNUT AVE	SANTA ANA	CA	92701-6322
	18818 TELLER AVE STE 200	IRVINE	CA	92612-1680
	2465 CAMPUS DR	IRVINE	CA	92612-1502
	14048 VALLEY BLVD	CITY OF INDUSTRY	CA	91746-2801
	3501 JAMBOREE RD STE 230	NEWPORT BEACH	CA	92660-2995
	19100 VON KARMAN AVE STE 480	IRVINE	CA	92612-6569
	18802 BARDEEN AVE	IRVINE	CA	92612-1521
	18851 BARDEEN AVE	IRVINE	CA	92612-1520
	18831 BARDEEN AVE STE 200	IRVINE	CA	92612-6515
	2532 DUPONT DR	IRVINE	CA	92612-1524
	8775 FOLSOM BLVD STE 200	SACRAMENTO	CA	95826-3725
	18881 VON KARMAN AVE STE 400	IRVINE	CA	92612-6525
	420 6TH AVE	GREELEY	CO	80631-2332
	3347 MICHELSON DR STE 200	IRVINE	CA	92612-0687
	18800 VON KARMAN AVE STE A	IRVINE	CA	92612-1724
	525 UNIVERSITY AVE	PALO ALTO	CA	94301-1903
	PO BOX 59365	SCHAUMBURG	IL	60159-0365
	PO BOX 19634	IRVINE	CA	92623-9634
	7700 IRVINE CENTER DR STE 620	IRVINE	CA	92618-4944
	4141 MACARTHUR BLVD	NEWPORT BEACH	CA	92660-2015
	2525 DUPONT DR	IRVINE	CA	92612-1531
	865 S FIGUEROA ST STE 3320	LOS ANGELES	CA	90017-5444
	515 S FIGUEROA ST STE 1850	LOS ANGELES	CA	90071-3321
	2192 DUPONT DR	IRVINE	CA	92612-1302
IATION	1 POLARIS WAY STE 100	ALISO VIEJO	CA	92656-5360
	PO BOX 19626	IRVINE	CA	92623-9626
	5325 E PACIFIC COAST HWY	LONG BEACH	CA	90804-4441
	92 ARGONAUT STE 120	ALISO VIEJO	CA	92656-4121
	2029 CENTURY PARK E # 2570N	LOS ANGELES	CA	90067-2901
	2082 MICHELSON DR	IRVINE	CA	92612-1212

LC	18301 VON KARMAN AVE	IRVINE	CA	92612-1009
	18301 VON KARMAN AVE STE 250	IRVINE	CA	92612-0106
	2223 AVENIDA DE LA PLAYA STE 100	LA JOLLA	CA	92037-3218
	PO BOX 7788	NEWPORT BEACH	CA	92658-7788
	1 FRONT ST STE 550	SAN FRANCISCO	CA	94111-5344
	2042 BUSINESS CENTER DR	IRVINE	CA	92612-1132
	2025 W BALBOA BLVD	NEWPORT BEACH	CA	92663-4300
	3550 GLENRIDGE DR	SHERMAN OAKS	CA	91423-4672
	20072 SW BIRCH ST	NEWPORT BEACH	CA	92660-0794
	42 CORPORATE PARK STE 200	IRVINE	CA	92606-3104
	2569 MCCABE WAY STE 200	IRVINE	CA	92614-5220
	1100 W TOWN AND COUNTRY RD # 13	ORANGE	CA	92868-4600
	2692 BECKMAN AVE	IRVINE	CA	92606-5101
	59 MAIDEN LN	NEW YORK	NY	10038-4502
	1990 S BUNDY DR STE 500	LOS ANGELES	CA	90025-5245
	2445 MCCABE WAY STE 100	IRVINE	CA	92614-4299
	18627 BROOKHURST ST # 4	FOUNTAIN VALLEY	CA	92708-6748
	18627 BROOKHURST ST # 445	FOUNTAIN VALLEY	CA	92708-6748
	2485 MCCABE WAY UNIT 3	IRVINE	CA	92614-6254
	2332 COTNER AVE STE 301	LOS ANGELES	CA	90064-1848
	580 SILVER SPUR RD	ROLLING HILLS ESTATES	CA	90275-3614
	3500 W GARRY AVE	SANTA ANA	CA	92704-6423
	2572 WHITE RD	IRVINE	CA	92614-6236
	PO BOX 696583	SAN ANTONIO	TX	78269-6583
	2500 WHITE RD STE B	IRVINE	CA	92614-6276
	26 CORPORATE PARK STE 200	IRVINE	CA	92606-3115
	26322 SAN SOUCI PL	MISSION VIEJO	CA	92692-3299
	23 BLACK HAWK	IRVINE	CA	92603-0310
	22939 HAWTHORNE BLVD UNIT 100	TORRANCE	CA	90505-3681
	2392 MORSE AVE	IRVINE	CA	92614-5230
	2070 NEWPORT BLVD	COSTA MESA	CA	92627-2164
	2541 WHITE RD	IRVINE	CA	92614-6235
	127 2ND ST STE 1	LOS ALTOS	CA	94022-2794
	PO BOX 27329	HOUSTON	TX	77227-7329
	1007 EMERALD BAY	LAGUNA BEACH	CA	92651-1231
	6 VENTURE STE 100	IRVINE	CA	92618-7347
	2111 BUSINESS CENTER DR STE 200	IRVINE	CA	92612-1017
	1401 EMERALD BAY	LAGUNA BEACH	CA	92651-1234
	8895 CENTRE DR 105-229	SAN DIEGO	CA	92122
	PO BOX 579	LOUISVILLE	TN	37777-0579
	2850 KELVIN AVE	IRVINE	CA	92614-5853
	32 DEEP SEA	NEWPORT COAST	CA	92657-2155
	PO BOX 3058	MISSION VIEJO	CA	92690-1058
	2372 MORSE AVE	IRVINE	CA	92614-6234
	2100 MAIN ST STE 100	IRVINE	CA	92614-6238
	17422 MURPHY AVE	IRVINE	CA	92614-5922
	41 BLUE HERON	IRVINE	CA	92603-0306
	130 NEWPORT CENTER DR STE 230	NEWPORT BEACH	CA	92660-6979
	1380 LEAD HILL BLVD STE 200	ROSEVILLE	CA	95661-2997
	17801 CARTWRIGHT RD	IRVINE	CA	92614-6216
	2301 ROSECRANS AVE STE 4130	EL SEGUNDO	CA	90245-4966
	1331 N CALIFORNIA BLVD STE 170	WALNUT CREEK	CA	94596-4535
	6 SKYLARK WAY	COTO DE CAZA	CA	92679-3946
	2400 MAIN ST STE 201	IRVINE	CA	92614-6271
	31 SKYRIDGE	NEWPORT BEACH	CA	92657-1815

1432 SANTA FE DR	TUSTIN	CA	92780-6417
1821 MONTANA AVE APT A	SANTA MONICA	CA	90403-1900
865 S FIGUEROA ST	LOS ANGELES	CA	90017-2543
2725 ROCKY MOUNTAIN AVE STE 200	LOVELAND	CO	80538-8717
4000 MACARTHUR BLVD STE 110	NEWPORT BEACH	CA	92660-2546
777 S CALIFORNIA AVE	PALO ALTO	CA	94304-1179
3161 MICHELSON DR STE 900	IRVINE	CA	92612-4409
3 BETHESDA METRO CTR STE 1000	BETHESDA	MD	20814-6347
60 COLUMBUS CIR FL 19	NEW YORK	NY	10023-5802
17192 MURPHY AVE	IRVINE	CA	92623-0400
10474 SANTA MONICA BLVD STE 405	LOS ANGELES	CA	90025-6932
2851 MCGAW AVE	IRVINE	CA	92614-5835
538 VIA LIDO NORD	NEWPORT BEACH	CA	92663-4948
121 SW MORRISON ST STE 250	PORTLAND	OR	97204-3179
2323 MAIN ST	IRVINE	CA	92614-6222
150 PAULARINO AVE STE 182	COSTA MESA	CA	92626-3301
13651 YELLOWSTONE DR	SANTA ANA	CA	92705-2657
895 DOVE ST STE 400	NEWPORT BEACH	CA	92660-8921
PO BOX 4265	WOODLAND HILLS	CA	91365-4265
20221 SW CYPRESS ST	NEWPORT BEACH	CA	92660-0714
25 CHARLOTTE	IRVINE	CA	92603-3448
PO BOX 182571	COLUMBUS	OH	43218-2571
11 FIRESTONE	IRVINE	CA	92614-7049
17062 MURPHY AVE	IRVINE	CA	92614-5914
PO BOX 19599	IRVINE	CA	92623-9599
21252 HILLSDALE LN	HUNTINGTON BEACH	CA	92646-7238
17534 VON KARMAN AVE	IRVINE	CA	92614-6208
2525 MAIN ST STE 510	IRVINE	CA	92614-6681
PO BOX 4349	ANAHEIM	CA	92803-4349
23 PACIFIC MIST	NEWPORT COAST	CA	92657-1649
949 S COAST DR STE 600	COSTA MESA	CA	92626-7734
6789 QUAIL HILL PKWY # 408	IRVINE	CA	92603-4233
17520 VON KARMAN AVE	IRVINE	CA	92614-6208
11321 DELPHINIUM AVE	FOUNTAIN VALLEY	CA	92708-1710
17755 SKY PARK CIR STE 100	IRVINE	CA	92614-6400
260 BAKER ST STE 100	COSTA MESA	CA	92626-4579
2461 HUNTINGTON DR	SAN MARINO	CA	91108-2644
15 DARTMOUTH	NEWPORT BEACH	CA	92660-9003
1290 MCEVER RD	GAINESVILLE	GA	30504-3930
46 CORPORATE PARK STE 100	IRVINE	CA	92606-3121
9229 W SUNSET BLVD STE 501	LOS ANGELES	CA	90069-3405
900 S SAN GABRIEL BLVD STE 200	SAN GABRIEL	CA	91776-2762
2525 MCGAW AVE	IRVINE	CA	92614-5841
23 CORPORATE PLAZA DR STE 246	NEWPORT BEACH	CA	92660-7944
307 PLACEMARK	IRVINE	CA	92614-0173
1611 E 4TH ST STE 200	SANTA ANA	CA	92701-5136
2901 PEBBLE DR	CORONA DEL MAR	CA	92625-1518
26131 RED CORRAL RD	LAGUNA HILLS	CA	92653-6312
50 GRANDVIEW	IRVINE	CA	92603-0222
38 CORPORATE PARK	IRVINE	CA	92606-5105
2362 MCGAW AVE	IRVINE	CA	92614-5832
2 SHORE WALK	NEWPORT COAST	CA	92657-2158
26901 MALIBU HILLS RD	CALABASAS	CA	91301-5354
2332 MCGAW AVE	IRVINE	CA	92614-5832
105 DECKER CT STE 500	IRVING	TX	75062-2790

	3600 BIRCH ST STE 130	NEWPORT BEACH	CA	92660-2641
	16253 LAGUNA CANYON RD	IRVINE	CA	92618-3605
	PO BOX 19516	IRVINE	CA	92623-9516
	3330 HARBOR BLVD # 100	COSTA MESA	CA	92626-1502
	19712 MACARTHUR BLVD STE 150	IRVINE	CA	92612-2448
ILY TR	16630 ASTON	IRVINE	CA	92606-4836
	6789 QUAIL HILL PKWY # 852	IRVINE	CA	92603-4233
	900 S SAN GABRIEL BLVD	SAN GABRIEL	CA	91776-2762
	227 20TH ST STE 100	NEWPORT BEACH	CA	92663-4343
	306 OLD RANCH RD	BRADBURY	CA	91008-1031
	41 POST	IRVINE	CA	92618-5216
	17305 VON KARMAN AVE STE 200	IRVINE	CA	92614-6674
	1401 DOLPHIN TER	CORONA DEL MAR	CA	92625-1731
	24962 FAIRTIME CIR	LAGUNA NIGUEL	CA	92677-6010
	17611 ARMSTRONG AVE	IRVINE	CA	92614-5727
	17782 SKY PARK CIR	IRVINE	CA	92614-6404
	17870 SKY PARK CIR	IRVINE	CA	92614-6424
	4035 DOVER RD	LA CANADA	CA	91011-4026
	393 INVERNESS PKWY	ENGLEWOOD	CO	80112-5816
	4701 VON KARMAN AVE STE 100	NEWPORT BEACH	CA	92660-2161
	2030 MAIN ST STE 1200	IRVINE	CA	92614-7256
	2322 SYNERGY	IRVINE	CA	92614-0168
	26 BAFFIN BAY	NEWPORT COAST	CA	92657-2113
	820 CHAMPION CIR	WALNUT	CA	91789-4901
	3555 TILDEN AVE	LOS ANGELES	CA	90034-6108
	2282 SYNERGY	IRVINE	CA	92614-0167
	2141 PALERMO	TUSTIN	CA	92782-8742
	2709-4688 KINGS WAY	BURNABY, BRITISH COLUMBIA		CANADA
	2278 SYNERGY	IRVINE	CA	92614-0167
	118 LARCH ROW	WENHAM	MA	01984-1635
	2274 SYNERGY	IRVINE	CA	92614-0167
	17322 MURPHY AVE	IRVINE	CA	92614-5920
	138 CARROTWOOD	IRVINE	CA	92618-1183
	2302 SYNERGY	IRVINE	CA	92614-0168
	31 PRAIRIE GRASS	IRVINE	CA	92603-0402
	2318 SYNERGY	IRVINE	CA	92614-0168
	2320 SYNERGY	IRVINE	CA	92614-0168
	126 TOMATO SPGS	IRVINE	CA	92618-8880
	2310 SYNERGY	IRVINE	CA	92614-0168
	2336 SYNERGY	IRVINE	CA	92614-0168
	411 1ST AVE S STE 650	SEATTLE	WA	98104-3807
	2246 SYNERGY	IRVINE	CA	92614-0167
	20 ROCKWREN	IRVINE	CA	92604-3325
	2260 SYNERGY	IRVINE	CA	92614-0167
	17700 CASTLETON ST STE 383	CITY OF INDUSTRY	CA	91748-5873
	2200 SYNERGY	IRVINE	CA	92614-0167
	2202 SYNERGY	IRVINE	CA	92614-0167
	2204 SYNERGY	IRVINE	CA	92614-0167
	2208 SYNERGY	IRVINE	CA	92614-0167
	2210 SYNERGY	IRVINE	CA	92614-0167
	2212 SYNERGY	IRVINE	CA	92614-0167
	2218 SYNERGY	IRVINE	CA	92614-0167
	2220 SYNERGY	IRVINE	CA	92614-0167
	112 OUTPOST	IRVINE	CA	92620-2234
	52 CASPIAN	LAKE FOREST	CA	92630-1468

2226 SYNERGY	IRVINE	CA	92614-0167
2234 SYNERGY	IRVINE	CA	92614-0167
2286 SYNERGY	IRVINE	CA	92614-0167
2288 SYNERGY	IRVINE	CA	92614-0167
2290 SYNERGY	IRVINE	CA	92614-0167
2292 SYNERGY	IRVINE	CA	92614-0167
2294 SYNERGY	IRVINE	CA	92614-0167
126 MEASURE	IRVINE	CA	92618-1305
17671 ARMSTRONG AVE	IRVINE	CA	92614-5727
60 CORPORATE PARK	IRVINE	CA	92606-5105
17848 SKY PARK CIR	IRVINE	CA	92614-6135
3 CORPORATE PARK	IRVINE	CA	92606-5111
4407 E ORANGE CREEK LN	ANAHEIM	CA	92807-3505
17840 SKY PARK CIR	IRVINE	CA	92614-6401
8 CORPORATE PARK STE 300	IRVINE	CA	92606-5196
12 CARMEL WOODS	LAGUNA NIGUEL	CA	92677-1008
16871 NOYES AVE STE B	IRVINE	CA	92606-3140
16842 MILLIKAN AVE	IRVINE	CA	92606-5012
2452 ALTON PKWY	IRVINE	CA	92606-5037
2454 ALTON PKWY	IRVINE	CA	92606-5037
2456 ALTON PKWY	IRVINE	CA	92606-5037
16 RONSARD	NEWPORT COAST	CA	92657-0114
18021 COWAN	IRVINE	CA	92614-6023
3090 PULLMAN ST	COSTA MESA	CA	92626-5901
8220 WILSHIRE BLVD # 200	BEVERLY HILLS	CA	90211
23 RAINBOW RDG UNIT 12	IRVINE	CA	92603-3728
2 CORPORATE PARK STE 200	IRVINE	CA	92606-5103
16872 MILLIKAN AVE	IRVINE	CA	92606-5012
18012 COWAN STE 200	IRVINE	CA	92614-6823
17422 ARMSTRONG AVE	IRVINE	CA	92614-5724
888 S FIGUEROA ST STE 1900	LOS ANGELES	CA	90017-5324
16901 MILLIKAN AVE	IRVINE	CA	92606-5011
4425 JAMBOREE RD STE 250	NEWPORT BEACH	CA	92660-3002
PO BOX 39123	DOWNEY	CA	90239-0123
9303 GREENLEAF AVE	SANTA FE SPRINGS	CA	90670-3029
16423 KNOLL STONE CIR	CERRITOS	CA	90703-2004
824 12TH AVE	BETHLEHEM	PA	18018-3524
1095 MAIN ST	IRVINE	CA	92614-6715
18012 MITCHELL S	IRVINE	CA	92614-6008
18002 COWAN	IRVINE	CA	92614-6812
7300 W SAHARA AVE	LAS VEGAS	NV	89117-2756
223 S BEVERLY DR STE 209	BEVERLY HILLS	CA	90212-3855
16781 NOYES AVE	IRVINE	CA	92606-5123
18071 FITCH STE 100	IRVINE	CA	92614-6086
16842 HALE AVE	IRVINE	CA	92606-5021
4521 CAMPUS DR	IRVINE	CA	92612-2621
PO BOX 64457	LOS ANGELES	CA	90064-0457
3001 VIA LA SELVA	PALOS VERDES ESTATES	CA	90274-1047
19100 VON KARMAN AVE STE 950	IRVINE	CA	92612-6583
129 W WILSON ST	COSTA MESA	CA	92627-1586
16402 CONSTRUCTION CIR E	IRVINE	CA	92606-4408
PO BOX 1299	LAKE FOREST	CA	92609-1299
26 CALAIS	NEWPORT COAST	CA	92657-1055
1820 TAHUNA TER	CORONA DEL MAR	CA	92625-1822
17 TIDEMARK	LAGUNA NIGUEL	CA	92677-4235

	17671 COWAN STE 125	IRVINE	CA	92614-6075
	PO BOX 33441	SAINT PAUL	MN	55133-3441
	18061 FITCH	IRVINE	CA	92614-6018
	124 UNITY	IRVINE	CA	92614-0900
	PO BOX 17942	IRVINE	CA	92623-7942
	21841 STARFIRE LN	HUNTINGTON BEACH	CA	92646-7909
	41 RITZ COVE DR	DANA POINT	CA	92629-4227
	56 CORAL LK	IRVINE	CA	92614-5443
	537 VIA LIDO SOUD	NEWPORT BEACH	CA	92663-4931
	301 E COLORADO BLVD STE 800	PASADENA	CA	91101-1917
	16851 HALE AVE	IRVINE	CA	92606-5020
	301 N SALTAIR AVE	LOS ANGELES	CA	90049-2914
	1791 REYNOLDS AVE	IRVINE	CA	92614-5711
	17991 FITCH	IRVINE	CA	92614-6079
	PO BOX 462	LAHAINA	HI	96767-0462
	2201 ALTON PKWY	IRVINE	CA	92606-5033
	6025 W SLAUSON AVE	CULVER CITY	CA	90230-6507
	16592 HALE AVE	IRVINE	CA	92606-5005
	36 SALT BUSH	IRVINE	CA	92603-0417
	14421 AGARITA RD	AUSTIN	TX	78734-2011
	PO BOX 7467	MENLO PARK	CA	94026-7467
	10402 VILLA DEL CERRO	SANTA ANA	CA	92705-1484
	2301 PRIVATE RD	NEWPORT BEACH	CA	92660-3623
	1881 KAISER AVE	IRVINE	CA	92614-5707
	17951 COWAN	IRVINE	CA	92614-6000
	13116 IMPERIAL HWY	SANTA FE SPRINGS	CA	90670-4817
	168 CRESCENT BAY DR	LAGUNA BEACH	CA	92651-1321
	3137 FREDERICK ST	SANTA MONICA	CA	90405-5805
	832 VIA LIDO NORD	NEWPORT BEACH	CA	92663-5525
	10841 THORLEY RD	SANTA ANA	CA	92705-2459
	17500 GILLETTE AVE	IRVINE	CA	92614-5610
	5 WIGHTMAN CT	DANA POINT	CA	92629-4147
	6 BEACON BAY	NEWPORT BEACH	CA	92660-7217
	2312 TOUHY AVE	ELK GROVE VILLAGE	IL	60007-5329
	16721 MILLIKAN AVE	IRVINE	CA	92606-5009
	17912 MITCHELL S	IRVINE	CA	92614-6014
	1792 KAISER AVE	IRVINE	CA	92614-5706
	24040 CAMINO DEL AVION STE A-204	MONARCH BEACH	CA	92629-4005
	1600 DOVE ST STE 480	NEWPORT BEACH	CA	92660-1433
)11	15963 OAK TREE XING	CHINO HILLS	CA	91709-2261
	6205 PEACHTREE DUNWOODY RD 12TH FL	ATLANTA	GA	30328-4524
	17551 GILLETTE AVE	IRVINE	CA	92614-5609
	1187 MARINE DR	LAGUNA BEACH	CA	92651-1330
AW	146 FOUNDERS POINTE S	BLOOMINGDALE	IL	60108-1402
	16811 HALE AVE STE A	IRVINE	CA	92606-5066
	7 WEYMOUTH CT	NEWPORT BEACH	CA	92660-4212
	16811 HALE AVE STE C	IRVINE	CA	92606-5066
	16811 HALE AVE	IRVINE	CA	92606-5050
	20 CORPORATE PLAZA DR	NEWPORT BEACH	CA	92660-7901
	17702 MITCHELL N	IRVINE	CA	92614-6013
	3505 CADILLAC AVE STE F3	COSTA MESA	CA	92626-1431
	17872 MITCHELL N # 150	IRVINE	CA	92614-6034
	1762 KAISER AVE	IRVINE	CA	92614-5706
	16662 MILLIKAN AVE	IRVINE	CA	92606-5008
	PO BOX A3879	CHICAGO	IL	60690-3879

2025 E FINANCIAL WAY	GLENDORA	CA	91741-4692
17 SANDERLING	IRVINE	CA	92604-2806
16722 HALE AVE	IRVINE	CA	92606-5007
1701 REYNOLDS AVE	IRVINE	CA	92614-5711
PO BOX 18557	IRVINE	CA	92623-8557
17712 MITCHELL N	IRVINE	CA	92614-6013
3975 LANDMARK ST	CULVER CITY	CA	90232-2354
1791 KAISER AVE	IRVINE	CA	92614-5703
3550 WILSHIRE BLVD STE 840	LOS ANGELES	CA	90010-2433
14740 CODY LN	SARATOGA	CA	95070-6018
1732 KAISER AVE	IRVINE	CA	92614-5706
16331 CONSTRUCTION CIR E	IRVINE	CA	92606-4406
100 W MACARTHUR BLVD	SANTA ANA	CA	92707-4908
17842 MITCHELL N STE 100	IRVINE	CA	92614-6834
17691 MITCHELL N	IRVINE	CA	92614-6827
17811 FITCH	IRVINE	CA	92614-6001
2439 ROSEMEAD BLVD	EL MONTE	CA	91733-1530
1881 MCGAW AVE	IRVINE	CA	92614-5733
3 VISTA LESINA	NEWPORT BEACH	CA	92657-1405
PO BOX 52427	ATLANTA	GA	30355-0427
17182 ARMSTRONG AVE	IRVINE	CA	92614-5718
16692 HALE AVE STE B	IRVINE	CA	92606-5052
3322 CAROLINE AVE	CULVER CITY	CA	90232-7430
4751 WILSHIRE BLVD STE 203	LOS ANGELES	CA	90010-3860
17682 COWAN STE 100	IRVINE	CA	92614-1609
17780 FITCH STE 200	IRVINE	CA	92614-6060
16661 MILLIKAN AVE	IRVINE	CA	92606-5028
1761 KAISER AVE	IRVINE	CA	92614-5705
2906 CARTA TAZA	SAN CLEMENTE	CA	92673-3813
31132 CEANOTHUS DR	LAGUNA BEACH	CA	92651-6929
2618 SAN MIGUEL DR UNIT 370	NEWPORT BEACH	CA	92660-5437
PO BOX 18388	ANAHEIM	CA	92817-8388
PO BOX 8112	NEWPORT BEACH	CA	92658-8112
1545 E OCEAN BLVD	NEWPORT BEACH	CA	92661-1433
16291 CONSTRUCTION CIR E	IRVINE	CA	92606-4459
3185 PULLMAN ST	COSTA MESA	CA	92626-3320
17500 RED HILL AVE STE 100	IRVINE	CA	92614-5673
16541 SILKTREE ST	FOUNTAIN VALLEY	CA	92708-2347
17500 RED HILL AVE STE 140	IRVINE	CA	92614-5674
PO BOX 19068	IRVINE	CA	92623-9068
34 MONTGOMERY	NEWPORT BEACH	CA	92660-9109
27 REDHAWK	IRVINE	CA	92604-3263
1615 ARCH BAY DR	NEWPORT BEACH	CA	92660-6023
17500 RED HILL AVE	IRVINE	CA	92614-5645
17500 RED HILL AVE STE 250	IRVINE	CA	92614-7600
2641 RIVER AVE	ROSEMEAD	CA	91770-3301
373 N ELK GLEN LN	ORANGE	CA	92869-6531
16782 VON KARMAN AVE STE 12	IRVINE	CA	92606-2417
3731 6TH AVE STE 100	SAN DIEGO	CA	92103-4383
16782 VON KARMAN AVE, IT 20	IRVINE	CA	92606
5402 AMALFI DR	IRVINE	CA	92603-3400
267 CRESCENT BAY DR	LAGUNA BEACH	CA	92651-1322
14705 MOCKINGBIRD DR	GERMANTOWN	MD	20874-3341
16782 VON KARMAN AVE STE 25	IRVINE	CA	92606-2418
16782 VON KARMAN AVE STE 24	IRVINE	CA	92606-2418

	16782 VON KARMAN AVE STE 30	IRVINE	CA	92606-2419
	16782 VON KARMAN AVE STE 31	IRVINE	CA	92606-2419
	16782 VON KARMAN AVE STE 33	IRVINE	CA	92606-2419
	17152 ARMSTRONG AVE	IRVINE	CA	92614-5718
ANDREW J COTR	1305 E BALBOA BLVD	NEWPORT BEACH	CA	92661-1421
	16631 MILLIKAN AVE	IRVINE	CA	92606-5028
	17711 MITCHELL N	IRVINE	CA	92614-6028
	17191 ARMSTRONG AVE	IRVINE	CA	92614-5717
	7 LAKE MENDOCINO DR	RANCHO MIRAGE	CA	92270-5820
	1780 MITCHELL N	IRVINE	CA	92614
	1672 KAISER AVE	IRVINE	CA	92614-5700
	17841 MITCHELL N	IRVINE	CA	92614-6003
	17702 COWAN	IRVINE	CA	92614-6012
	5 FLORES	IRVINE	CA	92612-2657
	17872 COWAN	IRVINE	CA	92614-6010
	4514 COLE AVE STE 1500	DALLAS	TX	75205-4220
	PO BOX 3906	SAN CLEMENTE	CA	92674-3906
	26825 CHELSEA LN	LAGUNA HILLS	CA	92653-7507
	1961 VISTA DEL ORO	NEWPORT BEACH	CA	92660-3927
	16632 HALE AVE STE 125	IRVINE	CA	92606-5074
	17666 FITCH	IRVINE	CA	92614-6022
	16691 HALE AVE	IRVINE	CA	92606-5025
	PO BOX 1450	CHICAGO	IL	60690-1450
	2050 N GLASSELL ST	ORANGE	CA	92865-3306
	1401 N BENSON AVE	UPLAND	CA	91786-2166
	5675 CONCOURS	ONTARIO	CA	91764-5395
	PO BOX 320099	ALEXANDRIA	VA	22320-4099
	27 DONOVAN	IRVINE	CA	92620-3882
	3563 PHILLIPS HWY SUITE 601 E	JACKSONVILLE	FL	32207
	1420 REYNOLDS AVE	IRVINE	CA	92614-5501
	PO BOX 3683	RANCHO SANTA FE	CA	92067-3683
	1822 LANGLEY AVE	IRVINE	CA	92614-5624
	2922 DAIMLER ST	SANTA ANA	CA	92705-5811
	PO BOX 14184	ORANGE	CA	92863-1584
	1950 W CORPORATE WAY UNIT 16973	ANAHEIM	CA	92801-5373
	17751 MITCHELL N	IRVINE	CA	92614-6028
	PO BOX 2423	SANTA ANA	CA	92707-0423
	PO BOX 19218	IRVINE	CA	92623-9218
	PO BOX 19700	IRVINE	CA	92623-9700
IGE COAST FOUNDATION	17701 COWAN STE 110	IRVINE	CA	92614-6061
	17701 COWAN STE 120	IRVINE	CA	92614-6061
VITH CANCER	17701 COWAN STE 130	IRVINE	CA	92614-6061
	17701 COWAN STE 140	IRVINE	CA	92614-6061
	17701 COWAN STE 200	IRVINE	CA	92614-6840
	17701 COWAN STE 210	IRVINE	CA	92614-6840
	17701 COWAN STE 220	IRVINE	CA	92614-6840
	16305 SWINGLEY RIDGE RD STE 350	CHESTERFIELD	MO	63017-1802
	17701 COWAN STE 240	IRVINE	CA	92614-6840
	17701 COWAN STE 250	IRVINE	CA	92614-6841
	17701 COWAN STE 150	IRVINE	CA	92614-6820
NG TR	10570 DRAPER AVE	LOS ANGELES	CA	90064-4410
	146 E ORANGETHORPE AVE	ANAHEIM	CA	92801-1208
	73 OLD COURSE DR	NEWPORT BEACH	CA	92660-4268
	1851 LANGLEY AVE	IRVINE	CA	92614-5623
	1278 GLENNEYRE ST PMB 81	LAGUNA BEACH	CA	92651-3103

	15411 ALBRIGHT ST	PACIFIC PALISADES	CA	90272
	4337 N DESERTS GATE CIR	MESA	AZ	85207-7241
	17101 ARMSTRONG AVE	IRVINE	CA	92614-5730
	1529 DOLPHIN TER	CORONA DEL MAR	CA	92625-1733
	1501 BELVEDERE RD	WEST PALM BEACH	FL	33406-1501
	1144 W GROVE AVE	ORANGE	CA	92865-4131
	1752 LANGLEY AVE	IRVINE	CA	92614-5699
	17752 COWAN	IRVINE	CA	92614-6012
	17762 COWAN 1ST FL	IRVINE	CA	92614-6899
	210 WHALERS WALK UNIT 31	SAN PEDRO	CA	90731-7276
	16601 HALE AVE	IRVINE	CA	92606-5025
	17772 COWAN	IRVINE	CA	92614-6012
	12 VIA PERAZUL	NEWPORT COAST	CA	92657-1609
/ING TR	2500 BUNGALOW PL	CORONA DEL MAR	CA	92625-1526
	16882 ARMSTRONG AVE	IRVINE	CA	92606-4936
	4521 CAMPUS DR # 168	IRVINE	CA	92612-2621
	48900 MILMONT DR	FREMONT	CA	94538-7316
	16808 ARMSTRONG AVE	IRVINE	CA	92606-2415
	424 E ALTON AVE	SANTA ANA	CA	92707-4242
	1682 LANGLEY AVE	IRVINE	CA	92614-5620
	424 REDLANDS AVE	NEWPORT BEACH	CA	92663-4807
	16400 DALLAS PKWY STE 400	DALLAS	TX	75248-2643
	22901 SAVI RANCH PKWY STE A	YORBA LINDA	CA	92887-4615
	PO BOX 1639	NEWPORT BEACH	CA	92659-1639
	7801 CENTER AVE STE 203	HUNTINGTON BEACH	CA	92647-9118
	PO BOX 7322	NEWPORT BEACH	CA	92658-7322
	52 GEORGETOWN	IRVINE	CA	92612-2671
	17815 NEWHOPE ST STE F	FOUNTAIN VALLEY	CA	92708-5426
	1161 ORLANDO ST	TUSTIN	CA	92780-6197
	1565 MCGAW AVE STE C	IRVINE	CA	92614-5670
	1371 REYNOLDS AVE	IRVINE	CA	92614-5528
	PO BOX 1659	CORONA	CA	92878-1659
	1681 LANGLEY AVE	IRVINE	CA	92614-5619
	17372 EASTMAN	IRVINE	CA	92614-5522
	17175 GILLETTE AVE	IRVINE	CA	92614-5602
	17177 GILLETTE AVE BLDG 3	IRVINE	CA	92614-7603
	16101 CONSTRUCTION CIR W	IRVINE	CA	92606-4455
	8200 KATELLA AVE STE 203	STANTON	CA	90680-3250
	16 POMPEII	IRVINE	CA	92606-0602
	3843 S BRISTOL ST STE 210	SANTA ANA	CA	92704-7426
	1682 KETTERING	IRVINE	CA	92614-5614
	18818 TELLER AVE STE 277	IRVINE	CA	92612-1612
	18141 DARMEL PL	SANTA ANA	CA	92705-1901
	1891 ALTON PKWY	IRVINE	CA	92606-4992
	2401 SANTIAGO DR	NEWPORT BEACH	CA	92660-3649
	16881 ARMSTRONG AVE	IRVINE	CA	92606-4913
	5 BLD HOLLAND	IRVINE	CA	92618
	9585 PUFFIN AVE	FOUNTAIN VALLEY	CA	92708-5844
	4096 GLENCOE AVE	MARINA DEL REY	CA	90292-5608
	2418 N RIDGEPARK LN	ORANGE	CA	92867-1915
	17280 RED HILL AVE	IRVINE	CA	92614-5628
	PO BOX 18528	IRVINE	CA	92623-8528
	18895 ROCKINGHORSE LN	HUNTINGTON BEACH	CA	92648-1550
	17955 SKY PARK CIR STE C	IRVINE	CA	92614-6375
	17248 RED HILL AVE	IRVINE	CA	92614-5628

	5290 SHAWNEE RD STE 300	ALEXANDRIA	VA	22312-2377
	17232 RED HILL AVE	IRVINE	CA	92614-5628
	24311 LAS NARANJAS DR	LAGUNA NIGUEL	CA	92677-2118
	3 LA SENDA PL	LAGUNA BEACH	CA	92651-6738
	12999 ARROYO ST	SAN FERNANDO	CA	91340-1548
	17200 RED HILL AVE	IRVINE	CA	92614-5628
	6228 BALACLAVA ST	VANCOUVER, BC, , CANADA		V6N 1
	2464 BAYSHORE DR	NEWPORT BEACH	CA	92663-5605
	15800 LAGUNA CANYON RD	IRVINE	CA	92618-3103
	17312 EASTMAN	IRVINE	CA	92614-5522
	4790 IRVINE BLVD # 105-298	IRVINE	CA	92620-1973
	3197 AIRPORT LOOP DR STE A	COSTA MESA	CA	92626-3424
SOCIATION	17042 GILLETTE AVE	IRVINE	CA	92614-5601
	17072 GILLETTE AVE	IRVINE	CA	92614-5601
	1681 KETTERING	IRVINE	CA	92614-5613
	1902 DEERE AVE	IRVINE	CA	92606-4819
	PO BOX 16243	IRVINE	CA	92623-6243
	10 CYPRESS POINT LN	NEWPORT BEACH	CA	92660-5208
	1100 VALENCIA AVE	TUSTIN	CA	92780-6428
	1900 AVENUE OF THE STARS STE 2475	LOS ANGELES	CA	90067-4512
	1822 DEERE AVE	IRVINE	CA	92606-4817
	2765 SAND HILL RD STE 200	MENLO PARK	CA	94025-7099
	100 BUSH ST STE 550	SAN FRANCISCO	CA	94104-3903
	151 KALMUS DR STE M3A	COSTA MESA	CA	92626-7934
	17365 DAIMLER ST	IRVINE	CA	92614-5510
	2885 TEMPLE AVE	SIGNAL HILL	CA	90755-2212
	16500 GALE AVE	CITY OF INDUSTRY	CA	91745-1712
	17335 DAIMLER ST	IRVINE	CA	92614-5510
	6672 SILENT HARBOR DR	HUNTINGTON BEACH	CA	92648-2642
	11380 7TH ST	RCH CUCAMONGA	CA	91730-5518
	1036 CHANTILLY CIR	SANTA ANA	CA	92705-6108
	6135 E EDGEMONT DR	ORANGE	CA	92867-2452
	1622 BROWNING	IRVINE	CA	92606-4809
	400 MONTGOMERY ST STE 400	SAN FRANCISCO	CA	94104-1213
	1692 DEERE AVE STE A	IRVINE	CA	92606-4888
	1651 BROWNING	IRVINE	CA	92606-4808
	105 W BETHANY DR	ALLEN	TX	75013-3712
	1715 BAYADERE TER	CORONA DEL MAR	CA	92625-1806
	1621 BROWNING	IRVINE	CA	92606-4828
	620 E DYER RD	SANTA ANA	CA	92705-5612
	650 LOMBARDY LN	LAGUNA BEACH	CA	92651-2911
	1207 STARBOARD WAY	CORONA DEL MAR	CA	92625-1321
	16580 ASTON	IRVINE	CA	92606-4805
	3431 OCEAN BLVD	CORONA DEL MAR	CA	92625-3259
	1581 BROWNING	IRVINE	CA	92606-4806
	970 W 190TH ST STE 620	TORRANCE	CA	90502-1070
	17171 DAIMLER ST	IRVINE	CA	92614-5508
	13312 MONTECITO	TUSTIN	CA	92782-8803
	4580 E THOUSAND OAKS BLVD STE 350	WESTLAKE VILLAGE	CA	91362-7200
	14371 ROSEWOOD CIR	TUSTIN	CA	92780-2362
	4343 VON KARMAN AVE STE 350	NEWPORT BEACH	CA	92660-2091
	17072 DAIMLER ST	IRVINE	CA	92614-5548
	2306 PORT LERWICK PL	NEWPORT BEACH	CA	92660-5425
	16520 ASTON	IRVINE	CA	92606-4805
	1063 MCGAW AVE STE 100	IRVINE	CA	92614-5554

	16782 RED HILL AVE STE A	IRVINE	CA	92606-4821
	51 SANTA BARBARA DR	ALISO VIEJO	CA	92656-1622
	PO BOX 62185	IRVINE	CA	92602-6072
	1600 BARRANCA PKWY	IRVINE	CA	92606-4823
	1 SUNRISE	NEWPORT COAST	CA	92657-1653
	760 W 16TH ST STE A1	COSTA MESA	CA	92627-4319
	17132 PULLMAN ST	IRVINE	CA	92614-5524
	1121 DURYEA AVE	IRVINE	CA	92614-5519
	1319 J ST	MODESTO	CA	95354-0924
	125 PACIFIC COAST HWY	HERMOSA BEACH	CA	90254-5356
	1091 DURYEA AVE	IRVINE	CA	92614-5517
	1100 SANDPIPER DR	CORONA DEL MAR	CA	92625-1407
	16530 BAKE PKWY STE 200	IRVINE	CA	92618-4685
	400 SPECTRUM CENTER DR STE 1550	IRVINE	CA	92618-5026
	2 ADA STE 200	IRVINE	CA	92618-5325
	2955 MAIN ST 3RD FL	IRVINE	CA	92614-2530
	520 NEWPORT CENTER DR STE 600	NEWPORT BEACH	CA	92660-7037
	1360 E 9TH ST STE 300	CLEVELAND	OH	44114-1730
	7700 IRVINE CENTER DR	IRVINE	CA	92618-2923
	4450 MACARTHUR BLVD # FL2ND	NEWPORT BEACH	CA	92660-2045
	35 MARBLE SANDS	NEWPORT BEACH	CA	92660-9100
	108 PACIFICA STE 300	IRVINE	CA	92618-7435
RRIDOR	125 PACIFICA STE 100	IRVINE	CA	92618-3324
	444 W LAKE ST STE 2100	CHICAGO	IL	60606-0069

3. Opportunity Sites Letter examples, dated March 9, 2021

Community Development cityofirvine.org
City of Irvine, One Civic Center Plaza, P.O. Box 19575, Irvine, California 92623-9575 949-724-6000

March 9, 2021

NRG HOLDING LIMITED
3270 BEAUDRY TER
GLENDALE, CA 91208

Subject: Irvine Housing Element Update – Future Housing Sites

Dear Irvine Property Owner:

The City of Irvine is in the process of updating its Housing Element for the 2021-2029 planning period, which is also referred to as the 6th cycle Housing Element Update. Under State mandate, we must plan for a significant number of future housing units, including affordable housing. As part of the 6th cycle update, we are working to identify potential sites that may accommodate residential development in the future. For additional information about the Housing Element update efforts, please visit www.cityofirvine.org/housingelementupdate.

Your property at 12 Mauchley has been initially identified as a potential opportunity site for residential development. The City is not considering the acquisition of your property for conversion to housing. We are simply attempting to identify possible sites where residential development may be appropriate or feasible in the future regardless of current zoning. While no commitments or decisions have been made, we would like to gauge your interest.

The City respectfully requests your consideration for potential future residential development on your property. We would like to discuss this opportunity in further detail. Please contact us via email or phone at:

CHARLES KOVAC
Housing Administrator
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
Senior Planner
mchao@cityofirvine.org
949-724-6395

Or via letter to: Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

We hope to hear back from you by March 31, 2021. If you are interested, please do not let this opportunity pass you by. If you are not interested, we would like to hear from you to remove your property from the list. Please contact us at your earliest convenience.

Thank you for your time and attention to this matter.

Respectfully,

主旨： 爾灣市住宅要素更新 - 未來住宅用地

尊敬的爾灣市業主：

爾灣市正著手更新 2021-2029 年規劃期的住宅要素，也即是第 6 次住宅要素更新。根據州要求，我們必須規劃大量未來住宅單元，其中包括平價住宅。在第 6 次更新中，我們致力於物色可因應未來住宅開發的潛在用地。如需關於住宅要素更新的更多資訊，請造訪 www.cityofirvine.org/housingelementupdate。

您位於 12 Mauchley 的物業已初步認定為住宅開發的潛在用地。本市目前不考慮購買您的物業以轉為住宅。我們只是在嘗試物色適合或可以用於未來住宅開發的用地，暫不考慮目前分區。雖然尚未做出任何承諾或決策，我們仍希望徵詢您的意向。

本市懇請您考慮針對您物業的未來潛在住宅開發工作。我們很樂意與您深入討論此機會。請透過電子郵件或電話方式與我們聯繫：

CHARLES KOVAC
住宅管理師
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
高級規劃師
mchao@cityofirvine.org
949-724-6395

或郵寄至： Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

我們期盼在 2021 年 3 月 31 日前收到您的答覆。如果對此有興趣，切勿錯過此機會。如果對此無興趣，也請做出回應，以便我們將您的物業從清單中移出。請在方便時儘早與我們聯繫。

感謝撥冗關注此事。

謹上
Pete Carmichael
社區發展主任

主题： 尔湾住房要素更新 - 未来住房用地

尔湾市正着手更新 2021-2029 年规划期的“住房要素”，也即是第 6 次住房要素更新。根据本州规定，我们必须规划大量未来住房单位，其中包括经济适用房。在第 6 次更新中，我们致力于物色可供未来住房开发的潜在用地。如需有关住房要素更新的更多信息，请访问 www.cityofirvine.org/housingelementupdate。

您位于 12 Mauchley 的物业已被初步认定为住房开发潜在用地。本市目前不考虑收购您的物业以转为住房。我们只是在尝试物色适合或可以用于未来住房开发的用地，暂不考虑现有分区。虽然尚未做出任何承诺或决策，我们仍希望征询您的意向。

本市敬请您考虑针对您物业的未来潜在住房开发工作。我们很乐意与您深入讨论此机会。请通过电子邮件或电话方式与我们联系：

CHARLES KOVAC
住房管理员
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
高级规划师
mchao@cityofirvine.org
949-724-6395

或寄信至： Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

我们期盼在 2021 年 3 月 31 日前收到您的回信。如果对此感兴趣，切勿错过此机会。如果无意于此，也恳请您做出答复，以便我们将您的物业从清单中移除。请在方便时尽快与我们联系。

感谢拨冗关注此事。

恭祝康泰
Pete Carmichael
社区发展主任

사안: **Irvine 주택 요건 업데이트 – 향후 주거용 용지**

Irvine 부동산 소유주님께

Irvine 시는 2021~2029 계획 기간의 주택 요건을 업데이트하고 있습니다. 6 차 주택 요건 업데이트에서도 관련 내용을 참조하실 수 있습니다. 주에서 지시하는 바에 따라, 저소득층용 주택을 포함해 일정한 수의 향후 주택 세대를 계획해야 합니다. 6 차 업데이트의 일환으로 추후 주거용 개발에 적합한 잠재적 용지를 파악하는 작업을 시행하고 있습니다. 주택 요건 업데이트에 대한 자세한 사항은 웹사이트 www.cityofirvine.org/housingelementupdate 를 참고하십시오.

12 Mauchley 에 위치한 귀하의 부동산은 주택 개발에 적합한 잠재적 용지로 초기 확인되었습니다. 시에서는 귀하의 부동산을 주거용 전환을 위해 매입하려는 의사가 없습니다. 당국의 의도는 현 구역 구분과 관계없이 향후 택지 개발이 가능하거나 적합한 잠재적 택지를 파악하고자 하는 것입니다. 어떠한 책무가 발생하거나 판단이 결정되는 것은 아니나, 귀하의 생각에 대해 알아보고자 합니다.

시 당국에서는 귀하가 소유하신 부동산의 향후 잠재적 택지 개발에 있어 어떻게 고려하시는지 여쭙고 싶습니다. 해당 건에 대해 자세한 사항을 논의하려고 합니다. 다음 연락처로 이메일 또는 전화를 통해 연락해 주십시오.

CHARLES KOVAC
주택 담당 책임자
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
선임 기획자
mchao@cityofirvine.org
949-724-6395

우편 연락처: Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

2021 년 3 월 31 일까지 연락해 주시면 감사하겠습니다. 해당 건에 관심이 있으신 경우, 기회를 놓치지 마십시오. 해당 건에 관심이 없으시다면, 직접 연락하셔서 귀하의 부동산을 목록에서 삭제하겠다는 의사를 밝혀주십시오. 가능한 한 빠른 시일 내에 연락해 주십시오.

해당 사안에 소중한 시간과 관심을 가져 주셔서 감사합니다.

감사합니다.
Pete Carmichael
커뮤니티 개발국장

件名： アーバイン住宅エレメントの更新 - 将来の宅地計画

アーバインに土地を所有する皆様：

アーバイン市は 2021 年～2029 年を計画期間として、「第 6 期住宅エレメントの更新」という名称で住宅エレメントの更新を行っています。州の要請に基づき、将来的に、低価格住宅を含め大規模な住宅建築を計画する必要があります。第 6 期の更新の一環として、市では将来の住

貴殿の所有する 12 Mauchley の土地が、住宅開発の対象宅地として特定されています。市は宅地への転用を目的とした土地の買収は予定していません。現在の区画に関係なく、将来的に宅地開発に適している、または可能な土地を特定している段階です。現段階では確約や決定事項は一切ありませんが、この計画に関心があるかどうかをお聞かせいただきたくご連絡させていただきました。

貴殿の所有する土地を活かした将来の住宅開発計画についてご検討いただければ幸いです。この機会について、詳しくお話しできればと思います。メールまたは電話にてご連絡ください。

CHARLES KOVAC
住宅管理者
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
シニア・プランナー
mchao@cityofirvine.org
949-724-6395

お手紙の場合：
Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

2021 年 3 月 31 日までにご返信いただけましたら幸いです。ご興味がおありの場合は、この機会を逃さないよう、できるだけお早めにご連絡ください。ご興味がない場合には、計画のリストから貴殿の土地を除外いたしますので、お知らせいただけますでしょうか。

お手数をおかけしますが、よろしくお願いいたします。

敬具
Pete Carmichael
コミュニティ開発責任者

Chủ đề: **Cập Nhật Yếu Tố Nhà Lưu Trú ở Irvine – Những Khu Vực Nhà Lưu Trú Tương Lai**

Kính gửi Chủ Hộ tại Irvine:

Thành Phố Irvine đang trong quá trình cập nhật Yếu Tố Nhà Ở của mình cho giai đoạn quy hoạch năm 2021-2029, hay còn gọi là Cập Nhật Yếu Tố Nhà Ở chu kỳ 6. Theo yêu cầu của Tiểu Bang, chúng tôi phải quy hoạch một số lượng đáng kể đơn vị nhà ở trong tương lai, bao gồm nhà ở giá rẻ. Là một phần trong quá trình cập nhật chu kỳ 6, chúng tôi đang xác định các địa điểm tiềm năng có thể điều chỉnh thích hợp với sự phát triển khu dân cư sau này. Để biết thêm thông tin về những nỗ lực cập nhật Yếu Tố Nhà Ở, vui lòng vào trang www.cityofirvine.org/housingelementupdate.

Bất động sản của quý vị tại 12 Mauchley ban đầu được xác định là địa điểm có cơ hội tiềm năng phát triển khu dân cư. Thành Phố không xem xét tiếp quản tài sản của quý vị để chuyển sang

Thành Phố trân trọng đề nghị quý vị xem xét sự phát triển khu dân cư tiềm năng trong tương lên trên cơ ngơi tài sản của quý vị. Chúng tôi muốn thảo luận cơ hội này một cách chi tiết hơn. Vui lòng liên hệ với chúng tôi qua email hoặc điện thoại theo số:

CHARLES KOVAC
Quản Lý Nhà Ở
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
Nhân Viên Quy Hoạch Cấp Cao
mchao@cityofirvine.org
949-724-6395

Hoặc qua thư từ gửi đến: Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

Chúng tôi hy vọng nhận được thông tin từ quý vị trước 31 tháng Ba, 2021. Nếu quý vị quan tâm, xin đừng để cơ hội này trôi qua. Nếu quý vị không quan tâm, chúng tôi muốn biết thông tin từ quý vị để loại bỏ cơ sở của quý vị ra khỏi danh sách. Vui lòng liên hệ với chúng tôi khi thuận tiện với quý vị nhất.

Cám ơn quý vị đã dành thời gian và quan tâm đến vấn đề này.

Trân trọng kính chào,
Pete Carmichael
Giám Đốc Phát Triển Cộng Đồng

Asunto: Actualización del informe de vivienda de Irvine: sitios de vivienda futuros

Estimado propietario de Irvine:

La Ciudad de Irvine está en proceso de actualizar su informe de vivienda para el periodo de planificación de 2021 a 2029, conocido también como el 6.º ciclo de actualización del informe de vivienda. Por orden del estado, debemos planificar un número considerable de unidades de vivienda futuras, incluyendo viviendas asequibles. Como parte del 6.º ciclo de actualización, estamos trabajando para identificar sitios que podrían ser adecuados para el desarrollo residencial en el futuro. Para obtener más información sobre los esfuerzos de actualización del informe de vivienda, visite www.cityofirvine.org/housingelementupdate.

Su propiedad de 12 Mauchley se identificó inicialmente como un sitio de oportunidad potencial para desarrollo residencial. La Ciudad no está considerando comprar su propiedad para convertirla en vivienda. Solo estamos intentando identificar sitios en los que el desarrollo residencial podría ser adecuado o viable en el futuro, independientemente de la zonificación actual. Aunque no se tomó ninguna decisión ni se hizo ningún compromiso, queremos saber su interés.

La Ciudad solicita respetuosamente su consideración de un posible desarrollo residencial futuro en su propiedad. Queremos hablar con usted sobre esta oportunidad detalladamente.

CHARLES KOVAC
Administrador de viviendas
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
Coordinadora sénior
mchao@cityofirvine.org
949-724-6395

O envíe una carta a: Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

Esperamos tener una respuesta suya antes del 31 de marzo de 2021. Si está interesado, no deje pasar esta oportunidad. Si no está interesado, queremos tener una respuesta suya para quitar su propiedad de la lista. Comuníquese con nosotros en cuanto pueda.

Gracias por su tiempo y su atención a este asunto.

Atentamente,
Pete Carmichael
Director de Desarrollo de la Comunidad

موضوع: **به‌روزرسانی بخش مسکن Irvine – مکان‌های مسکن آینده**

مالک گرامی ملک Irvine:

شهر Irvine در مرحله به‌روزرسانی بخش مسکن خود برای دوره برنامه‌ریزی 2021-2029 است که از آن به‌عنوان به‌روزرسانی بخش مسکن چرخه 6 ام نیز یاد می‌شود. مطابق با حکم دولت، ما موظف هستیم برای ساخت تعداد قابل توجهی از واحدهای مسکونی آینده، از جمله مسکن ارزان‌قیمت، برنامه‌ریزی کنیم. به عنوان بخشی از به‌روزرسانی چرخه 6 ام، ما در تلاشیم مکان‌های بالقوه‌ای را شناسایی کنیم که ممکن است در آینده از نظر رشد مسکونی مناسب باشند. برای کسب اطلاعات بیشتر در خصوص اقدامات به‌روزرسانی بخش مسکن، لطفاً به سایت www.cityofirvine.org/housingelementupdate مراجعه کنید.

در وهله اول، ملک شما واقع در 12 Mauchley به‌عنوان یک موقعیت بالقوه برای رشد مسکونی شناخته شده است. این شهر در نظر ندارد ملک شما را برای تبدیل به مسکن خریداری کند. ما به واقع در حال تلاش برای شناسایی مکان های احتمالی هستیم که امکان رشد مسکونی در آینده صرف‌نظر از منطقه‌بندی فعلی مناسب یا امکان‌پذیر باشد. با وجود اینکه هیچ تعهد و تصمیمی اتخاذ نشده است، ما می‌خواهیم علاقه شما را بسنجیم.

این شهر احتراماً خواستار توجه شما برای رشد بالقوه مسکونی ملک شما در آینده است. مایلیم جزئیات بیشتری در مورد این فرصت مطرح کنیم. لطفا از طریق ایمیل یا تلفن با ما تماس بگیرید:

CHARLES KOVAC
مدیر امور اسکان
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
برنامه‌ریز ارشد
mchao@cityofirvine.org
949-724-6395

یا از طریق ارسال نامه به:
Charles Kovac, Housing Administrator
City of Irvine

امیدواریم تا 31 مارس 2021 به ما اطلاع دهید. در صورت تمایل، لطفاً این فرصت را از دست ندهید. در صورت عدم تمایل، ما را مطلع کنید تا ملکتان را از لیست خذف نماییم. لطفاً در اولین فرصت با ما تماس بگیرید.

با تشکر از وقت و توجهتان به این موضوع.

با احترام،
Pete Carmichael
مدیر توسعه جامعه

الموضوع: تحديث حول بند الإسكان في مدينة إرفاين - مواقع الإسكان المستقبلية

عزيزي السيد/السيدة مالك(ة) العقار في إرفاين:

تعمل مدينة إرفاين على تحديث بند الإسكان لفترة التخطيط الممتدة بين 2021 و2029، التي يشار إليها أيضًا باسم تحديث بند الإسكان للدورة السادسة. بموجب تكليف الولاية، يجب علينا التخطيط لعدد كبير من الوحدات السكنية المستقبلية، بما في ذلك الإسكان الميسور التكلفة. وكجزء من تحديث الدورة السادسة، نعمل على تحديد المواقع المحتملة التي يمكنها استيعاب التطوير السكني في المستقبل. للحصول على معلومات إضافية حول جهود تحديث بند الإسكان، يرجى زيارة www.cityofirvine.org/housingelementupdate.

تم تحديد الممتلكات الخاصة بك في 12 Mauchley باعتباره مبدئيًا أحد مواقع الفرص المحتملة للتطوير السكني. لا تفكر المدينة في الاستحواذ على عقارك لتحويله إلى أحد مواقع الإسكان. بل نحاول ببساطة تحديد المواقع المحتملة التي قد تشكل فرصة محتملة أو قد تكون مناسبة للتطوير السكني في المستقبل بغض النظر عن تقسيم المناطق الحالي. وبالرغم من عدم اتخاذ أي التزامات أو قرارات، نود معرفة مدى اهتمامك.

وتطلب منك المدينة أن تتفضل بالنظر في إمكانية التطوير السكني المستقبلي المحتمل لممتلكاتك. ونود مناقشة هذه الفرصة معك بمزيد من التفصيل. يرجى الاتصال بنا عبر البريد الإلكتروني أو الهاتف على:

تشارلز كوفاك
مسؤول الإسكان
CKovac@cityofirvine.org
949-724-7452

ميليسا تشاو
مسؤول تخطيط أول
mchao@cityofirvine.org
949-724-6395

أو عبر خطاب إلى:
Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

نتطلع إلى أن نسمع منك بحلول 31 مارس 2021. إذا كنت مهتمًا، فيرجى ألا تدع هذه الفرصة تفوتك. إذا لم تكن مهتمًا، فنود أن نسمع منك لإزالة ممتلكاتك من القائمة. يرجى التواصل معنا في أقرب وقت ممكن.

نشكرك على وقتك واهتمامك بهذه المسألة.

مع خالص الاحترام،
بيت كارمايكل
مدير التنمية المجتمعية

Community Development cityofirvine.org
City of Irvine, One Civic Center Plaza, P.O. Box 19575, Irvine, California 92623-9575 949-724-6000

March 9, 2021

Von Karman-Main Street
2323 Main St.
Irvine, CA 92614

Subject: Irvine Housing Element Update – Future Housing Sites

Dear Irvine Property Owner:

The City of Irvine is in the process of updating its Housing Element for the 2021-2029 planning period, which is also referred to as the 6th cycle Housing Element Update. Under State mandate, we must plan for a significant number of future housing units, including affordable housing. As part of the 6th cycle update, we are working to identify potential sites that may accommodate residential development in the future. For additional information about the Housing Element update efforts, please visit www.cityofirvine.org/housingelementupdate.

Your property at 2323 Main St. has been initially identified as a potential opportunity site for residential development. The City is not considering the acquisition of your property for conversion to housing. We are simply attempting to identify possible sites where residential development may be appropriate or feasible in the future regardless of current zoning. While no commitments or decisions have been made, we would like to gauge your interest.

The City respectfully requests your consideration for potential future residential development on your property. We would like to discuss this opportunity in further detail. Please contact us via email or phone at:

CHARLES KOVAC
Housing Administrator
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
Senior Planner
mchao@cityofirvine.org
949-724-6395

Or via letter to: Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

We hope to hear back from you by March 31, 2021. If you are interested, please do not let this opportunity pass you by. If you are not interested, we would like to hear from you to remove your property from the list. Please contact us at your earliest convenience.

Thank you for your time and attention to this matter.

Respectfully,

主旨： 爾灣市住宅要素更新 - 未來住宅用地

尊敬的爾灣市業主：

爾灣市正著手更新 2021-2029 年規劃期的住宅要素，也即是第 6 次住宅要素更新。根據州要求，我們必須規劃大量未來住宅單元，其中包括平價住宅。在第 6 次更新中，我們致力於物色可因應未來住宅開發的潛在用地。如需關於住宅要素更新的更多資訊，請造訪 www.cityofirvine.org/housingelementupdate。

您位於 2323 Main St. 的物業已初步認定為住宅開發的潛在用地。本市目前不考慮購買您的物業以轉為住宅。我們只是在嘗試物色適合或可以用於未來住宅開發的用地，暫不考慮目前分區。雖然尚未做出任何承諾或決策，我們仍希望徵詢您的意向。

本市懇請您考慮針對您物業的未來潛在住宅開發工作。我們很樂意與您深入討論此機會。請透過電子郵件或電話方式與我們聯繫：

CHARLES KOVAC
住宅管理師
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
高級規劃師
mchao@cityofirvine.org
949-724-6395

或郵寄至： Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

我們期盼在 2021 年 3 月 31 日前收到您的答覆。如果對此有興趣，切勿錯過此機會。如果對此無興趣，也請做出回應，以便我們將您的物業從清單中移出。請在方便時儘早與我們聯繫。

感謝撥冗關注此事。

謹上
Pete Carmichael
社區發展主任

尔湾市正着手更新 2021-2029 年规划期的“住房要素”，也即是第 6 次住房要素更新。根据本州规定，我们必须规划大量未来住房单位，其中包括经济适用房。在第 6 次更新中，我们致力于物色可供未来住房开发的潜在用地。如需有关住房要素更新的更多信息，请访问 www.cityofirvine.org/housingelementupdate。

您位于 2323 Main St. 的物业已被初步认定为住房开发潜在用地。本市目前不考虑收购您的物业以转为住房。我们只是在尝试物色适合或可以用于未来住房开发的用地，暂不考虑现有分区。虽然尚未做出任何承诺或决策，我们仍希望征询您的意向。

本市敬请您考虑针对您物业的未来潜在住房开发工作。我们很乐意与您深入讨论此机会。请通过电子邮件或电话方式与我们联系：

CHARLES KOVAC
住房管理员
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
高级规划师
mchao@cityofirvine.org
949-724-6395

或寄信至： Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

我们期盼在 2021 年 3 月 31 日前收到您的回信。如果对此感兴趣，切勿错过此机会。如果无意于此，也恳请您做出答复，以便我们将您的物业从清单中移除。请在方便时尽快与我们联系。

感谢拨冗关注此事。

恭祝康泰
Pete Carmichael
社区发展主任

사안: Irvine 주택 요건 업데이트 – 향후 주거용 용지

Irvine 부동산 소유주님께

Irvine 시는 2021~2029 계획 기간의 주택 요건을 업데이트하고 있습니다. 6 차 주택 요건 업데이트에서도 관련 내용을 참조하실 수 있습니다. 주에서 지시하는 바에 따라, 저소득층용 주택을 포함해 일정한 수의 향후 주택 세대를 계획해야 합니다. 6 차 업데이트의 일환으로 추후 주거용 개발에 적합한 잠재적 용지를 파악하는 작업을 시행하고 있습니다. 주택 요건 업데이트에 대한 자세한

2323 Main St. 에 위치한 귀하의 부동산은 주택 개발에 적합한 잠재적 용지로 초기 확인되었습니다. 시에서는 귀하의 부동산을 주거용 전환을 위해 매입하려는 의사가 없습니다. 당국의 의도는 현 구역 구분과 관계없이 향후 택지 개발이 가능하거나 적합한 잠재적 택지를 파악하고자 하는 것입니다. 어떠한 책무가 발생하거나 판단이 결정되는 것은 아니나, 귀하의 생각에 대해 알아보고자 합니다.

시 당국에서는 귀하가 소유하신 부동산의 향후 잠재적 택지 개발에 있어 어떻게 고려하시는지 여쭙고 싶습니다. 해당 건에 대해 자세한 사항을 논의하려고 합니다. 다음 연락처로 이메일 또는 전화를 통해 연락해 주십시오.

CHARLES KOVAC
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우편 연락처: Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

2021 년 3 월 31 일까지 연락해 주시면 감사하겠습니다. 해당 건에 관심이 있으신 경우, 기회를 놓치지 마십시오. 해당 건에 관심이 없으시다면, 직접 연락하셔서 귀하의 부동산을 목록에서 삭제하겠다는 의사를 밝혀주십시오. 가능한 한 빠른 시일 내에 연락해 주십시오.

해당 사안에 소중한 시간과 관심을 가져 주셔서 감사합니다.

감사합니다.
Pete Carmichael
커뮤니티 개발국장

件名：　　アーバイン住宅エレメントの更新 - 将来の宅地計画

アーバインに土地を所有する皆様：

アーバイン市は 2021 年～2029 年を計画期間として、「第 6 期住宅エレメントの更新」という名称で住宅エレメントの更新を行っています。州の要請に基づき、将来的に、低価格住宅を含

貴殿の所有する 2323 Main St. の土地が、住宅開発の対象宅地として特定されています。市は宅地への転用を目的とした土地の買収は予定していません。現在の区画に関係なく、将来的に宅地開発に適している、または可能な土地を特定している段階です。現段階では確約や決定事項は一切ありませんが、この計画に関心があるかどうかをお聞かせいただきたくご連絡させていただきました。

貴殿の所有する土地を活かした将来の住宅開発計画についてご検討いただければ幸いです。この機会について、詳しくお話しできればと思います。メールまたは電話にてご連絡ください。

CHARLES KOVAC
住宅管理者
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
シニア・プランナー
mchao@cityofirvine.org
949-724-6395

お手紙の場合：　Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

2021 年 3 月 31 日までにご返信いただけましたら幸いです。ご興味がおありの場合は、この機会を逃さないよう、できるだけお早めにご連絡ください。ご興味がない場合には、計画のリストから貴殿の土地を除外いたしますので、お知らせいただけますでしょうか。

お手数をおかけしますが、よろしくお願いいたします。

敬具
Pete Carmichael
コミュニティ開発責任者

Chủ đề:　Cập Nhật Yếu Tố Nhà Lưu Trú ở Irvine – Những Khu Vực Nhà Lưu Trú Tương Lai

Kính gửi Chủ Hộ tại Irvine:

Thành Phố Irvine đang trong quá trình cập nhật Yếu Tố Nhà Ở của mình cho giai đoạn quy hoạch năm 2021-2029, hay còn gọi là Cập Nhật Yếu Tố Nhà Ở chu kỳ 6. Theo yêu cầu của Tiểu Bang, chúng tôi phải quy hoạch một số lượng đáng kể đơn vị nhà ở trong tương lai, bao gồm nhà ở giá rẻ. Là một phần trong quá trình cập nhật chu kỳ 6, chúng tôi đang xác định các địa điểm tiềm năng có thể điều chỉnh thích hợp với sự phát triển khu dân cư sau này. Để biết thêm thông tin về những nỗ lực cập nhật Yếu Tố Nhà Ở, vui lòng vào trang www.cityofirvine.org/housingelementupdate.

Bất động sản của quý vị tại 2323 Main St. ban đầu được xác định là địa điểm có cơ hội tiềm năng phát triển khu dân cư. Thành Phố không xem xét tiếp quản tài sản của quý vị để chuyển sang

Thành Phố trân trọng đề nghị quý vị xem xét sự phát triển khu dân cư tiềm năng trong tương lên trên cơ ngơi tài sản của quý vị. Chúng tôi muốn thảo luận cơ hội này một cách chi tiết hơn. Vui lòng liên hệ với chúng tôi qua email hoặc điện thoại theo số:

CHARLES KOVAC
Quản Lý Nhà Ở
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
Nhân Viên Quy Hoạch Cấp Cao
mchao@cityofirvine.org
949-724-6395

Hoặc qua thư từ gửi đến: Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

Chúng tôi hy vọng nhận được thông tin từ quý vị trước 31 tháng Ba, 2021. Nếu quý vị quan tâm, xin đừng để cơ hội này trôi qua. Nếu quý vị không quan tâm, chúng tôi muốn biết thông tin từ quý vị để loại bỏ cơ sở của quý vị ra khỏi danh sách. Vui lòng liên hệ với chúng tôi khi thuận tiện với quý vị nhất.

Cám ơn quý vị đã dành thời gian và quan tâm đến vấn đề này.

Trân trọng kính chào,
Pete Carmichael
Giám Đốc Phát Triển Cộng Đồng

Asunto: Actualización del informe de vivienda de Irvine: sitios de vivienda futuros

Estimado propietario de Irvine:

La Ciudad de Irvine está en proceso de actualizar su informe de vivienda para el periodo de planificación de 2021 a 2029, conocido también como el 6.º ciclo de actualización del informe de vivienda. Por orden del estado, debemos planificar un número considerable de unidades de vivienda futuras, incluyendo viviendas asequibles. Como parte del 6.º ciclo de actualización, estamos trabajando para identificar sitios que podrían ser adecuados para el desarrollo residencial en el futuro. Para obtener más información sobre los esfuerzos de actualización del informe de vivienda, visite www.cityofirvine.org/housingelementupdate.

Su propiedad de 2323 Main St. se identificó inicialmente como un sitio de oportunidad potencial para desarrollo residencial. La Ciudad no está considerando comprar su propiedad para convertirla en vivienda. Solo estamos intentando identificar sitios en los que el desarrollo residencial podría ser adecuado o viable en el futuro, independientemente de la zonificación actual. Aunque no se tomó ninguna decisión ni se hizo ningún compromiso, queremos saber su interés.

La Ciudad solicita respetuosamente su consideración de un posible desarrollo residencial futuro en su propiedad. Queremos hablar con usted sobre esta oportunidad detalladamente

CHARLES KOVAC
Administrador de viviendas
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
Coordinadora sénior
mchao@cityofirvine.org
949-724-6395

O envíe una carta a: Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

Esperamos tener una respuesta suya antes del 31 de marzo de 2021. Si está interesado, no deje pasar esta oportunidad. Si no está interesado, queremos tener una respuesta suya para quitar su propiedad de la lista. Comuníquese con nosotros en cuanto pueda.

Gracias por su tiempo y su atención a este asunto.

Atentamente,
Pete Carmichael
Director de Desarrollo de la Comunidad

موضوع: **به‌روزرسانی بخش مسکن Irvine – مکان‌های مسکن آینده**

مالک گرامی ملک Irvine:

شهر Irvine در مرحله به‌روزرسانی بخش مسکن خود برای دوره برنامه‌ریزی 2021-2029 است که از آن به‌عنوان به‌روزرسانی بخش مسکن چرخه 6 ام نیز یاد می‌شود. مطابق با حکم دولت، ما موظف هستیم برای ساخت تعداد قابل توجهی از واحدهای مسکونی آینده، از جمله مسکن ارزان‌قیمت، برنامه‌ریزی کنیم. به عنوان بخشی از به‌روزرسانی چرخه 6 ام، ما در تلاشیم مکان‌های بالقوه‌ای را شناسایی کنیم که ممکن است در آینده از نظر رشد مسکونی مناسب باشند. برای کسب اطلاعات بیشتر در خصوص اقدامات به‌روزرسانی بخش مسکن، لطفاً به سایت www.cityofirvine.org/housingelementupdate مراجعه کنید.

در وهله اول، ملک شما واقع در 2323 Main St. به‌عنوان یک موقعیت بالقوه برای رشد مسکونی شناخته شده است. این شهر در نظر ندارد ملک شما را برای تبدیل به مسکن خریداری کند. ما به واقع در حال تلاش برای شناسایی مکان های احتمالی هستیم که امکان رشد مسکونی در آینده صرف‌نظر از منطقه‌بندی فعلی مناسب یا امکان‌پذیر باشد. با وجود اینکه هیچ تعهد و تصمیمی اتخاذ نشده است، ما می‌خواهیم علاقه شما را بسنجیم.

این شهر احتراماً خواستار توجه شما برای رشد بالقوه مسکونی ملک شما در آینده است. مایلیم جزئیات بیشتری در مورد این فرصت مطرح کنیم. لطفا از طریق ایمیل یا تلفن با ما تماس بگیرید:

CHARLES KOVAC
مدیر امور اسکان
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
برنامه‌ریز ارشد
mchao@cityofirvine.org
949-724-6395

امیدواریم تا 31 مارس 2021 به ما اطلاع دهید. در صورت تمایل، لطفاً این فرصت را از دست ندهید. در صورت عدم تمایل، ما را مطلع کنید تا ملکتان را از لیست خذف نماییم. لطفاً در اولین فرصت با ما تماس بگیرید.

با تشکر از وقت و توجهتان به این موضوع.

با احترام،
Pete Carmichael
مدیر توسعه جامعه

الموضوع: **تحديث حول بند الإسكان في مدينة إرفاين - مواقع الإسكان المستقبلية**

عزيزي السيد/السيدة مالك(ة) العقار في إرفاين:

تعمل مدينة إرفاين على تحديث بند الإسكان لفترة التخطيط الممتدة بين 2021 و2029، التي يشار إليها أيضًا باسم تحديث بند الإسكان للدورة السادسة. بموجب تكليف الولاية، يجب علينا التخطيط لعدد كبير من الوحدات السكنية المستقبلية، بما في ذلك الإسكان الميسور التكلفة. وكجزء من تحديث الدورة السادسة، نعمل على تحديد المواقع المحتملة التي يمكنها استيعاب التطوير السكني في المستقبل. للحصول على معلومات إضافية حول جهود تحديث بند الإسكان، يرجى زيارة www.cityofirvine.org/housingelementupdate.

تم تحديد الممتلكات الخاصة بك في 2323 Main St. باعتباره مبدئيًا أحد مواقع الفرص المحتملة للتطوير السكني. لا تفكر المدينة في الاستحواذ على عقارك لتحويله إلى أحد مواقع الإسكان. بل نحاول ببساطة تحديد المواقع المحتملة التي قد تشكل فرصة محتملة أو قد تكون مناسبة للتطوير السكني في المستقبل بغض النظر عن تقسيم المناطق الحالي. وبالرغم من عدم اتخاذ أي التزامات أو قرارات، نود معرفة مدى اهتمامك.

وتطلب منك المدينة أن تتفضل بالنظر في إمكانية التطوير السكني المستقبلي المحتمل لممتلكاتك. ونود مناقشة هذه الفرصة معك بمزيد من التفصيل. يرجى الاتصال بنا عبر البريد الإلكتروني أو الهاتف على:

تشارلز كوفاك
مسؤول الإسكان
CKovac@cityofirvine.org
949-724-7452

ميليسا تشاو
مسؤول تخطيط أول
mchao@cityofirvine.org
949-724-6395

أو عبر خطاب إلى:
Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

نتطلع إلى أن نسمع منك بحلول 31 مارس 2021. إذا كنت مهتمًا، فيرجى ألا تدع هذه الفرصة تفوتك. إذا لم تكن مهتمًا، فنود أن نسمع منك لإزالة ممتلكاتك من القائمة. يرجى التواصل معنا في أقرب وقت ممكن.

نشكرك على وقتك واهتمامك بهذه المسألة.

مع خالص الاحترام،

4. Opportunity Sites Letter Mailing List (30)

PA	Project Name	Project Address (approximate range)	Tract	Lot	APN	Property Owner Name	Street Address	City	State	Zip Code
36		?	28-23-24	2	430-163-09	NEXGEN PHARMA INC	46 CORPORATE PARK STE 100	IRVINE	CA	92606
36	Deft	17451 Von Karman Ave	45/42	3	435-111-06	DEFT INC	1611 E 4TH ST, STE 200	SANTA ANA	CA	92701
36	NEC Von Karman & Main	2323 Main St	77/88	1	435-151-61	VON KARMAN-MAIN STREET	2323 MAIN ST	IRVINE	CA	92614
10		15058 Harvard Ave	1/88	190	434-051-03	SBE				
10		?	1/88	188	449-015-28	STATE OF CALIFORNIA	3347 MICHELSON DR # 100	IRVINE	CA	92612
11	Heritage Point Apartments	1 - 23 Topeka	9405	1	449-462-24	HERTIAGE POINT INVEST CO	949 S COAST DR #600	COSTA MESA	CA	92626
12		?	1/88	246	466-011-38	CITY OF IRVINE	PO BOX 19575	IRVINE	CA	92623
12		?	1/88	246	466-011-38	CLEAN ENERGY	4675 MACARTHUR CT, STE 800	NEWPORT BEACH	CA	92660
15		?	1/88	202	452-111-48	ASLAN COMPANIES INC	14252 CULVER DR STE A-305	IRVINE	CA	92604
19	Bommers! Irvine Amusement Park	3405 & 3409 Michelson Dr	113/8-10	1	453-251-09	IRVINE RECREATION PARK	3415 MICHELSON DR	IRVINE	CA	92612
19	Bommers! Irvine Amusement Park	3405 Michelson Dr	113/8-10	1	453-251-04	IRVINE RECREATION PARK	3415 MICHELSON DR	IRVINE	CA	92612
32	Ada Technology Park	20 Ada	87-LL-63	1	590-143-01	LASERGRAPHICS INC	20 ADA	IRVINE	CA	92618
32		22 Mauchley	87-LL-63	2	590-143-05	MAUCHLY PROPERTIES LLC	31906 VIA COYOTE	COTO DE CAZA	CA	92679
32	Southpointe Business Center	12 Mauchley	258-19	1	93837053	NRG HOLDING LIMITED	3270 BEAUDRY TER	GLENDALE	CA	91208
32	Southpointe Business Center	12 Mauchley	258-19	1	93837054	MAUCHLY CR LLC	12 MAUCHLY, UNIT B	IRVINE	CA	92618
32	Southpointe Business Center	12 Mauchley	258-19	1	93837055	ZELEZNIK, LOU	29862 HIDDENWOOD	LAGUNA NIGUEL	CA	92677
32	Southpointe Business Center	12 Mauchley	258-19	1	93837056	12 MAUCHLY LLC	3002 DOW AVE, STE 218	TUSTIN	CA	92780
32	Southpointe Business Center	12 Mauchley	258-19	1	93837057	COSMETIC CAR CARE INC	12 MAUCHLY BLDG F	IRVINE	CA	92618
32	Southpointe Business Center	12 Mauchley	258-19	1	93837058	MARCUS, JAMES ARTHUR TR	300 VIA LOS TILOS	SAN CLEMENTE	CA	92673
32	Southpointe Business Center	12 Mauchley	258-19	1	93837059	GUTIERREZ, ALFREDO ELIAS	12 MAUCHLY #G	IRVINE	CA	92618
32	Southpointe Business Center	12 Mauchley	258-19	1	93837060	MOORE, JOHN BRADLEY	1025 WYKOFF WAY	LAGUNA BEACH	CA	92651
32	Southpointe Business Center	12 Mauchley	258-19	1	93837061	MAUCHLY IRVINE PROPERTY	12 MAUCHLY #I	IRVINE	CA	92618
32	Southpointe Business Center	12 Mauchley	258-19	1	93837062	KALWANI, RAMESH U TR	12 MAUCHLY, STE J	IRVINE	CA	92618
32	Southpointe Business Center	12 Mauchley	258-19	1	93837063	EKIMAE LLC	12 MAUCHLY, UNIT 102	IRVINE	CA	92618
32	Southpointe Business Center	12 Mauchley	258-19	1	93837064	LAGUNA CANYON INVESTMENT	10 SYCAMORE CANYON DR	DOVE CANYON	CA	92679
32	Southpointe Business Center	12 Mauchley	258-19	1	93837065	GENERAL CORPORATION	12 MAUCHLY, UNIT M	IRVINE	CA	92618
32	Southpointe Business Center	12 Mauchley	258-19	1	93837066	OONG, WILLIAM TR	PO BOX 54272	IRVINE	CA	92619
32	Southpointe Business Center	12 Mauchley	258-19	1	93837067	MATSING INVESTMENTS LLC	5 FRANKLIN	IRVINE	CA	92620
32	Southpointe Business Center	12 Mauchley	258-19	1	93837068	LAGUNA CANYON INVESTMENT	10 SYCAMORE CANYON DR	DOVE CANYON	CA	92679
34		501 Wald	97-194	3	588-202-12	SBE				
35	Albertsons WH & distribution	9300 Toledo Way	80-619	1	591-061-08	CENTERPOINT PROPERTIES TRUST TR ALBERTSONS LLC	1371 OAKLAND BLVD STE 200	WALNUT CREEK	CA	94596
35		?	83-618	2	591-074-04	PARKER HANNIFIN CORP	6035 PARKLAND BLVD	CLEVELAND	OH	44124
35		?	83-618	3	591-074-04	PARKER HANNIFIN CORP	6035 PARKLAND BLVD	CLEVELAND	OH	44124
35		?	83-621	1	591-074-02	PARKER HANNIFIN CORP	6035 PARKLAND BLVD	CLEVELAND	OH	44124
35	former Mazda dealership	11 Auto Center Dr	76/1-3	3	590-013-01	IMAI PROPERTIESINC	11 AUTO CENTER DR	IRVINE	CA	92618
38			1/88	0	434-391-50	SBE				
38			1/88	0	434-391-51	SBE				
38			1/88	0	434-402-20	SOUTHERN CALIFORNIA EDISON COMPANY	PO BOX 800	ROSEMEAD	CA	91770
38			1/88	0	434-402-21	SBE				

5. Religious Institution Outreach Letter, dated March 26, 2021

Community Development cityofirvine.org
City of Irvine, One Civic Center Plaza, P.O. Box 19575, Irvine, California 92623-9575 949-724-6000

March 26, 2021

Subject: Irvine Housing Element Update – Additional Housing Opportunities in Combination with an Existing Religious Institution

Dear Sir or Madam:

The City of Irvine is in the process of updating its Housing Element for the 2021-2029 planning period, which is also referred to as the 6th cycle Housing Element Update. Under State mandate, we must plan for a significant number of future housing units, including affordable housing. For additional information, please visit www.cityofirvine.org/housingelementupdate.

As part of the update to the Housing Element, the City is interested in accurately estimating potential new housing units and would like to know if you have any interest in developing housing in combination with your existing religious institution on your property in the next eight years.

If you have any questions or would like to report plans for future housing development on your property, please contact us by April 9, 2021 via email or phone at:

CHARLES KOVAC
Housing Administrator
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
Senior Planner
mchao@cityofirvine.org
949-724-6395

Sincerely,

Kerwin Lau
Manager of Planning Services

cc: Pete Carmichael, Director of Community Development
Tim Gehrich, Deputy Director of Community Development

6. Religious Institution Outreach Responses

From: Melissa Chao
To: Pam Nathanson
Cc: Charles Kovac; Melissa Chao
Subject: RE: Response to Irvine Housing Element Update
Date: Friday, April 2, 2021 9:25:49 AM

Dear Pamela:

Thank you for responding. We greatly appreciate you letting us know.

Kindest regards,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 | F 949-724-6440
mchao@cityofirvine.org

From: Pam Nathanson <pam@universitysynagogue.org>
Sent: Friday, April 2, 2021 8:36 AM
To: Charles Kovac <CKovac@cityofirvine.org>; Melissa Chao <MChao@cityofirvine.org>
Subject: Response to Irvine Housing Element Update

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

In response to the attached letter we received, please note that ***we will not be developing housing units on our property for the projected time period.***

A message regarding the same was left on both of your respective voicemails this morning.

Should you have any questions, please let me know.

Thank you,
Pamela Nathanson
University Synagogue
3400 Michelson Drive
Irvine, CA 92612
949-553-3535 ext#243

St. Thomas More Parish
51 Marketplace
Irvine, CA 92602

April 6, 2021

Kerwin Lau, Manager Planning Services
City of Irvine
P.O. Box 19575
Irvine, CA 92623-9575

Dear Mr. Lau,

Thank you for your inquiry dated March 26, 2021 wherein you asked if we have any interest in developing housing on our property within the next eight years. We have no plans to do so as the entirety of our property has been committed to the building of and use of our church.

In Christ,

Rev. John E. Janze
Pastor

JEJ/sem

7. Religious Institution Mailing List (100)

Account name	Account address	Account	Account	Account Zipcode	Mailing address	Mailing City	Mailing State	Mailing Zipcode
SHEPHERDS GROVE PRESBYTERIAN CHURCH	4445 ALTON PKWY	IRVINE	CA	92604-4705	4445 ALTON PKWY	IRVINE	CA	92604-4705
IRVINE UNITED CONGREGATIONAL CHURCH	4915 ALTON PKWY	IRVINE	CA	92604-8606	4915 ALTON PKWY	IRVINE	CA	92604-8606
ST PAUL'S GREEK ORTHODOX CHURCH	4949 ALTON PKWY	IRVINE	CA	92604-8606	4949 ALTON PKWY	IRVINE	CA	92604-8606
HIS KINGDOM MINISTRIES DBA KINGDOM AIRWAVES	5051 ALTON PKWY AP	IRVINE	CA	92604-8618	5051 ALTON PKWY APT 83	IRVINE	CA	92604-8618
ST JOHN NEUMANN CATHOLIC CHURCH	5101 ALTON PKWY	IRVINE	CA	92604-8605	5101 ALTON PKWY	IRVINE	CA	92604-8605
SJN CHARITIES - OC GRAN FONDO;	5101 ALTON PKWY	IRVINE	CA	92604-8605	5101 ALTON PKWY	IRVINE	CA	92604-8605
THE JOURNEY CHRISTIAN CHURCH	4849 ALTON PKWY	IRVINE	CA	92604-8607	4849 ALTON PKWY	IRVINE	CA	92604-8607
ETERNITY CHURCH OC	24 ARBORSIDE	IRVINE	CA	92603-0110	24 ARBORSIDE	IRVINE	CA	92603-0110
HARVEST CHRISTIAN FELLOWSHIP	17600 GILLETTE AVE	IRVINE	CA	92614-5715	6115 ARLINGTON AVE	RIVERSIDE	CA	92504-1911
MARK A THOMAS MINISTRIES INC	3233 ARLINGTON AVE	RIVERSIDE	CA	92506-3247	5198 ARLINGTON AVE	RIVERSIDE	CA	92504-2603
IRVINE CANAAN CHRISTIAN COMMUNITY CHURCH	16812 ARMSTRONG AV	IRVINE	CA	92606-4916	16808 ARMSTRONG AVE STE 100	IRVINE	CA	92606-8278
IRVINE CANAAN CHRISTIAN COMMUNITY CHURCH	16808 ARMSTRONG AV	IRVINE	CA	92606-2415	16808 ARMSTRONG AVE STE 100	IRVINE	CA	92606-8278
CALVARY CHAPEL LIVING WORD	17101 ARMSTRONG AV	IRVINE	CA	92614-5742	17101 ARMSTRONG AVE STE 103	IRVINE	CA	92614-5742
SWORDS FOR CHRIST	17252 ARMSTRONG AV	IRVINE	CA	92614-5737	17252 ARMSTRONG AVE STE H	IRVINE	CA	92614-5737
EVANGELICAL FORMOSAN CHURCH OF IRVINE	17422 ARMSTRONG AV	IRVINE	CA	92614-5724	17422 ARMSTRONG AVE	IRVINE	CA	92614-5724
SAINT ANDREWS EPISCOPAL CHURCH	4400 BARRANCA PKW	IRVINE	CA	92604-4739	4400 BARRANCA PKWY	IRVINE	CA	92604-4739
CHABAD OF IRVINE	5010 BARRANCA PKW	IRVINE	CA	92604-4652	5010 BARRANCA PKWY	IRVINE	CA	92604-4652
NEW LIFE MISSION CHURCH	200 CULTIVATE	IRVINE	CA	92618-1029	15375 BARRANCA PKWY STE B207	IRVINE	CA	92618-2213
WOODBRIDGE COMMUNITY CHURCH	5000 BARRANCA PKW	IRVINE	CA	92604-4652	5000 BARRANCA PKWY	IRVINE	CA	92604-4652
IRVINE AGAPE CHRISTIAN CHURCH	5 BLAZING STAR	IRVINE	CA	92604-3060	5 BLAZING STAR	IRVINE	CA	92604-3060
ALL SAINTS REFORMED PRESBYTERIAN CHURCH IRVINE	14 BRENTWOOD	IRVINE	CA	92620-0208	14 BRENTWOOD	IRVINE	CA	92620-0208
KALEIDOSCOPE CHURCH	26 BRIARWOOD	IRVINE	CA	92604-3755	26 BRIARWOOD	IRVINE	CA	92604-3755
CITYREACH CHURCH IRVINE	3035 PERRYSVILLE AVE	PITTSBURG	PA	15214-2624	8000 BROOKTREE RD	WEXFORD	PA	15090-9474
CONGREGATION B'NAI ISRAEL	2111 BRYAN AVE	TUSTIN	CA	92782-8382	2111 BRYAN AVE	TUSTIN	CA	92782-8382
NEWPORT CHURCH	2727 CAMPUS DR	IRVINE	CA	92612-1602	2727 CAMPUS DR	IRVINE	CA	92612-1602
THE CHURCH OF JESUS CHRIST OF LDS	23 LAKE RD	IRVINE	CA	92604-4579	7 CASTLEBAR	IRVINE	CA	92618-4043
INTERNATIONAL BIBLICAL SEMINARY	10 CEDAR TREE LN	IRVINE	CA	92612-2203	10 CEDAR TREE LN	IRVINE	CA	92612-2203
AIT MISSION ORGANIZATION	8 CORPORATE PARK S	IRVINE	CA	92606-5196	8 CORPORATE PARK STE 300	IRVINE	CA	92606-5196
ST ZLATA BULGARIAN ORTHODOX CHURCH	53 COSTERO AISLE	IRVINE	CA	92614-5940	53 COSTERO AISLE	IRVINE	CA	92614-5940
SO CAL NETWORK ASSEMBLIES OF GOD	17951 COWAN	IRVINE	CA	92614-6000	17951 COWAN	IRVINE	CA	92614-6000
CENTER CHURCH	15 SOARING HAWK	IRVINE	CA	92614-7464	14252 CULVER DR # A408	IRVINE	CA	92604-0317
DISCIPLE COMMUNITY CHURCH	17502 DAIMLER ST	IRVINE	CA	92614-5516	17502 DAIMLER ST	IRVINE	CA	92614-5516
AMERICAN INT'L PUTI (BODHI) DHARMA SOCIETY	24 DEL CARLO	IRVINE	CA	92606-8824	24 DEL CARLO	IRVINE	CA	92606-8824
SOUTHERN CALIFORNIA NEW VISION CHURCH	13200 RED HILL AVE	TUSTIN	CA	92780-3839	23820 ENRIQUEZ DR	DIAMOND BAR	CA	91765-1743
UNITED CHINESE CHRISTIAN CHURCH OF IRVINE	4052 ESCUDERO DR	IRVINE	CA	92620-3211	4052 ESCUDERO DR	IRVINE	CA	92620-3211
IXTHUS CHURCH	38 EXPLORATION	IRVINE	CA	92618-8850	38 EXPLORATION	IRVINE	CA	92618-8850
BREAD OF LIFE GREAT PARK CHURCH	2 FARADAY	IRVINE	CA	92618-2756	2 FARADAY STE B	IRVINE	CA	92618-2756
BIBLES FOR AMERICA INCORPORATED	355 GODDARD STE 100	IRVINE	CA	92618-4640	355 GODDARD STE 100	IRVINE	CA	92618-4640
THE CLOUD CHURCH	11 GODDARD	IRVINE	CA	92618-4600	11 GODDARD	IRVINE	CA	92618-4600
BETHEL KOREAN CHURCH	18700 HARVARD AVE	IRVINE	CA	92612-0699	18700 HARVARD AVE	IRVINE	CA	92612-0699
SAINT ELIZABETH ANN SETON CHURCH	9 HILLGATE	IRVINE	CA	92612-3265	9 HILLGATE	IRVINE	CA	92612-3265
FORWARD CHURCH	6 HUGHES STE 160	IRVINE	CA	92618-2062	6 HUGHES STE 160	IRVINE	CA	92618-2062
CHINESE COMMUNITY BAPTIST CHURCH OF SOUTH ORANGE COUNTY	6 HUGHES STE 160	IRVINE	CA	92618-2062	6 HUGHES STE 160	ALISO VIEJO	CA	92656
CELEBRATION CENTRE	3943 IRVINE BLVD STE	IRVINE	CA	92602-2400	3943 IRVINE BLVD STE 75	IRVINE	CA	92602-2400
CHURCH IN IRVINE CORPORATION	4252 IRVINE CENTER D	IRVINE	CA	92604-3200	4252 IRVINE CENTER DR	IRVINE	CA	92604-3200
VOYAGERS BIBLE CHURCH	6000 IRVINE CENTER D	IRVINE	CA	92618-4586	6000 IRVINE CENTER DR	IRVINE	CA	92618-4586
GOOD SHEPHERD LUTHERAN CHURCH LCMC	4800 IRVINE CENTER D	IRVINE	CA	92604-3300	4800 IRVINE CENTER DR	IRVINE	CA	92604-3300
IRVINE ONNURI CHURCH	17200 JAMBOREE RD	IRVINE	CA	92614-5828	17200 JAMBOREE RD	IRVINE	CA	92614-5828
THE HILL CHURCH AT IRVINE	43 JONQUIL	IRVINE	CA	92618-1513	43 JONQUIL	IRVINE	CA	92618-1513
THE LORD IS MY LIFE MINISTRIES	14851 JEFFREY RD SPC	IRVINE	CA	92618-8328	8251 LA PALMA AVE # 265	BUENA PARK	CA	90620-3205
CALIFORNIA SATSANG SOCIETY	1851 LANGLEY AVE	IRVINE	CA	92614-5623	1851 LANGLEY AVE	IRVINE	CA	92614-5623
WORLDWIDE BIBLE MINISTRY	4228 MANHATTAN BE	LAWNDALE	CA	90260-2614	4228 MANHATTAN BEACH BLVD	LAWNDALE	CA	90260-2614
ST THOMAS MORE CATHOLIC PARISH	51 MARKET PL	IRVINE	CA	92602-1601	51 MARKET PL	IRVINE	CA	92602-1601
VAISHNAV SAMAJ OF SOUTHERN CALIFORNIA	1882 MCGAW AVE	IRVINE	CA	92614-5741	1882 MCGAW AVE	IRVINE	CA	92614-5741
ORANGE COUNTY CHRISTIAN	2332 MCGAW AVE	IRVINE	CA	92614-0102	2332 MCGAW AVE	IRVINE	CA	92614-0102
FREE CHAPEL OC	2777 MCGAW AVE	IRVINE	CA	92614-5837	2777 MCGAW AVE	IRVINE	CA	92614-5837
UNIVERSITY SYNAGOGUE / SOUTH COAST	3400 MICHELSON DR	IRVINE	CA	92612-1618	3400 MICHELSON DR	IRVINE	CA	92612-1618
CONGREGATION SHIR HA-MA' ALOT	3652 MICHELSON DR	IRVINE	CA	92612-1727	3652 MICHELSON DR	IRVINE	CA	92612-1727
IRVINE COMMUNITY MIKVEH INC	3900 MICHELSON DR	IRVINE	CA	92612-1765	3900 MICHELSON DR	IRVINE	CA	92612-1765
ASSOCIATION FOR DAO ENLIGHTENMENT	16841 MILLIKAN AVE	IRVINE	CA	92606-5011	16841 MILLIKAN AVE	IRVINE	CA	92606-5011
BEREAN COMMUNITY CHURCH	17911 MITCHELL S	IRVINE	CA	92614-6015	17911 MITCHELL S	IRVINE	CA	92614-6015
CROSSLINE COMMUNITY CHURCH	23331 MOULTON PKW	LAGUNA H	CA	92653-1210	23331 MOULTON PKWY	LAGUNA HILLS	CA	92653-1210
INGLESIA MONTE SION IRVINE	8 HAMMOND STE 103	IRVINE	CA	92618-1601	24922 MUIRLANDS BLVD TRLR 78	EL TORO	CA	92630-4838
MARINERS CHURCH	5001 NEWPORT COAS	IRVINE	CA	92603-0164	5001 NEWPORT COAST DR	IRVINE	CA	92603-0164
CROSSWAY COMMUNITY CHURCH	351 OAK PL STE A	BREA	CA	92821-4123	351 OAK PL STE A	BREA	CA	92821-4123
THE CHARLES H. HARRELL III FOUNDATION	4152 OLD MILL ST	IRVINE	CA	92604-2232	4152 OLD MILL ST	IRVINE	CA	92604-2232
PACIFIC CHURCH OF IRVINE	15 ORANGE TREE	IRVINE	CA	92618-4507	15 ORANGE TREE	IRVINE	CA	92618-4507
IRVINE FIRST SAMOAN ASSEMBLY OF GOD	125 PALENCIA	IRVINE	CA	92618-0899	125 PALENCIA	IRVINE	CA	92618-0899
ORANGE COUNTY SINGLES FOR CHRIST	3186 PULLMAN ST	COSTA ME	CA	92626-3306	PO BOX 7072	NEWPORT BEACH	CA	92658-7072
REDEEMER PRESBYTERIAN CHURCH OF ORANGE COUNTY	3700 CAMPUS DR STE	NEWPORT	CA	92660-2603	PO BOX 9708	NEWPORT BEACH	CA	92658-9708
THE BLESSINGS FOUNDATION INC	17870 SKY PARK CIR ST	IRVINE	CA	92614-6449	PO BOX 18410	IRVINE	CA	92623-8410
CHURCH DEVELOPMENT FUND INC	17701 COWAN STE 100	IRVINE	CA	92614-6061	PO BOX 19700	IRVINE	CA	92623-9700
CHINESE ALLIANCE CHURCH OF ORANGE COUNTY	1842 REYNOLDS AVE	IRVINE	CA	92614-5714	PO BOX 61356	IRVINE	CA	92602-6045
EVANGEL BIBLE CHURCH OF OC	10 DE FRST	IRVINE	CA	92620-3332	PO BOX 60001	IRVINE	CA	92602-6000
BANNER CHURCH	2950 E IMPERIAL HWY	BREA	CA	92821-6715	PO BOX 80481	SAN MARINO	CA	91118-8481
HI MISSION	4412 RAFAEL ST	IRVINE	CA	92604-2245	4412 RAFAEL ST	IRVINE	CA	92604-2245

8. Hotel Outreach Letter example, dated May 3, 2021

cityofirvine.org

City of Irvine, 1 Civic Center Plaza, P.O. Box 19575, Irvine, California 92623-9575 949-724-6000

May 3, 2021

Subject: Irvine Housing Element Update – Additional Housing Opportunities in Combination with an Existing Hotel

Dear Sir or Madam:

The City of Irvine is in the process of updating its Housing Element for the 2021-2029 planning period, which is also referred to as the 6th cycle Housing Element Update. Under state mandate, we must plan for a significant number of future housing units, including affordable housing. For additional information, please visit cityofirvine.org/HEUpdate.

As part of the update to the Housing Element, the City is interested in accurately estimating potential new housing units. We would like to know if you have any interest in developing housing in combination with your existing hotel on your property in the next eight years. Opportunities to develop residential uses could involve converting existing rooms into residential uses on either specific floors or the entire hotel, or policies to house hotel workers on-site. All conversions must meet the U.S. Census definition of a "housing unit" as follows:

> A housing unit is a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants do not live and eat with other persons in the structure and which have direct access from the outside of the building or through a common hall... Living quarters of the following types are excluded from the housing unit inventory: Dormitories, bunkhouses, and barracks; quarters in predominantly transient hotels, motels, and the like, except those occupied by persons who consider the hotel their usual place of residence; quarters in institutions, general hospitals, and military installations except those occupied by staff members or resident employees who have separate living arrangements.

Given the on-going (affordable) housing crisis in California, the City continues to monitor the availability of various funding sources such as the State's Project Homekey and Roomkey programs, the former of which provided significant grant funding opportunities in 2020. The City would also like to gauge your interest in participating in such programs. Additionally, the City may be able to facilitate partnerships with affordable housing

The City is not considering the acquisition of your property for conversion to housing. However, if you have any questions, are potentially interested in selling your property to help provide more housing opportunities in your community, or would like to report plans for future housing development on your property in the next eight years, please contact Melissa Chao, Senior Planner, at mchao@cityofirvine.org or 949-724-6395 by May 14, 2021.

Sincerely,

Kerwin Lau
Manager of Planning Services

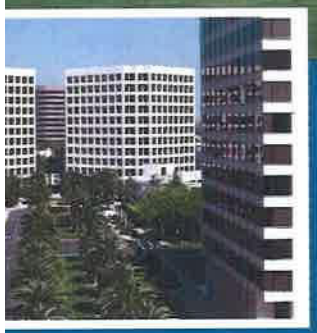
ec: Pete Carmichael, Director of Community Development
Tim Gehrich, Deputy Director of Community Development

ch Letter Mailing List (28)

	Account address	Primary Contact Name	Mailing address	Mailing City	Mailing State	Mailing Zipcode
	16520 BAKE PKWY STE 230	AYBARS ATIK	16520 BAKE PKWY STE 230	IRVINE	CA	92618-4689
	1660 BARRANCA PKWY	CHENG WEI CHEN	1660 BARRANCA PKWY	IRVINE	CA	92606-4823
	4 CARSON	SOOK HEE KIM	4 CARSON	IRVINE	CA	92620-3311
	42 CORPORATE PARK STE 200	KIRAN PATEL	42 CORPORATE PARK STE 200	IRVINE	CA	92606-3104
	17370 RED HILL AVE	KIRAN DAHYA	42 CORPORATE PARK STE 200	IRVINE	CA	92606-3104
	17601 FITCH	CHARLES T KING	100 DUNBAR ST STE 402	SPARTANBURG	SC	29306-5189
	2192 DUPONT DR	SHETAL PATEL	2192 DUPONT DR	IRVINE	CA	92612-1328
	3309 MICHELSON DR	STEVEN ARNOLD	2532 DUPONT DR	IRVINE	CA	92612-1524
	90 PACIFICA	TIMOTHY R BUSCH	2532 DUPONT DR	IRVINE	CA	92612-1524
	14972 SAND CANYON AVE	KEITH CLINE	909 HIDDEN RDG STE 600	IRVING	TX	75038-3822
	7905 IRVINE CENTER DR	TERESA BRUSCA	7905 IRVINE CENTER DR	IRVINE	CA	92618-3207
TRUM	7955 IRVINE CENTER DR	JONATHON VOPINEK	7955 IRVINE CENTER DR	IRVINE	CA	92618-3207
	18700 MACARTHUR BLVD	MICHAEL WANG	18700 MACARTHUR BLVD	IRVINE	CA	92612-1409
	18800 MACARTHUR BLVD	QINGHUI LU	18800 MACARTHUR BLVD	IRVINE	CA	92612-1410
	2120 MAIN ST	HOWARD B ISAACSON	2120 MAIN ST	IRVINE	CA	92614-6219
	2320 MAIN ST	PETER J SEARS	2320 MAIN ST	IRVINE	CA	92614-6223
	2701 MAIN ST	KARLYN BRETZ	2701 MAIN ST	IRVINE	CA	92614-6230
	2855 MAIN ST	ROBERT D OLSON	2855 MAIN ST	IRVINE	CA	92614-5901
	5 MARIPOSA	SUSANA SILVA	5 MARIPOSA	IRVINE	CA	92604-3062
	10 MORGAN	RUBY MACIAS	10 MORGAN	IRVINE	CA	92618-2003
	2381 MORSE AVE	SHETAL PATEL	2381 MORSE AVE	IRVINE	CA	92614-6233
	17900 JAMBOREE RD	JUSTIN KIM	550 NEWPORT CENTER DR, NCD 550-3-3	NEWPORT BEACH	CA	92660-7011
	30 TECHNOLOGY DR	BRUCE HAASE	PO BOX 49550	CHARLOTTE	NC	28277-9550
	16150 SAND CANYON AVE	RAY ROBINSON	16150 SAND CANYON AVE	IRVINE	CA	92618-3715
	18000 VON KARMAN AVE	KARA KOPETSKY	18000 VON KARMAN AVE	IRVINE	CA	92612-1004
PORATION	17941 VON KARMAN AVE	STEPHEN MIANO	17941 VON KARMAN AVE	IRVINE	CA	92614-6253
	17941 VON KARMAN AVE	JOHN MURRAY	17941 VON KARMAN AVE	IRVINE	CA	92614-6253
	16150 SAND CANYON AVE	JOHN G MURRAY	255 WASHINGTON ST STE 230	NEWTON	MA	02458-1644

tes Correspondence with Property Owners & Representatives
›ry Development









ycle Housing Element Update

Future Housing Sites Virtual Meeting

March 16, 2021

Public Engagement

Appendix A-L: Focused Community Workshop #1 on March 16, 2021

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1. Future Housing Sites Outreach

What is Your Availability?

6th Cycle Housing Element Update -
Virtual Meeting on Future Housing Sites

Please respond by Tuesday, March 9, 2021

The City of Irvine is updating its Housing Element for the 2021-2029 planning period. Under State mandate, Irvine must plan for a significant number of future housing units, including affordable housing. We must identify potential sites that may accommodate future residential development. All California cities and counties are required to update their Housing Element every eight years for State certification. The State deadline for Irvine is October 15, 2021.

Staff is in the process of scheduling a meeting on the Housing Element Update (HEU) that primarily focuses on the process of identifying opportunity sites for developing the draft housing element site inventory as detailed in the attached property owner outreach letter. Additionally, the meeting will offer the opportunity for participants to ask questions and offer input. Any and all ideas are welcome and not a commitment. ***Feel free to send this to others who may be interested.***

VOTE BUTTON

For more information and/or if you would like to discuss this opportunity, please contact Charles Kovac, Housing Administrator, at ckovac@cityofirvine.org or 949-724-7452 and/or Melissa Chao, Senior Planner, at mchao@cityofirvine.org or 949-724-6395.

To be added to the HEU interest list, please email mchao@cityofirvine.org.

Learn more about the Housing Element Update by visiting www.cityofirvine.org/housingelementupdate.

You're Invited

6th Cycle Housing Element Update -
Virtual Meeting on Future Housing Sites
March 16, 2021 at 3 p.m.

The City of Irvine is preparing an update to its Housing Element for the 2021-2029 planning period. Under State mandate, Irvine must plan for a significant number of future housing units, including affordable housing. We must identify potential sites that may accommodate future residential development. All California cities and counties are required to update their Housing Element every eight years for State certification. The State deadline for Irvine is October 15, 2021.

This meeting will provide an overview of the Housing Element Update (HEU) and primarily focus on the process of identifying opportunity sites for developing the draft housing element site inventory as detailed in the attached property owner outreach letter. Additionally, the meeting will offer the opportunity for participants to ask questions and offer input. Any and all ideas are welcome and not a commitment. This event is open to the public. ***Feel free to send this to others who may be interested.***

For more information and/or if you are unable to attend the virtual meeting and would like to discuss this opportunity, please contact Charles Kovac, Housing Administrator,

Join Us for a Virtual Meeting

An overview of the Housing Element Update and related site inventory work effort will be presented during a virtual public meeting on **Tuesday, March 16, 2021 at 3 – 4:30 p.m.** The meeting will be conducted via Zoom.

The Zoom meeting information is below, and the virtual meeting will open approximately 30 minutes prior to the start time at 3 p.m.

Meeting Link:

Register in advance for this webinar:
https://zoom.us/webinar/register/WN_hes31vcBSUGUurkmA-Dwmg
If you are having trouble with the link above, please copy and paste this link into your browser

Webinar ID:
958 7121 5807
Webinar Passcode:
City

If you would like to join by phone, dial one of the following numbers and use the Webinar ID and Passcode (for higher quality, dial a number based on your current location):

US: +1 669-900-6833 or +1 346-248-7799
Webinar ID: 958 7121 5807
Passcode: 400813

2. Initial Invitee List (82 emails)

Name	Title	Organization	email
Adam Wood		BIA	awood@biaoc.com
Alan Carmichael		Alere Property Group	acarmichael@alerellc.com
Alex Gill	Vice President, Development	Intracorp SW, LLC	agill@intracorphomes.com
Alison Rawlins	Vice President	Land Advisors Organization	arawlins@landadvisors.com
Brent Stoll		Rose Investments	brent@roseinvestments.biz
Brett Hamara	Project Manager	Lennar	brett.hamara@lennar.com
Brian Cole	Associate	CB Richard Ellis	Brian.Cole@cbre.com
Brittany Irvin		Province Group/Newport Equities LLC	birvin@provincegroup.com
Bryan Starr	President & CEO	Greater Irvine Chamber	bstarr@irvinechamber.com
Byron Foss	Executive VP	JLL Orange County	byron.foss@am.jll.com
Chris Bates	First Vice President	CB Richard Ellis	Chris.Bates@cbre.com
Clark Neuhoff		Alere Property Group	cneuhoff@alerellc.com
Craig Swanson		Irvine Asset Group	cswanson@irvineassetgroup.com
Dale Camera	Vice President	Lee & Associates	dcamera@lee-associates.com
Danelle Sandell	Property Manager	LBA Realty/LBA Logistics	Dsandell@lbarealty.com
Dave Bueche	Senior Vice President	Sperry Commercial	Dave.Bueche@sperrycre.com
David Bourguigon		Main Street Plaza - landlord	dbourguignon@cox.net
Dean Maners		Province Group/Newport Equities LLC	dmaners@provincegroup.com
Debra Pember		Developers Edge	Debra@developersedge.com
Dominic Mazza	Acquisitions & Development Associate	Intracorp SW, LLC	dmazza@intracorphomes.com
Dr Alethea Hsu		Diamond Jamboree - owner	aletheahsu@aol.com
Drew Huffman	Associate	Hines	drew.huffman@hines.com
Eric A Nelson	Vice President - Community Development	Trumark Homes	enelson@trumarkco.com
Eric Brown	Director of Leasing & Development	LBA Realty	Ebrown@lbarealty.com
Eric Martin		Bosa Development	
Erik Steiner		Kelvin and Jamboree Properties, LLC.	esteiner@udr.com
Garrett Macklin		LBA Realty	Gmacklin@lbarealty.com
Gary Allen	Senior Managing Director	Newmark Grubb Kinght Frank	
Gavin Denniston	Executive VP/Principal	DAUM Commercial Real Estate Services	gavin.denniston@daumcommercial.com
George M Prince	President	Prince Commercial Real Estate Services, Inc.	gprince@princecommercial.com
Heidi Hare	President	J.L. Hare	heidi@jlhare.com
James Armistead	Development Manager	Pacific Urban Residential	
Jeff D Warshaw	360 Fusion condos	360 Irvine, LLC	jwarshaw@360res.com
Jeff Davis		Irvine Company	JSDavis@irvinecompany.com
Jim Fitzpatrick	Senior Vice President, Development	Public Storage, Real Estate Division	
Jim Ivory	VP	Sares Regis	
Joanne Ho	Project Manager	C&C Development Co, LLC	JHo@c-cdev.com
Joe Winkelmann		VOIT	
John Carpenter	Principal	Legacy Captial Investment Group	john@legacycig.com
Jose Cornejo	Senior Director of Government Relations	NAIOP So Cal (Commercial Real Estate Development Association)	jose@cornejost.com
Karen Martin	17832 Gillette apartments	Pacific Planning Group	Karen@pacificplanninggroup.com
Kathy Sato		Metlife Real Estate investments	ksato@metlife.com
Kendra Chandler	Executive Director	ULI OC/IE	kendra.chandler@uli.org
Kenny Emson	Chief Operating Officer	National Multifamily Housing Council (NMHC)	kemson@nmhc.org
Kevin Hayes	Senior VP	Lincoln Property Company	khayes@lpc.com
Kim Duty	Public Affairs	National Multifamily Housing Council (NMHC)	kduty@nmhc.org
Larry Schuler		CBRE	Larry.Schuler@cbre.com
Leonard G. Glickman		Rose Equities	Leonard@RoseEquities.com
Mark Janda	Senior Vice President - Development	AvalonBay Communities, Inc.	Mark_Janda@avalonbay.com
Martin McIntosh		Building Owners and Managers Association International (BOMA)	director@bomaoc.org
Matt Montgomery	Director of Real Estate Development	Opus West Corportation	
Mike Barreiro	Executive VP/Principal	DAUM Commercial Real Estate Services	mike.barreiro@daumcommercial.com
Mike Hartel	Executive VP	Colliers International	michael.hartel@colliers.com
Morgan Zhang	2525 Main apartments	J&R Main Street, LLC.	morgan@jnrg.com
Neil Naran		Marcus & Millichap	neil.naran@marcusmillichap.com
Nick Carey	Executive VP	JLL Orange County	Nick.Carey@am.jll.com
Pamela Sapetto		Sapetto Group	psapetto@sapettorealestate.com
Peter Zak	Senior Director, Development	Lyon Capital Ventures	peterzak@lyon1.com

3. Workshop Attendee List (29 persons)

Registration Report

Report Generated:	3/17/2021 9:47						
Topic	Webinar ID	Scheduled Time	Duration (minutes)	# Register	# Cancelle	# Approve	# Denied
City of Irvine's 6th Cycle Housing Element Update	958 7121 5807	3/16/2021 15:00	90	31	0	31	0

Attendee Details

First Name	Last Name	Email	Registration Time	Approval Status
Test	Registration	jdaigneau@cityofirvine.org	3/10/2021 13:22	approved
Christopher	Pierson	cpierson@intracorphomes.com	3/10/2021 17:20	approved
Andrea	Maloney	amaloney@sapettorealestate.com	3/10/2021 18:06	approved
Mark	Asturias	mark@irvineclt.org	3/10/2021 20:05	approved
Brent	Stoll	brent@roseequities.com	3/10/2021 21:49	approved
Rick	Puffer	rpuffer@intracorphomes.com	3/10/2021 22:45	approved
John	Gharineh	john@telxpress.com	3/11/2021 8:42	approved
Julie	Treinen	jtreinen@griffincapital.com	3/11/2021 9:16	approved
Daniel	Gehman	dgehman@danielian.com	3/11/2021 11:09	approved
Karsen	Wang	karsen@actionsales.com	3/11/2021 13:08	approved
Jeremy	Carver	carverj@pripd.com	3/11/2021 16:55	approved
Elizabeth	Hansburg	elizabeth@peopleforhousing.org	3/12/2021 16:00	approved
Huixin	Zheng	huixinz2@uci.edu	3/12/2021 16:48	approved
Sam	Kabab	sam@4optima.com	3/12/2021 19:22	approved
Felicity	Figueroa	felicitynf@aol.com	3/12/2021 22:48	approved
Tim	Shaw	tshaw265@gmail.com	3/13/2021 9:21	approved
PAT	Davis	pat7oaks@gmail.com	3/13/2021 20:36	approved
Alejandra	Reyes	lreyesru@uci.edu	3/14/2021 6:42	approved
Lizzie	Cootsona	Lizzie.Cootsona@asm.ca.gov	3/15/2021 8:59	approved
Emily	Yau	emilyyau2020@yahoo.com	3/15/2021 12:04	approved
Nasir	Javed	njaved@princetonusa.com	3/16/2021 12:15	approved
Karen	Martin	karen@pacificplanninggroup.com	3/16/2021 12:51	approved
Cesar	Covarrubias	cesarc@kennedycommission.org	3/16/2021 14:02	approved
Larry	Schuler	larry.schuler@cbre.com	3/16/2021 14:57	approved
Alex	Portney	sbl.alex@gmail.com	3/16/2021 14:58	approved
Phil	Andoniu	andoniudevelopment@gmail.com	3/16/2021 15:00	approved
Matthew	Macher	matthew.macher@gemdaleusa.com	3/16/2021 15:00	approved
Josh	Goldman	josh.goldman@gemdaleusa.com	3/16/2021 15:01	approved
Pamela	Sapetto	psapetto@sapettorealestate.com	3/16/2021 15:01	approved
Dominic	Mazza	dmazza@intracorphomes.com	3/16/2021 15:02	approved
Mark	Dershem	markdershem@gmail.com	3/16/2021 15:08	approved

4. Presentation



Overview

- Regional Housing Needs Assessment (RHNA)
- Housing Element Purpose and Basics
- Site Inventory
- Next Steps
- Q & A

HOUSINGELEMENT
CITY OF IRVINE 2021 UPDATE

Regional Housing Needs Assessment

- RHNA: A minimum number of units by income category each community is required to provide through "adequate sites" and zoning – Mandated by the State
- RHNA for Southern California: 1,341,827
- SCAG responsible for developing methodology and assigning RHNA to Southern CA cities and counties





Final RHNA Allocation

% of County Area Median Income (AMI)	Units
Category 1 (0 – 50 % AMI)	6,396
Category 2 (51 – 80% AMI)	4,235
Category 3 (81 – 120% AMI)	4,308
Category 4 (120% AMI or above; considered "market rate")	8,671
TOTAL	**23,610**

- Buffer for "no net loss"
- Actual number needed is anticipated to exceed allocation

Housing Element Purpose

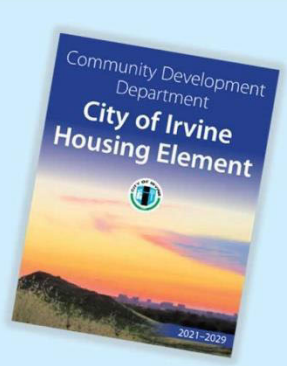
State-mandated policy document that:

- Provides direction for implementation of various programs to meet existing and future housing needs for all income levels in the City
- Provides goals, policies, programs, and objectives for the preservation of existing housing and development of new housing
- Demonstrates how the City will accommodate its RHNA allocation



Housing Element Basics

- 5 Major Components:
  - Review of accomplishments
  - Housing needs assessment
  - Evaluation of constraints to housing
  - Identification of housing sites
  - Program strategy to address needs for 2021-2029
- Required to be updated every eight years
- Reviewed by state for compliance with state law



The Housing Element DOES NOT

- Require the City to build the units
- Provide funding
- Authorize construction
  - Projects still need to go through the development review process





Site Inventory

- Analysis of adequate sites suitable to accommodate RHNA in list and map form
  - ➢ Show specific location where future housing can be built
  - ➢ Identify the potential numbers of homes that can be built at those locations
  - ➢ Meet the state's site selection criteria outlined in HCD's guidebook
    1. Site appropriately zoned?
    2. Site suitable for development?
    3. Realistic development capacity?

Locations that are generally "off the table"

- Preserved open space areas
- With sensitive habitat or species
- Where the topography isn't conducive to building (e.g., steep slopes)
- Within flood zones or high-fire areas that aren't safe
- Within areas deemed off-limits by John Wayne Airport (e.g., flight path, airport noise contours)



With little remaining vacant land, where can additional housing possibly go?

- Vacant sites not designated as open space or parks
- Property owners considering development of their properties
- Small contiguous sites suitable for assembly
- Underutilized parcels
- Religious institutions
- Locations where existing housing could become more dense
- Locations near public transit and essential services like retail
- Areas where housing could be added to commercial and light industrial/business parks
- Sites where infrastructure, such as water and sewer service, can support more housing
- Accessory Dwelling Units

Affirmatively Furthering Fair Housing (AFFH)

- Fair and equitable distribution of housing throughout the community
- Protects against communities being overburdened
- Takes into consideration:
  - A variety of housing types
  - Mix of affordability levels
  - Access to transportation, employment, and community resources



Next Steps

Winter 2020-21:

- ***City Council GPA Scoping Session for Housing Element Update (February 9, 2021)***
- ***Planning Commission Study Session (February 18, 2021)***
- Stakeholder outreach (development community)
- Develop site inventory
- Assess goals, policies, and objectives

Spring 2021:

- ***Community workshops***
  - ***Advertised on social media; information provided in multiple languages***
- Finalize site inventory
- Prepare draft Housing Element and supporting documentation

Next Steps (continued)

Summer 2021:

- ***Public review of draft Housing Element***
- State preliminary review of the draft
- ***Project briefings with Planning Commission and City Council***
- Finalize Housing Element and supporting documentation

Early Fall 2021 – Adoption Hearings:

- ***Planning Commission***
- ***City Council***

State Due Date – October 15, 2021 for certification



WE WANT YOUR INPUT!

- ✓ **Potential sites for where new housing should be considered**
- ✓ **Any and all ideas are welcome and not a commitment**

- ✓ **Email ckovac@cityofirvine.org and mchao@cityofirvine.org**
  - ➢ **include contact information, parcel address and APN, nearest cross streets**
  - ➢ **additional comments/questions**

cityofirvine.org/housingelementupdate

From:	Melissa Chao
To:	Melissa Chao
Cc:	Melissa Chao; Charles Kovac; Hitta Mosesman
Subject:	Irvine Future Housing Sites for the Housing Element Update
Date:	Thursday, March 18, 2021 4:57:53 PM
Attachments:	Irvine Future Housing Sites presentation 3.16.21.pdf

Hello everyone:

Thank you for attending or expressing interest in Irvine's Future Housing Sites meeting. Attached is the slide deck for your reference.

Please contact me and/or Charles Kovac, Housing Administrator, at ckovac@cityofirivne.org with any questions, comments, or suggestions for opportunity sites.

We look forward to working with you on the 6th Cycle Housing Element Update.

Thanks,

MELISSA CHAO | SENIOR PLANNER
City of Irvine | Community Development
1 Civic Center Plaza, Irvine, CA 92606
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

5. Question and Answer Handout

From: Melissa Chao
To: Melissa Chao
Cc: Jordan Perez; Hitta Mosesman; Melissa Chao
Subject: Irvine Future Housing Sites Q & A handout
Date: Wednesday, March 31, 2021 12:13:29 PM
Attachments: Irvine Future Housing Sites 3.16.21 Q&A FINAL.pdf

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Hello everyone:

As a follow-up to the Future Housing Sites meeting, attached is a Q&A hand out for your reference. Both the presentation and Q&A are posted at www.cityofirvine.org/housignelementupdate. Please check the project website periodically as it is updated when new information becomes available.

Charles Kovac's last day with the City of Irvine is Friday, April 2. Therefore, please direct any questions/comments re: HEU or suggestions for opportunity sites to me.

Our HEU consultants, Hitta and Jordan, and I look forward to working with you on the 6th Cycle Housing Element Update.

Thanks,

MELISSA CHAO | SENIOR PLANNER
City of Irvine | Community Development
1 Civic Center Plaza, Irvine, CA 92606
P 949-724-6395 | F 949-724-6440
mchao@cityofirvine.org

Email distribution list for Presentation and Q&A handout:

awood@bildfoundation.org; agill@intracorpcompanies.com; larry.schuler@cbre.com; debra@developersedge.com; leonard@roseequities.com; brent@roseequities.com; ryan@cityventures.com; rpuffer@intracorphomes.com; psapetto@sapettorealestate.com; karen@pacificplanninggroup.com; JSDavis@irvinecompany.com; ps@starpointeventures.com; dmazza@intracorphomes.com; carverj@pripd.com; todd@c-cdev.com; karsen@actionsales.com; josh.goldman@gemdaleusa.com; emilyyau2020@yahoo.com; andoniudevelopment@gmail.com; tj@starpointeventures.com; mark@irvineclt.org; dgehman@danielian.com; joel.lc@uci.edu; sylvia_walker@hotmail.com; izzakmireles@yahoo.com; stevengeier412@gmail.com; chuongv@gmail.com; jorden@sms-arch.com; cesarc@kennedycommission.org; cody.mendoza@mail.house.gov; farhad@duramar.com; sbl.alex@gmail.com; markdershem@gmail.com; josh.goldman@gemdaleusa.com; fluterproperties@gmail.com; terence@actionsales.com; judithjelinek@icloud.com; ygal@sonenshineenterprises.com; john@telxpress.com; agill@intracorphomes.com; SternerDM@Pripd.com; CarverJ@Pripd.com; Nasir Javed <NJaved@princetonusa.com>; aslater@griffincapital.com; cpierson@intracorphomes.com; amaloney@sapettorealestate.com; mark@irvineclt.org; brent@roseequities.com; rpuffer@intracorphomes.com; john@telxpress.com; jtreinen@griffincapital.com; dgehman@danielian.com; karsen@actionsales.com; carverj@pripd.com; elizabeth@peopleforhousing.org; huixinz2@uci.edu; sam@4optima.com; felicitynf@aol.com; tshaw265@gmail.com; pat7oaks@gmail.com; lreyesru@uci.edu; Lizzie.Cootsona@asm.ca.gov; emilyyau2020@yahoo.com; Nasir Javed <NJaved@princetonusa.com>; karen@pacificplanninggroup.com; cesarc@kennedycommission.org; larry.schuler@cbre.com; sbl.alex@gmail.com; andoniudevelopment@gmail.com; matthew.macher@gemdaleusa.com; josh.goldman@gemdaleusa.com; psapetto@sapettorealestate.com; dmazza@intracorphomes.com; markdershem@gmail.com; NJaved@princetonusa.com

City of Irvine Future Housing Sites
Virtual Meeting on March 16, 2021 from 3 – 4 p.m.
Q & A and Comments Received

Question or Comment	Answer or Response
How can we ask question later?	By raising hand, inputting question or comment in the Q & A box, or by contacting Charles Kovac, Housing Administrator, at ckovac@cityofirvine.org and Melissa Chao, Senior Planner, at mchao@cityofirvine.org for assistance.
If ADUs built as affordable units, particularly low/very low, how will that affordability be protected? For what period of time?	There is no requirement for affordability or period of affordability. Staff will follow any guidance on Accessory Dwelling Unit or ADU affordability provided by HCD. In terms of meeting the City's RHNA allocation, HCD indicated that jurisdictions could only base their ADU projections on historical data. For Irvine, we average five (5) ADUs per year, so HCD guidance is to allow for a maximum of five times (5x) the historical amount per year. In other words, Irvine can get credit for approximately 25 ADUs per year.
Does the Housing Element require CEQA review?	Yes, the Housing Element Update (HE) requires CEQA (environmental) review. The completion of the HE will follow with an assessment of the changes needed to the other General Plan elements/chapters (such as land use, circulation, and safety). Once the 6th Cycle HE is adopted by the Council

	and submitted to HCD for certification review, staff will embark on the General Plan Update (GPU), and associated Zoning Ordinance Amendment, to the extent needed, to update the policies and regulatory framework to support the adopted HE. It is anticipated that an Environmental Impact Report (EIR), if required, will be completed with this subsequent GPU/ZOA effort with an estimate of three (3) years to complete.
UCI Faculty member, housing scholar, and renter, are renters also stakeholder? Or only property owners?	Everyone is considered a "stakeholder" in the HE process, including but not limited to homeowners, renters, persons of all ages, persons with disabilities, veterans, homeless and persons are risk, businesses, and property owners. This particular "future housing sites" meeting is targeted towards non-residential property owners in the Irvine Business Complex (Planning Area 36, IBC) and Spectrum for the purposes of identifying potential opportunity sites. The City will host several general community workshops and more focused subject matter meeting(s) starting in April and will publicize those through the project webpage, social media, press releases, and email notifications.
How many sites is the City hoping to identify? Is there a number of sites the state want each city to offer as potential development sites?	Irvine needs to identify enough sites to cover our RHNA allocation by income level plus a buffer for "no net loss" which is a new requirement for 2021. Each city has a different RHNA allocation from the Southern California Council of Governments (SCAG). Irvine's RHNA allocation is the highest in Orange County, and the fifth highest in the SCAG region (i.e., after City of LA, unincorporated LA County, unincorporated Riverside County, and City of

It seems like the only way to identify sufficient sites to produce the required number of opportunities is to suggest or imply upzoning or rezoning. What is the City's response to this?	Even though the City is still working on compiling opportunity sites and developing the site inventory, it is likely that eventual rezoning may be required for areas such as the IBC to accommodate the RHNA allocation by income level.
Irvine Homeowners Associations are particularly opposed to ADUs, so that might be a mute point. Although according to recent state bills, the state should be able to overrule such practices	Assembly Bill 670 (2019) prohibits a HOA from prohibiting the construction or use of an ADU for a lot zoned for single-family use. However, a HOA can still impose "reasonable" standards regarding the design and development of ADUs, where feasible.
One of the constraints to more residential development in the IBC is the requirement to transfer DIV's from another site. Will the City be considering adding a provision to allocate additional intensity to a site as determined by the City and not through a DIV transfer from another site.	This would be evaluated as part of a subsequent GPU/ZOA process.
Have you given any thought of the time frame of adopting the subsequent GPAs and zoning amendments to implement the Housing Element?	We anticipate the subsequent GPU/ZOA/EIR will be completed in 2.5 to 3 years.
How do the housing caps in IBC and other area work with the HE update?	It is likely that the maximum unit caps and/or allowed densities may need to be revisited as part of a subsequent GPU/ZOA process.
I'm just a resident of Irvine, but I'd like to nominate the 100+ acres of County owned land at the Great Park. I think our City sued to block building 2,000+ units there. What if we used our leverage instead to increase units here and pressure OC to build more affordable units? Also, I have a proposal for a Boring Company Loop tunnel serving Irvine Station and Spectrum district. Las Vegas and Ontario Calif are moving forward with tunnels in their communities. My twitter handle is @alexportney or search #irvine #rhna if you want to check it out.	Comment noted. Any site that can accommodate residential uses will be considered.

Your answer is really concerning. Coming from a city government (public sector supposed to serve public, not private interests)	Although not certain what this statement is in reference to, the City is not prioritizing private interests over public interests or vice versa. HThe City is specifically reaching out to property owners in this meeting for assistance in identifying their property as a potential opportunity sites.
If we own property that is commercially zoned but are considering the possibility of converting it to residential, what conversations and when should we have with the City about changes to zoning?	Now is the best time to have any conversations with City staff about potential opportunity sites for the site inventory so that staff and our HE consultant can plan accordingly.
What could happen if HCD doesn't certify the Housing Element the City submits?	Without a HCD-certified HE, Irvine will face substantial fines and penalties and be subject to a 4-year RHNA/HE cycle (instead of the customary 8-year cycle). Additionally, Irvine will be ineligible for critical state and federal grants. Lastly, without a certified HE, the State may disallow the issuance of building permits resulting in a potential loss of local land use control and a jurisdiction may be open to litigation based on a legally inadequate General Plan (where the HE is one required topical chapter).
With other 10K housing units at lower income, how will the City ensure affordable housing for this population is addressed on the sites that are proposed to increase capacity or intensity for developments? (Aside from inclusionary) We see many of	In 2012, the State ceased operating local redevelopment agencies, which served as an important component of the affordable housing development landscape. Staff recognizes that funding is a constraint as no City has enough revenues to fund affordable housing development completely.

	Change, EIR) to change zoning requirements from office to allowing residential uses. Typically, these costs are the responsibility of the property owner or applicant, but in this case the City will be laying the general ground work with a subsequent GPU/ZOA/EIR, to the extent necessary. However, the property owner (i.e., applicant) would still need to process the specific discretionary application(s) and appropriate CEQA documentation to develop the actual residential project.
Will this meeting be available as a recorded meeting? Is the slide deck available.	This meeting was not recorded to facilitate a free flow conversation. City staff will distribute the slide deck to all meeting attendees and post relevant information on the project webpage at www.cityofirvine.org/housingelementupdate.
Just wanted to clarify that the subsequent GPA/Zoning updates could also include individual requests for GPA/Zone Changes to approve residential.	Yes, the City would consider individual GPA/ZC applications for residential to be incorporated to the extent there is no conflict with the City-initiated GPA/ZOA/EIR. However, this would be determined as part of a subsequent GPU on a case-by-case basis and not the HE.
Can you give a quick overview of when you will publish the housing opportunities sites?	Staff anticipates finalizing the site inventory in Spring 2021. A public review of the draft HE (with site inventory) and CEQA documentation is anticipated to be available in Summer 2021.
Is the City open to considering sites/properties outside the IBC and near the Irvine train station?	Any site that can safely accommodate residential uses will be considered. As the HE process progresses, the City Council will ultimately decide on the final site inventory to be submitted to the State for certification. Please contact Charles Kovac, Housing Administrator, at ckovac@cityofirvine.org and Melissa Chao, Senior Planner, at mchao@cityofirvine.org to discuss opportunities for assistance.
What is the position of the City Council regarding the RHNA numbers? Eager? Enthusiastic?	Throughout the RHNA process (i.e., methodology and allocation), the City has voiced our concerns over the sizeable RHNA allocation and our ability to realistically accommodate the units.

	As directed by the City Council on October 26, 2020, the City filed an appeal of its Draft RHNA allocation to reduce our allocation. SCAG rejected the City's appeal. The City received its final allocation of 23,610 units on March 4, 2021.
Since Irvine failed to meet its very low and low income RHNA allocations for the 5th cycle HE, Irvine is subject to SB 35. Very low and low income is systemically left behind so we know the outcome.	Comment noted.
Very low and low income is generally taken care of by affordable housing developers. How does the City participate in the "capital stack?"	Irvine encourages non-profit developers like Jamboree Housing. We recognize that affordable housing development often requires subsidies from the City. In 2011, the State's budget crisis greatly reduced available funding. To be viable, affordable housing developments need to tap into multiple strategies and layered funding sources such as State funding and grants, and by-right automatic density bonus.
How to incentivize at lower affordability levels? Requires a variety of strategies. Think of land use as a subsidy or	Comment noted.

Public Engagement

Appendix A-M: Stakeholder Meetings with Irvine Unified School District

Table of Contents

1. Meeting Agenda
2. RHNA/HEU Slides for IUSD Board Meeting on May 18, 2021
3. Email Correspondence

1. Meeting Agenda

Agenda
IUSD Stakeholder Meeting
6th Cycle Housing Element Update
April 1, 2021
1 – 2 p.m. MS Teams meeting

Attendees:

City of Irvine
- Pete Carmichael, Director of CD
- Tim Gehrich, Deputy Director of CD
- Amy Mullay, Senior Planner
- Kerwin Lau, Planning Services Manager
- Marika Poynter, Principal Planner
- Melissa Chao, Senior Planner

IUSD
- Kelvin Okino, Executive Director of Facilities Planning & Construction
- Jesse Barron, Assistant Director of Facilities Planning

I. 6th Cycle Housing Element Update
   a. State mandated RHNA allocation
   b. Overview of work effort
   c. Potential implications for the District

II. Other?

Attachment:
1. City of Irvine 6th Cycle Final RHNA Numbers (from SCAG)

Attachment 1

Final 6th Cycle RHNA Numbers from SCAG

Income Category (% of County Area Median Income (AMI))	**Units**
Extremely Low / Very Low (0% - 50% AMI)	6,396
Low (51% - 80% AMI)	4,235
Moderate (81% - 120% AMI)	4,308
Above Moderate (120% AMI or above, which is considered market rate)	8,671
TOTAL	**23,610**

2. RHNA/HEU Slides for IUSD Board Meeting on May 18, 2021

IRVINE UNIFIED SCHOOL DISTRICT

FACILITIES STUDY SESSION

May 18, 2021



Board of Education
Paul Bokota, President
Lauren Brooks
Ira Glasky
Sharon Wallin
Cyril Yu

RHNA/IRVINE HOUSING ELEMENT UPDATE

What is the Irvine Housing Element Update?

The upcoming October 2021 through October 2029 Housing Element is the sixth update to the City of Irvine Housing Element and is referred to as the 6th Cycle Housing Element. In the update, the City must identify enough potentially developable land suitable for residential use (i.e., site inventory) to meet Irvine's new Regional Housing Needs Assessment (RHNA) allocation.

How many dwelling units are in the allocation for the City of Irvine?

23,610 units are in the allocation. Any residential building permits pulled after July 2021 will count towards the RHNA allocation. All currently planned TIC and FivePoint entitled future units (6,000-7,000) are in IUSD's projections.

RHNA/IRVINE HOUSING ELEMENT UPDATE

Where could the remaining allocated units be developed?

The City of Irvine has preliminarily identified the following areas: Irvine Business Complex (IBC), Great Park Neighborhoods, Irvine Spectrum particularly Planning Area 32 (Train Station south of the Great Park) in addition to smaller infill areas and underutilized sites throughout the City. A more detailed draft plan is expected later in the Summer.

What is the timeline for the Housing Element Update?

- Now: City of Irvine staff prepare draft Housing Element
- Summer 2021: Public review of draft Housing Element
- Fall 2021: Adoption of Housing Element (General Plan Update to follow)

Facilities staff anticipates providing a more detailed update at the Fall 2021 Facilities Study Session

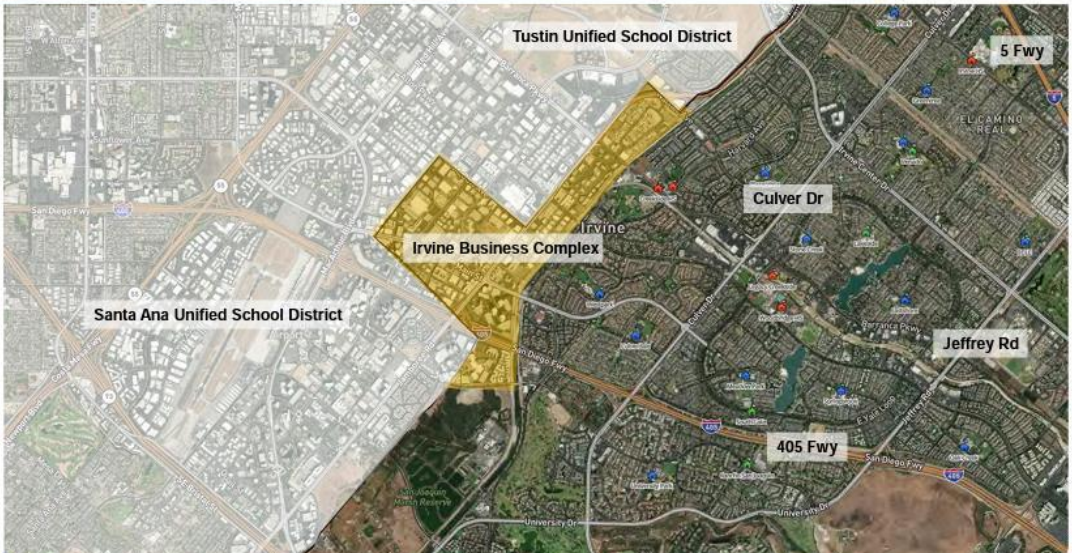
Where can I go for more information?

www.cityofirvine.org/HEUpdate

POTENTIAL DEVELOPMENT AREAS (SPECTRUM/PA 32)



POTENTIAL DEVELOPMENT AREAS (IBC)



3. Email Correspondence

From: Melissa Chao
To: Jesse Barron
Subject: RE: Housing Element Presentation
Date: Thursday, May 6, 2021 9:17:00 AM
Attachments: HEU Opportunity Areas.pptx, image001.png

Hi Jesse:

I think the maps are good. Attached are the ones we used for the workshop presentation. Please feel free to use them if you prefer.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 | F 949-724-6440
mchao@cityofirvine.org

From: Jesse Barron <JesseBarron@iusd.org>
Sent: Thursday, May 6, 2021 9:06 AM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: RE: Housing Element Presentation

Hi Melissa,
Thank you for your notes. I will implement them as appropriate. Are you ok with the maps provided?

Jesse Barron
Assistant Director, Facilities Planning | Irvine Unified School District
949-936-5316 | 2015 Roosevelt | Irvine, CA 92620 | iusd.org

IRVINE UNIFIED SCHOOL DISTRICT

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Thursday, May 6, 2021 8:41 AM
To: Jesse Barron <JesseBarron@iusd.org>
Subject: RE: Housing Element Presentation

Hi Jesse:

provide you with what we have so far case you are under a time constraint.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 | F 949-724-6440
mchao@cityofirvine.org

From: Jesse Barron <JesseBarron@iusd.org>
Sent: Wednesday, May 5, 2021 7:54 AM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: RE: Housing Element Presentation

Hi Melissa,
See attached PPT of the 5 slides.

Jesse Barron
Assistant Director, Facilities Planning | Irvine Unified School District
949-936-5316 | 2015 Roosevelt | Irvine, CA 92620 | iusd.org

IRVINE UNIFIED SCHOOL DISTRICT

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Tuesday, May 4, 2021 6:15 PM
To: Jesse Barron <JesseBarron@iusd.org>
Subject: RE: Housing Element Presentation

Hi Jesse:

Is it possible to send the actual slides for editing/commenting?

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 | F 949-724-6440
mchao@cityofirvine.org

From: Jesse Barron <JesseBarron@iusd.org>
Sent: Tuesday, May 4, 2021 3:41 PM

Hi Melissa,

See draft slides. Again, our presentation to our Board isn't until May 18th so there is plenty of time for us to add/change/remove/clarify items. If you could provide me your comments in the next few days I would appreciate it. I anticipate making the maps more readable. Those are just placeholders as I refine the presentation. If it is easier to discuss over the phone let me know.

Jesse Barron
Assistant Director, Facilities Planning | Irvine Unified School District
949-936-5316 | 2015 Roosevelt | Irvine, CA 92620 | iusd.org



From: Melissa Chao <MChao@cityofirvine.org>
Sent: Tuesday, May 4, 2021 2:17 PM
To: Jesse Barron <JesseBarron@iusd.org>
Subject: RE: Housing Element Presentation

Sounds good. Happy to review your slides and provide any suggestions.

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Jesse Barron <JesseBarron@iusd.org>
Sent: Tuesday, May 4, 2021 1:27 PM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: RE: Housing Element Presentation

Hi Melissa,
We are providing a robust presentation/update to our Board of Education on all things related to

Facilities Planning in IUSD on May 18 . A small portion of the presentation/update will be an update to the City of Irvine Housing Element Update so our Board can be made aware of our preliminary planning activities and the communication we have had thus far with your team. Can I send you my draft slides to verify that I am appropriately describing where the city is in the process and how the process will play out? For context, the update will be 5 slides in a presentation of 92 slides. To the extent possible, I have tried to copy verbiage used by City of Irvine staff in their presentations.

Thank you,

Jesse Barron
Assistant Director, Facilities Planning | Irvine Unified School District
949-936-5316 | 2015 Roosevelt | Irvine, CA 92620 | iusd.org

IRVINE UNIFIED SCHOOL DISTRICT

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Monday, April 26, 2021 10:09 AM
To: Jesse Barron <JesseBarron@iusd.org>
Subject: RE: Housing Element Presentation

Hi Jesse:

A PDF of the presentation and video recording of the community workshop 1 is available at www.cityofirvine.org/HEUpdate

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Jesse Barron <JesseBarron@iusd.org>
Sent: Wednesday, April 21, 2021 9:47 AM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: RE: Housing Element Presentation

Thank you very much Melissa!

Subject: RE: Housing Element Presentation

Hi Jesse:

Below are the final RHNA numbers for Irvine.

We are finalizing the workshop presentation (hopefully) today. When is your board meeting?

Thanks,

Final 6th Cycle RHNA Numbers from SCAG

Income Category (% of County Area Median Income (AMI))	Units
Extremely Low / Very Low (0% - 50% AMI)	6,396
Low (51% - 80% AMI)	4,235
Moderate (81% - 120% AMI)	4,308
Above Moderate (120% AMI or above, which is considered market rate)	8,671
TOTAL	**23,610**

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Jesse Barron <JesseBarron@iusd.org>
Sent: Wednesday, April 21, 2021 8:27 AM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: FW: Housing Element Presentation

Hi Melissa,
Can you give me the latest and greatest RHNA allocation table? We are preparing an update for our Board of Education and I would like to give them the most up to date figure. Also, I plan to attend the virtual meeting tomorrow. If I could get the presentation to augment for our Board I would greatly appreciate it.

Thank you.

From: Kelvin Okino
To: Kerwin Lau
Cc: Marika Poynter; Melissa Chao; Jesse Barron
Subject: RE: Housing Element Presentation
Date: Wednesday, April 7, 2021 12:39:49 PM
Attachments: image003.png

Good Afternoon Kerwin:

It was a pleasure meeting all of you. We appreciate the City looping us in and keeping us informed.

Thank you.

Kelvin Okino
Executive Director, Facilities Planning and Construction | Irvine Unified School District
949-936-5305 | kelvinokino@iusd.org | 2015 Roosevelt | Irvine, CA 92620 | iusd.org

IRVINE UNIFIED SCHOOL DISTRICT

From: Kerwin Lau <klau@cityofirvine.org>
Sent: Monday, April 5, 2021 9:33 AM
To: Kelvin Okino <KelvinOkino@iusd.org>; Jesse Barron <JesseBarron@iusd.org>
Cc: Marika Poynter <mpoynter@cityofirvine.org>; Melissa Chao <MChao@cityofirvine.org>
Subject: Housing Element Presentation

Hi Kelvin and Jesse,

Thanks for taking the time to meet with us last week regarding the Housing Element update. Attached for your reference is the City Council scoping session presentation.

Thanks
Kerwin

Public Engagement

Appendix A-N: Stakeholder Meetings for Affordable Housing

Table of Contents

1. Meetings Participant List
2. Meeting Discussion Guide
3. Aggregated Summary and Analysis

Meetings Participant List

- **Related California:** For-profit housing developer that has built several 100% affordable housing properties in Irvine. Related focuses on affordable family andseni housing with on-site supportiveresident services.
- **Bridge Housing:** Non-profit developer specializing in developments that support the community with a range of expertise in affordable family and senior housing using transit-oriented, infill, and sustainable development, as well as mixed-use/mixed-income, supportive housing,assisted living and affordable ownership housing.
- **Impact Housing:** Specializes in modular construction and workforce housing at low and moderate income levels.
- **C&C Development:** Non-profit affordable housing developer specializing in new construction, acquisiton and rehabilitation, adaptive reuse and sustainable development, including senior and other special needs housing with on-site supportive resident services.
- **Orange County Community Housing Corporation (OCCHC):** Non-profit affordable housing developer focusing on extremely low income levels via small scattered sites. OCCHC created its signature program, SteppingUp, to build upon the contiuum of care for at-risk families focusing on affordable housing, college awareness as well as economic empowerment and preparing for homeownership.
- **Innovative Housing Opportunities (IHO):** Non-profit affordable housing developer for low-to moderate-income individuals and families with over four decades of experience in Southern California. IHO is committed to creating comprehensive mixed-income, mixed-use, and mixed population communities and economic empowerment opportunties.
- **Jamboree Housing Corporation:** Non-profit affordable housing developer providing a full range of high-quality housing affordable to lower income households with on-site supportive resident services.
- **Irvine Community Land Trust (ICLT):** According to the Adaptation Clearinghouse case study, ICLT is an initially city-established CLT designed to support infill development of sustainable, permanently affordable housing. ICLT offers homes on a shared-equity model where buyers purchase the improvement and get rights to the land through a 99-year ground lease that includes resale

a more classic community-controlled governing board. ICLT continues to produce and preserve affordable properties through direct transfer of property from the Irvine's Inclusionary Zoning requirements and/or Development Agreements to the ICLT's portfolio.

Meeting Discussion Guide

a) What are some challenges and opportunities you face as a developer while trying to develop affordable housing in Irvine?

b) Are there any constraints with obtaining loans (construction and/or permanent) for a project in Irvine?

c) Have you encountered any programs, procedures, or incentives in other cities that have significantly facilitated housing development?

d) As funding for affordable housing is severely limited and not sufficient for the need, what types of things can the City do to incentivize affordable housing projects (e.g., zoning, fee deferrals, streamlining, etc.)?

e) Have you considered a project in Irvine within the last three years? Why or why not?

f) In your opinion, what are some creative housing solutions that would help a city like Irvine develop more affordable housing? Would implementing a by-right affordable housing development overlay help?

g) Are you interested in potentially partnering with a church or religious institution for a project (per recently passed AB 1851)? What could the City do to assist?

Aggregated Summary and Analysis

The summary is aggregated to maintain anonymity as requested by some participants.

Comments Received	How Comment was Address in HE
High land costs and finding sites (for sale or ground lease) is challenging bearing in mind location considerations, the local political climate, and availability of gap financing	Addressed under Program PP-A.3 in the HE to establish zoning overlays to allow for multi-family residential in non-residential areas, including religious institutions and schools. This facilitates and expands land opportunities and may encourage on-site workforce housing as an employer. Additionally, Program PP-A.4 encourages the Subdivision of Sites that are 10 or more acres, consistent with HCD's residential development feasibility size range of 0.5 to 10 acres in size. Addressed under Program PP-C.1 in the HE to update the City's Zoning Ordinance to allow for higher densities in areas with underdeveloped/underutilized property, including overlays allowing residential uses in commercial areas. In conjunction with programs such as Homekey and Roomkey, this could facilitate hotel conversions for permanent housing. Lastly, Programs under Objective F of Goal 4 are related to leveraging City owned land for development of 100 percent affordable housing projects and pursuing land acquisition opportunities with complementary partners. As part of the subsequent General Plan Update/Zoning Ordinance Amendment work effort, City staff will explore ways to reduce or eliminate assessments on land..
Supportive of inclusionary ordinance	Addressed under Goal 4 the Housing Plan section of the HE is to update the City's existing

	particular, Policy HE-E.3 to increase the affordable in-lieu fee to reflect current costs and the various programs under Objective E of Goal 4 related to funding sources for affordable projects. Additionally, Program PP-I.3 aims to leverage all funding options such as joining the Orange County Finance Trust (OCHFT), a joint power authority comprised of many Orange County cities. OCHFT can provide additional funding options for affordable housing developers.
Financing is increasingly competitive, especially 9 percent tax credit projects (i.e., California Tax Credit Allocation Committee or "TCAC") where project sites need to score the full 15 points in the site amenities (e.g., transit, public park/community center, public library, full-scale grocery store, schools, senior center if senior development, medical clinic, pharmacy, and high speed internet service) to be competitive	Addressed under Program PP-C.1 in the HE to update the City's Zoning Ordinance to allow for higher densities in areas with underdeveloped/underutilized property, including overlays allowing residential uses in commercial areas. The program may facilitated the conversion of retail centers into mixed-use. Additionally, addressed under Program PP-G.3 to make appropriate zoning changes as part of the subsequent General Plan Update and Zoning Ordinance Amendment to encourage the development of affordable housing in resource-rich areas. Encouraging mixed-use and adding affordable housing at retails centers is conducive to the 9 percent TCAC scoring criteria.
Entitlement process is lengthy and risky (e.g., interest rates fluctuate/different tax regulations)	Addressed under the policies and programs listed under Objective B of Goal 1 of the HE to streamline the development process. Specifically, Policy HE-B.1 to expedite the entitlement process for affordable housing developments.
Consider objective design standards for affordable by right for sites to the degree possible	Under the residential and mixed-use overlays in Programs PP-A.3 and PP-C.1, the City will explore design standards and evaluate other cost/time

	Additionally, addressed under Program PP-H.2 to monitor and adjust City fees, development standards, incentives, and development review processes, where legally and financially feasible, to ensure such requirements do not unduly constrain housing development.
Defer development fees until Certificates of Occupancy	Addressed by Policy HE-B.2 to evaluate the costs and benefits of restructuring the development fee collection process and identify opportunities to do so for affordable housing projects.
Increased density because of high land values and where appropriate; potentially with reduced parking	As indicated under Goals 1 and 2 of the Housing Plan section, it is anticipated that the subsequent General Plan Update and Zoning Ordinance Amendment work effort will maximize density where appropriate with proposed residential overlays. Under Program PP-H.2, the City will adjust development standards in conjunction with creating residential and mixed-use overlays during the subsequent General Plan Update/Zoning Ordinance Amendment work effort. Several affordable housing developers active in the region indicated that providing parking spaces on-site is expensive; however, demand for spaces is high regardless of income level.
Consider smaller units and requiring less minimum features (e.g., elevators, washer/dryer in every unit, free Wi-Fi, PV)	Addressed by Program PP-G.2 in HE to adopt ordinances and policies that encourage a diverse housing stock, including innovative design prototypes and/or construction. As an on-going existing practice, encourage all housing builders to participate in the Universal Design Program and educate contractors/remodelers on these design features for residential rehabilitation projects to allow for aging in place and enhancing usability for

	Update/Zoning Ordinance Amendment work effort,
Consider partnerships between market-rate and affordable developers where the market-rate developer pays inclusionary fees to the affordable housing developer to gain housing faster because it can be entitled as one project	Addressed by Policy HE-E.3 to update the inclusionary housing policies and in-lieu fees. Staff will explore this concept during the subsequent General Plan Update/Zoning Ordinance Amendment work effort. Addressed by Policy HE-G.4 in HE to promote and facilitate new partnerships with various organizations with different housing needs and between various entities with complementary housing objectives.

Public Engagement

Appendix A-O: Community Workshops on April 22, 2021 and April 29, 2021

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1. Presentation
2. Live Polling Results
    A. April 22, 2021
    B. April 29, 2021
3. Workshop Attendee Lists
4. Social Media Posts
5. Press Release
6. Email Newsletter
7. Workshop Announcements (Oral)
8. Community Workshop Fliers (see Appendix Section A-D, Print Media)

1. Presentation



Agenda

- Welcome & Introductions
- Housing Element Background – State Requirements
- Community Profile – Irvine Today
- Regional Housing Needs Assessment (RHNA)
- Site Inventory
- Next Steps
- Q & A



Welcome & Introductions

City Staff

- Kerwin Lau
  Planning Services Manager
- Marika Poynter
  Principal Planner

Harris & Associates.

- Hitta Mosesman
- Jordan Perez



How to Participate – Share Your Ideas

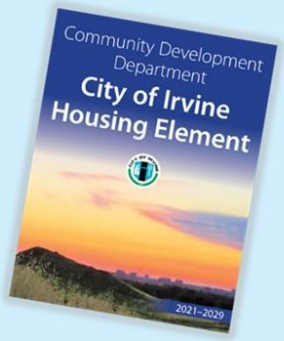


- **During the presentation:**
  - Audience will be muted
  - If you have a question, type it into Q & A
- **After the presentation:**
  - Questions in Q & A answered first
  - After Q & A questions answered, click the Raised Hand
  - Raised Hand comments limited to three minutes per person per round
  - Please be mindful of background noise



What is a Housing Element?

- **<u>State-mandated</u> policy document/part of the City's General Plan**
  - Primary planning document to address <u>City's housing needs</u>
  - State law <u>requirement for all cities & counties</u>
  - <u>Housing needs</u> of residents of <u>all income levels</u>
  - <u>State</u> Department of Housing and Community Development (HCD) <u>reviews and certifies</u>





Housing Element Does Not

- Require the City to build housing units
- Provide funding
- Authorize construction
  - Projects still need to go through the development review process





Why is the Housing Element Being Updated?

- State law requires an update every eight years
- Incorporates State housing law requirements
- Shows how City will facilitate housing demand/growth
- Allows eligibility for State funding for housing
- Involves community in housing planning process to develop effective housing policies and programs



Housing Element Components

- Community characteristics:
  - population, income, and employment
- Existing & projected housing needs by category
  - challenges and opportunities
- Goals & objectives/policies & programs to address housing needs
- List of land for future housing at different income levels – site inventory





Demographics

- **Population:** 281,707 (2020)
  - 3.4% annual growth rate (2000-2020)
- Housing Tenure: **47% Owner & 53% Renter**
- **Median Sales Price:** existing homes (2018): $918,000
  - 197% increase (2000 – 2018)
- 50% of renter households spend 30% or more of gross income on housing



Sources: SCAG pre-certified local housing data, August 2020



Housing Trends – Existing Housing Types

Housing Type	# of Units	Percentage
Single-Family Detached	43,013	39.5%
Single-Family Attached	17,187	15.8%
Multi-Family, 2-4 units	6,765	6.2%
Multi-Family, 5+ units	40,692	37.4%
Mobile Homes	1,165	1.1%
TOTAL	**108,822**	**100%**

Source: SCAG pre-certified local housing data, August 2020



Survey Results – Housing





General Plan Update Survey – August 2020

- **NOT ENOUGH**
  - Multi-family housing (market rate & affordable) and near public transit
  - Housing for seniors, students, and special needs
- **NEW HOUSING**
  - Spread throughout business districts and near existing housing (Infill)
  - Mix of single and multi-family
  - New services



Polling Questions



Do You Agree with the Survey Results?
A Deeper Dive…



Regional Housing Needs Assessment (RHNA)





What is RHNA?

- Regional Housing Needs Assessment
- Minimum # Units planned for each community (8 Years) – <u>Mandated by State</u>
- RHNA for Southern California: 1.34 million units
- Southern California Association of Governments Regional Planning Agency
  - Develops methodology and allocates units to cities and counties





RHNA Process





RHNA Allocation

% of County Area Median Income (AMI)	Units
Category 1 (0 – 50 % AMI)	6,396
Category 2 (51 – 80% AMI)	4,235
Category 3 (81 – 120% AMI)	4,308
Category 4 (120% AMI or above; considered "market rate")	8,671
TOTAL	**23,610**

- Need to identify extra sites for Categories 1-3 due to State Law ("no net loss" buffer)
- Actual number needed will likely exceed numbers above



Site Inventory





Background

- Analysis of adequate sites suitable to accommodate RHNA
  - List and map
  - Specific locations where future housing can be built
  - Identify the potential # of homes that can be built at those locations
  - State's site selection criteria (HCD's Guidebook)
    1. Site appropriately zoned?
    2. Site suitable for development?
    3. Realistic development capacity?





Locations Generally "Off the Table"

- Preserved open space areas
- Areas with sensitive habitat or species
- Where topography isn't conducive to building (e.g., steep slopes)
- Flood zones or high-fire areas that aren't safe
- Areas deemed off-limits by John Wayne Airport (e.g., flight path, airport noise contours)







Affirmatively Furthering Fair Housing (AFFH)

- Fair and equitable distribution of housing throughout community
- Protects against communities being overburdened
- Takes into consideration:
  - Variety of housing types
  - Mix of affordability levels
  - Access to transportation, employment, and community resources





Potential Housing Strategies

- Rezone and create overlays for more homes especially near Irvine Station and job centers (IBC & Spectrum)
- Redevelop properties such as older apartment complexes and underutilized retail/office centers to include residential uses
- Expand Inclusionary Housing Ordinance
  - Increase requirement from 15 percent to 20 percent for affordable units



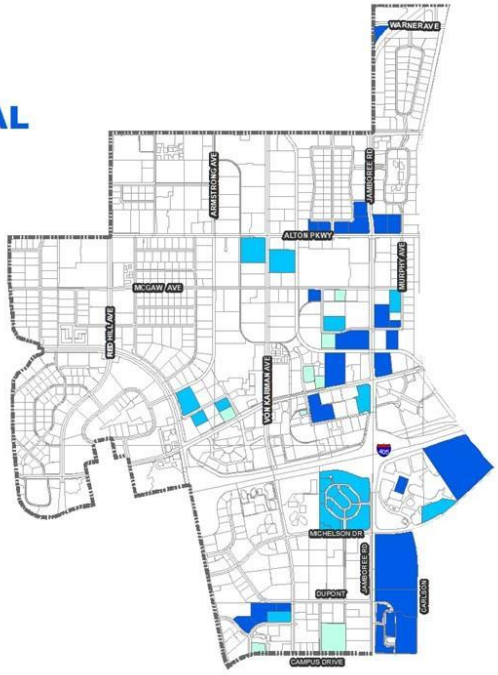
Potential Housing Strategies

- Ease restrictive development standards such as reduced parking requirements or using on-site shared Electric Vehicle (EV) fleet for residents
- Encourage innovative design prototypes such as smaller units with increased energy efficiency





IBC RESIDENTIAL PROJECTS

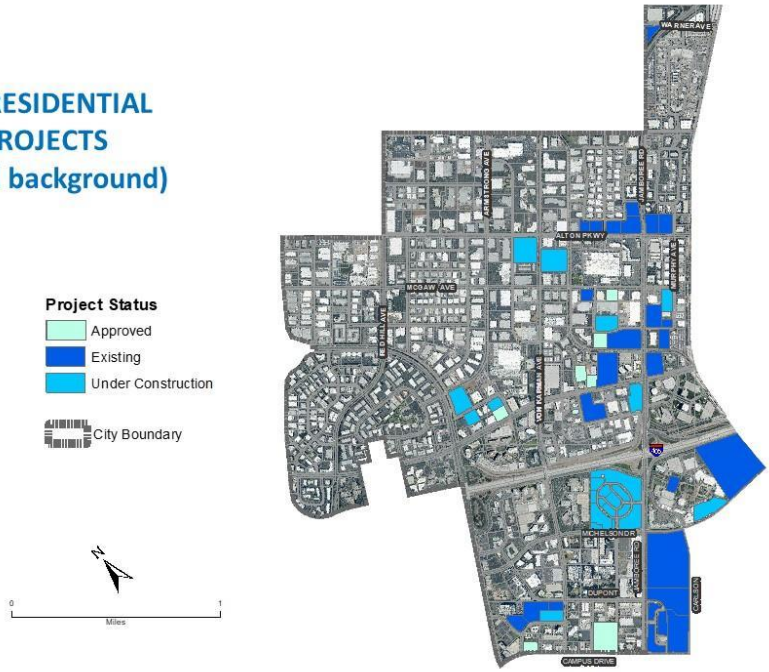


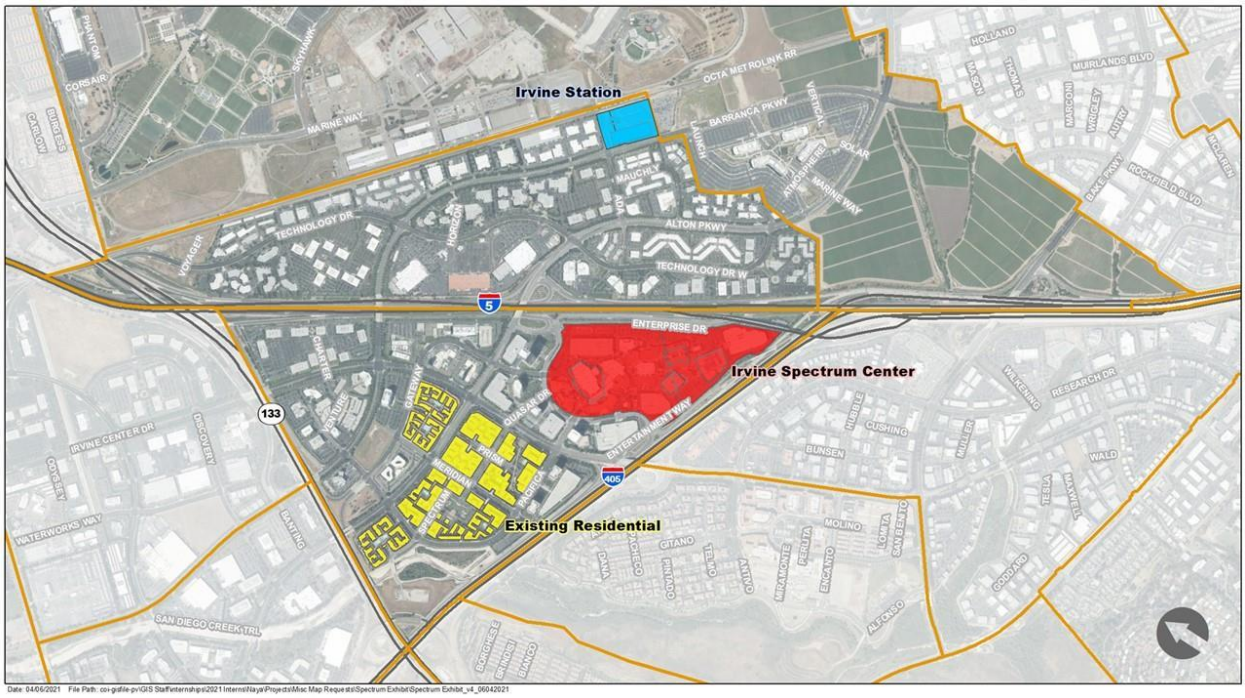
Project Status

- Approved
- Existing
- Under Construction
- City Boundary

0 1 Miles

IBC RESIDENTIAL PROJECTS (aerial background)





Date: 04/06/2021 File Path: cos-gisfile-pr\GIS Staff\eternships\2021 Interns\Nayar\Projects\Misc Map Requests\Spectrum Exhibit\Spectrum Exhibit_v4_06042021



Polling Questions

Next Steps





Spring 2021

- Finalize site inventory
- Prepare draft Housing Element



Summer 2021

- ***Planning Commission and City Council review***
- ***Public review of draft Housing Element (30 days)***
- State review of the draft Housing Element (60 days)
- Finalize Housing Element

Early Fall 2021 – Adoption Hearings

- ***Planning Commission***
- ***City Council***

State Due Date – October 15, 2021 for certification (120-day grace period allowed)



Questions?

HOUSINGELEMENT
CITY OF IRVINE 2021 UPDATE



More Opportunities for Involvement

We Want Your Input!

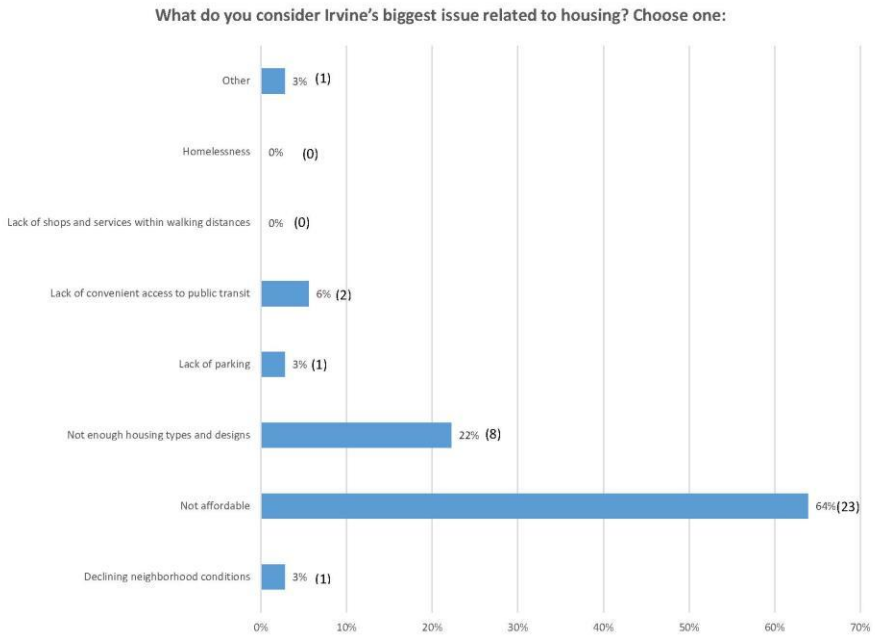
Visit *cityofirvine.org/HEUpdate*

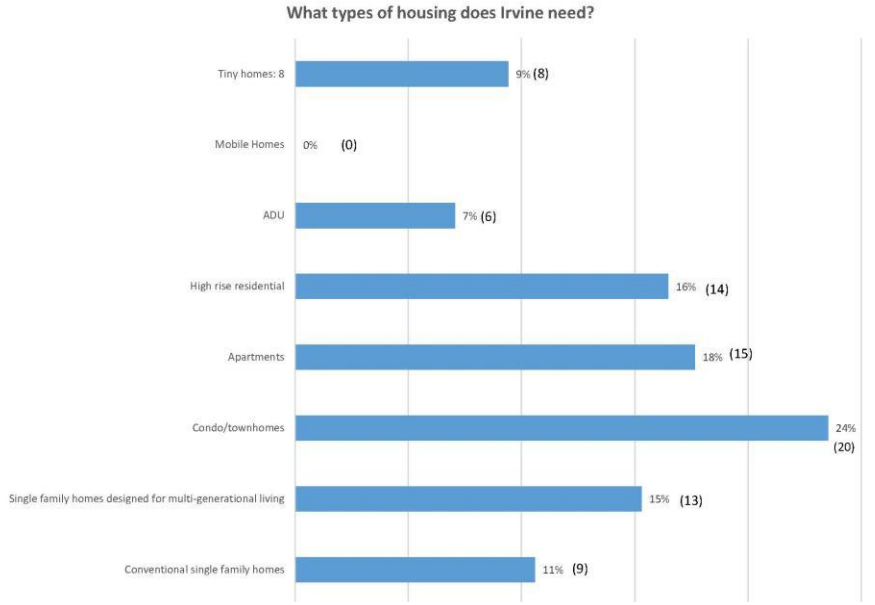
Contact Melissa Chao, Senior Planner
949-724-6395 or *mchao@cityofirvine.org*

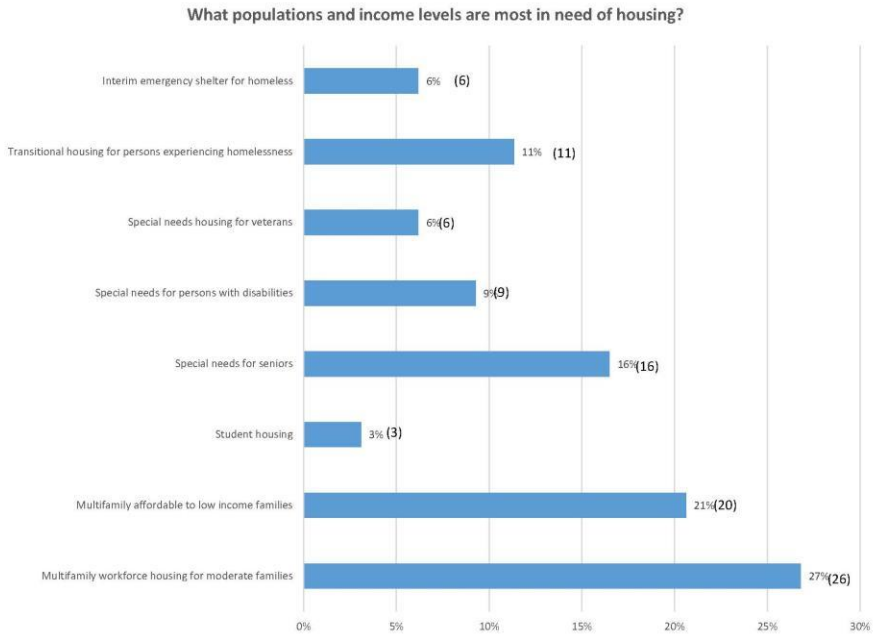
Thank you!

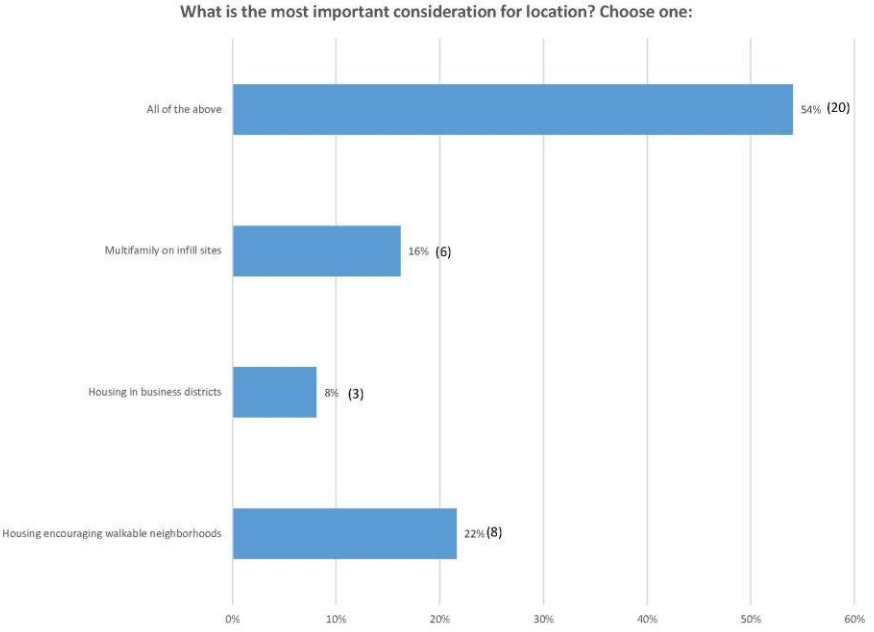


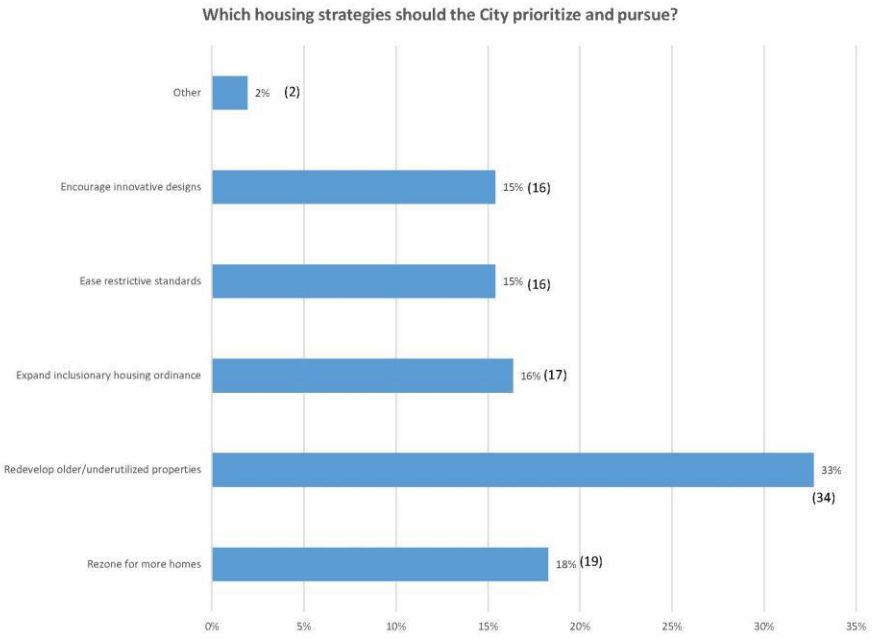
2a. Live Polling Results from April 22, 2021

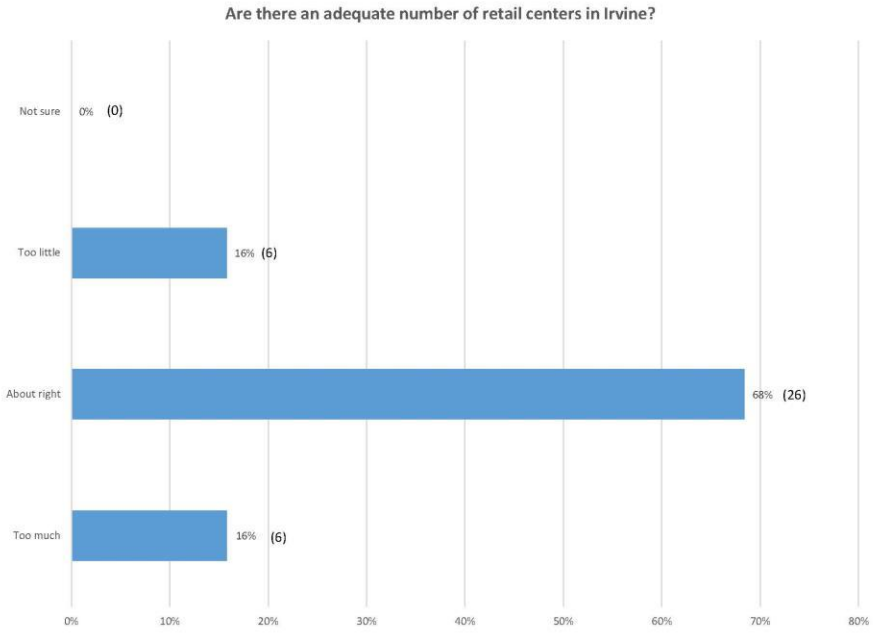


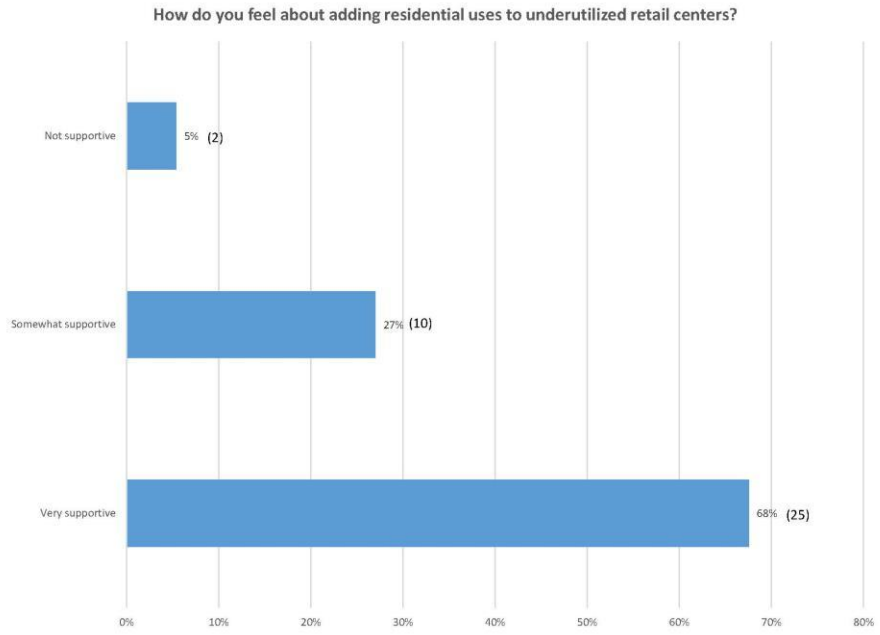


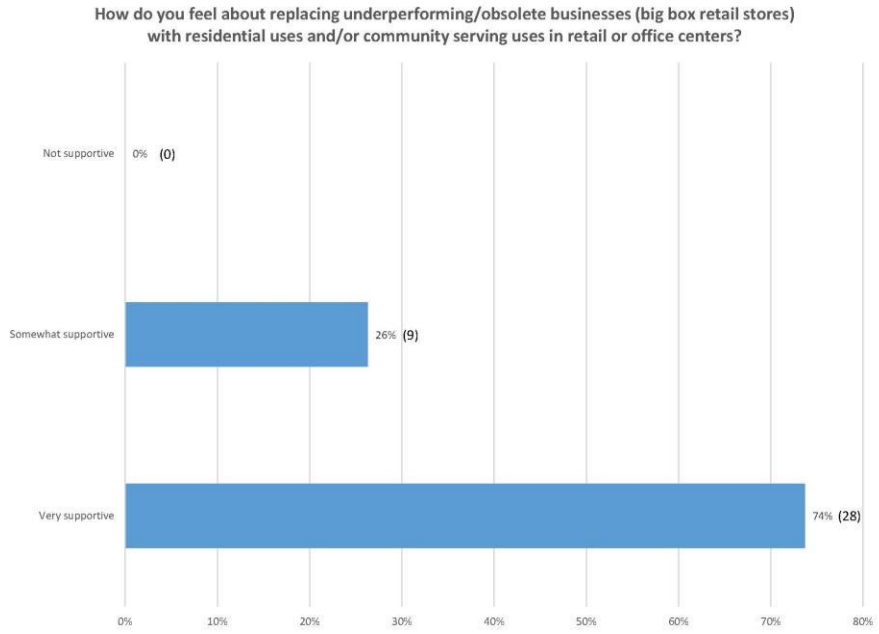

What populations and income levels are most in need of housing?
Interim emergency shelter for homeless
6% (6)
Transitional housing for persons experiencing homelessness
11% (11)
Special needs housing for veterans
6% (6)
Special needs for persons with disabilities
9% (9)
Special needs for seniors
16% (16)
Student housing
3% (3)
Multifamily affordable to low income families
21% (20)
Multifamily workforce housing for moderate families
27% (26)
0%
5%
10%
15%
20%
25%
30%


What is the most important consideration for location? Choose one:
All of the above
54% (20)
Multifamily on infill sites
16% (6)
Housing in business districts
8% (3)
Housing encouraging walkable neighborhoods
22% (8)
0%
10%
20%
30%
40%
50%
60%

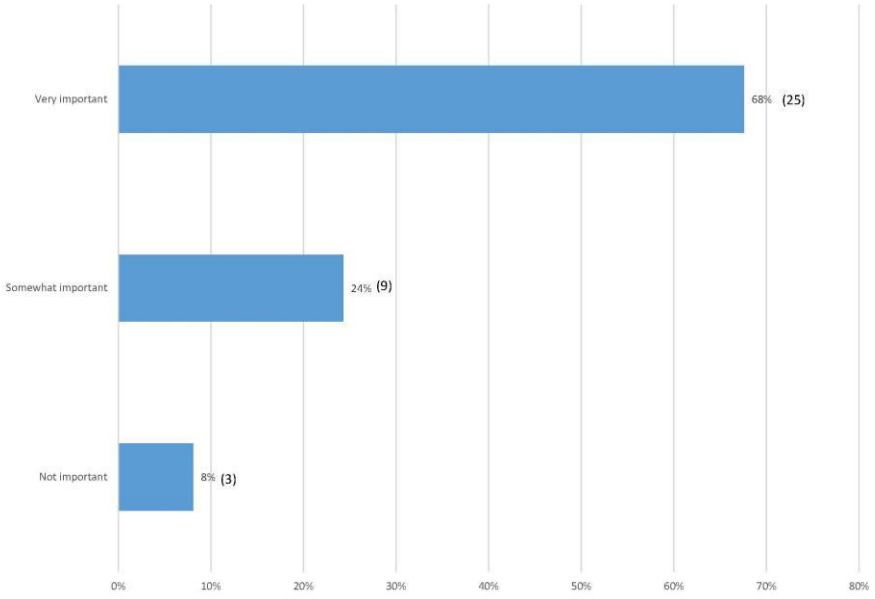

Which housing strategies should the City prioritize and pursue?
Other
2% (2)
Encourage innovative designs
15% (16)
Ease restrictive standards
15% (16)
Expand inclusionary housing ordinance
16% (17)
Redevelop older/underutilized properties
33% (34)
Rezone for more homes
18% (19)
0%
5%
10%
15%
20%
25%
30%
35%


Are there an adequate number of retail centers in Irvine?
Not sure
0% (0)
Too little
16% (6)
About right
68% (26)
Too much
16% (6)
0%
10%
20%
30%
40%
50%
60%
70%
80%

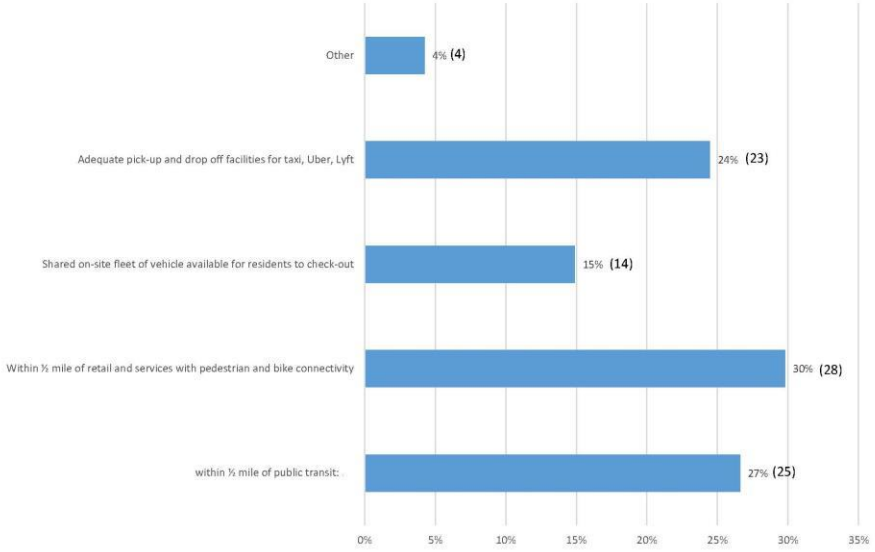

How do you feel about adding residential uses to underutilized retail centers?
Not supportive
5% (2)
Somewhat supportive
27% (10)
Very supportive
68% (25)
0%
10%
20%
30%
40%
50%
60%
70%
80%


How do you feel about replacing underperforming/obsolete businesses (big box retail stores) with residential uses and/or community serving uses in retail or office centers?
Not supportive
0% (0)
Somewhat supportive
26% (9)
Very supportive
74% (28)
0%
10%
20%
30%
40%
50%
60%
70%
80%

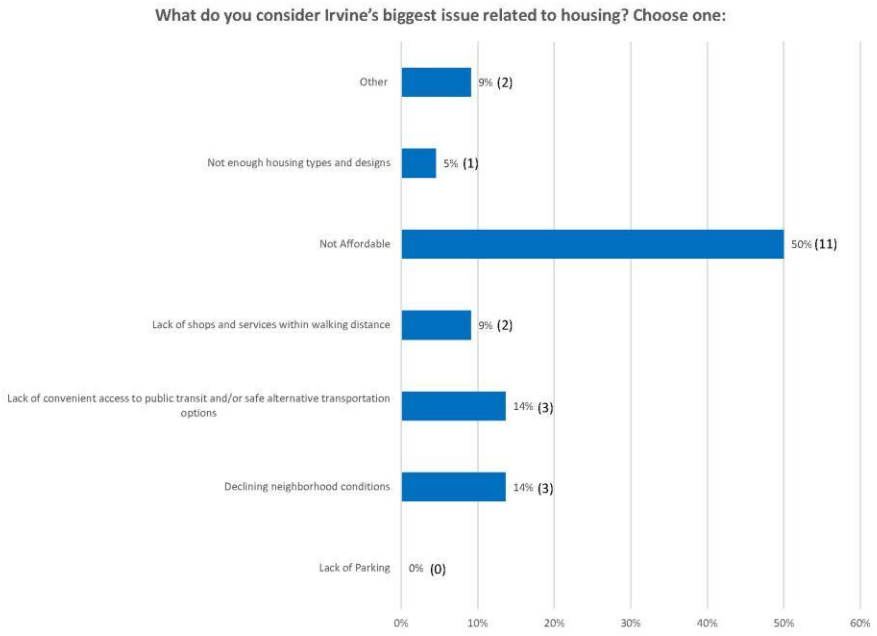
Do you think being able to walk to a shopping center from your home would be a benefit?

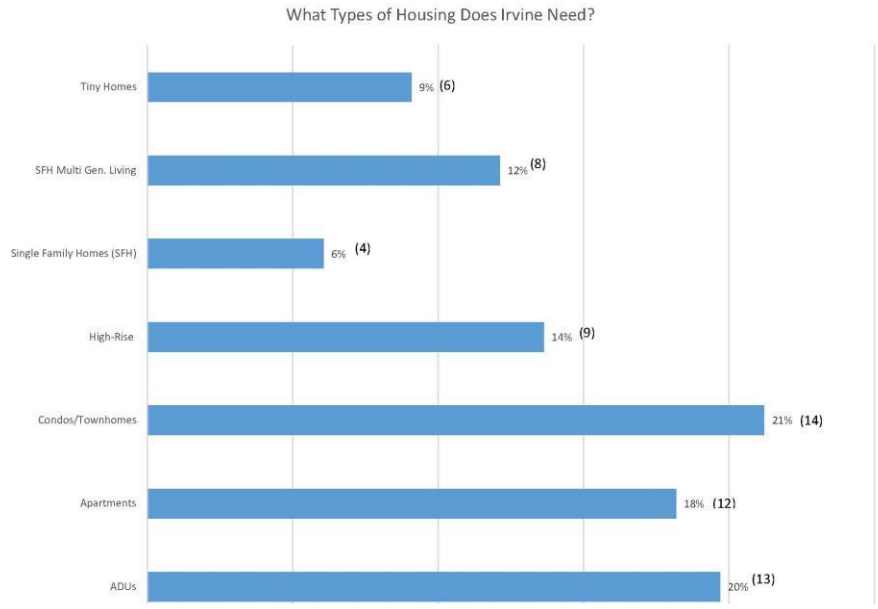


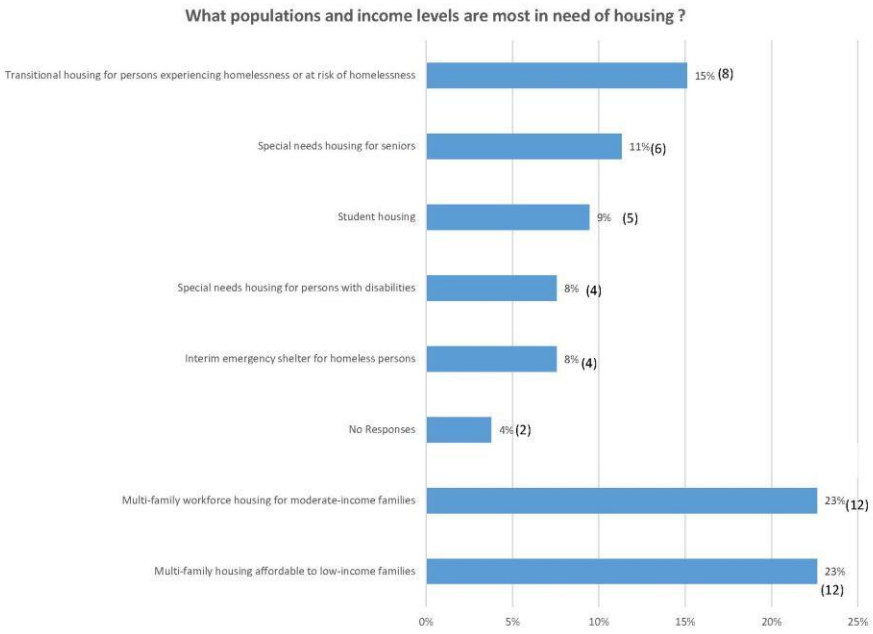
The cost of providing on-site parking for housing projects, especially affordable homes, can be prohibitive. How can the City ensure new projects adequately address specific parking needs without it being a major obstacle?

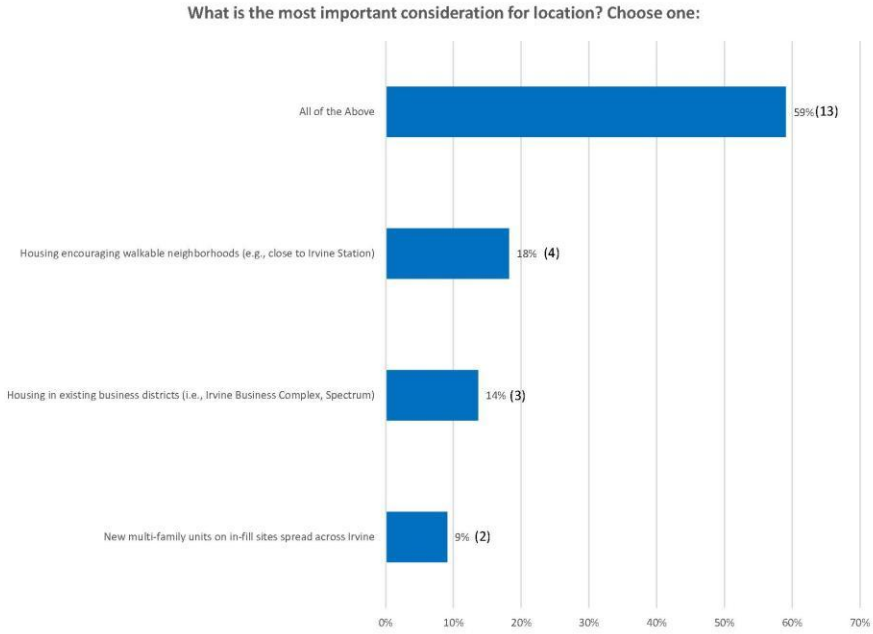


2b. Live Polling Results from April 29, 2021

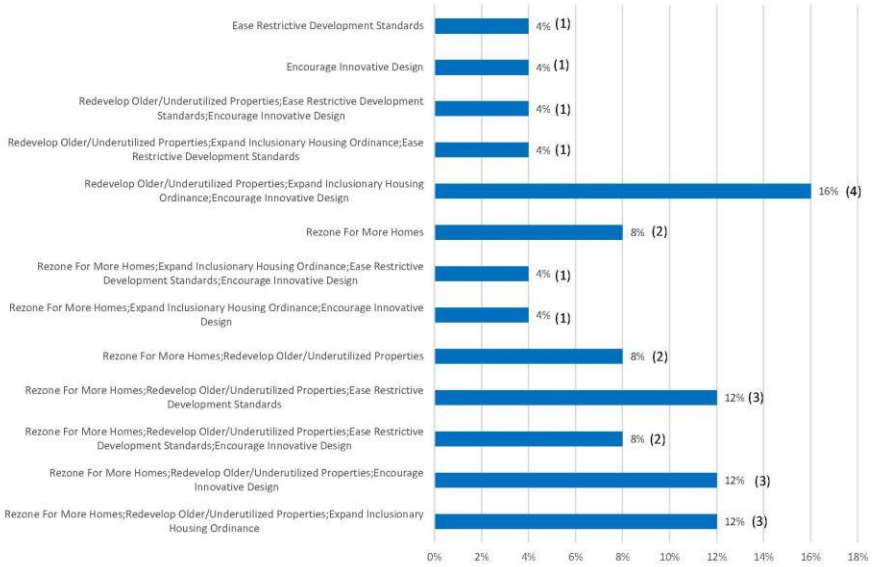




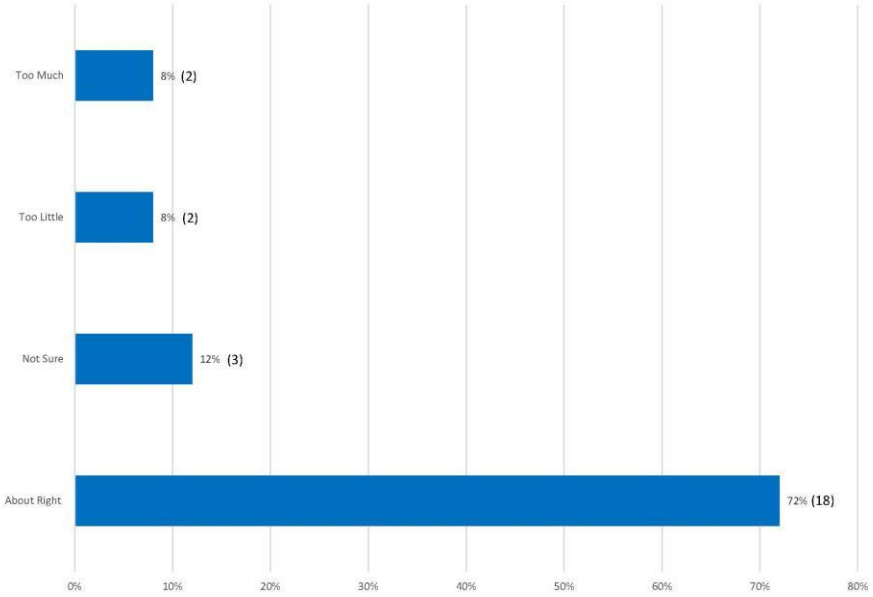

What populations and income levels are most in need of housing ?
Transitional housing for persons experiencing homelessness or at risk of homelessness
15% (8)
Special needs housing for seniors
11% (6)
Student housing
9% (5)
Special needs housing for persons with disabilities
8% (4)
Interim emergency shelter for homeless persons
8% (4)
No Responses
4% (2)
Multi-family workforce housing for moderate-income families
23% (12)
Multi-family housing affordable to low-income families
23% (12)
0%
5%
10%
15%
20%
25%


What is the most important consideration for location? Choose one:
All of the Above
59% (13)
Housing encouraging walkable neighborhoods (e.g., close to Irvine Station)
18% (4)
Housing in existing business districts (i.e., Irvine Business Complex, Spectrum)
14% (3)
New multi-family units on in-fill sites spread across Irvine
9% (2)
0%
10%
20%
30%
40%
50%
60%
70%

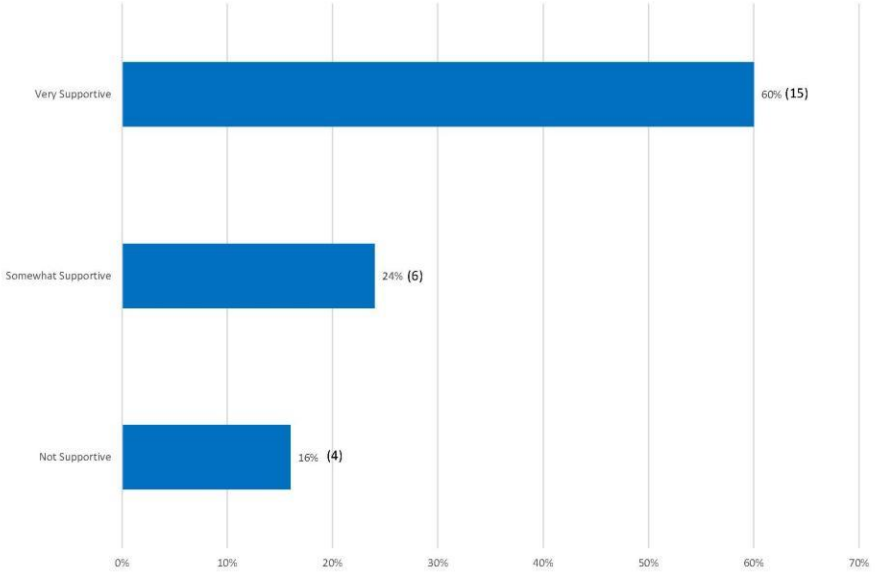
Which housing strategies should the City prioritize and pursue? Choose top three:



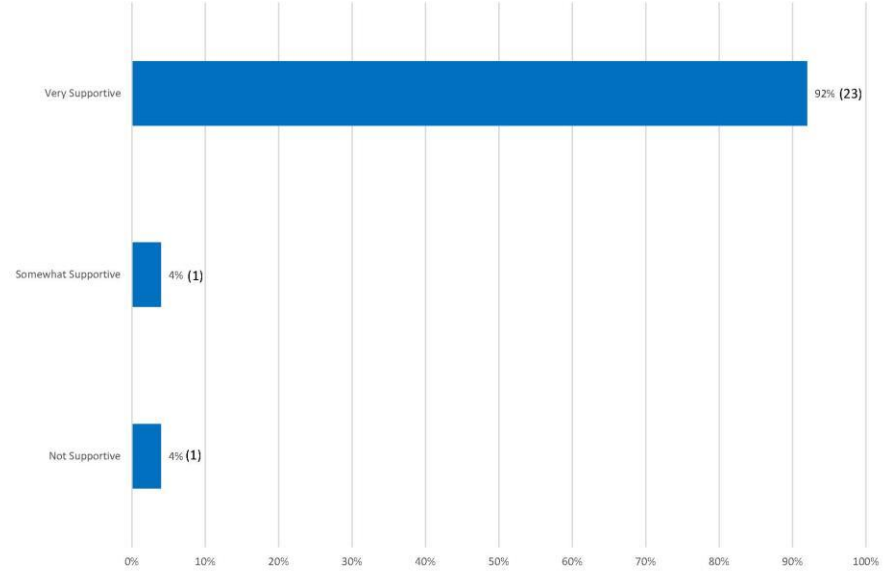
Are there an adequate number of retail centers in Irvine? Choose one:



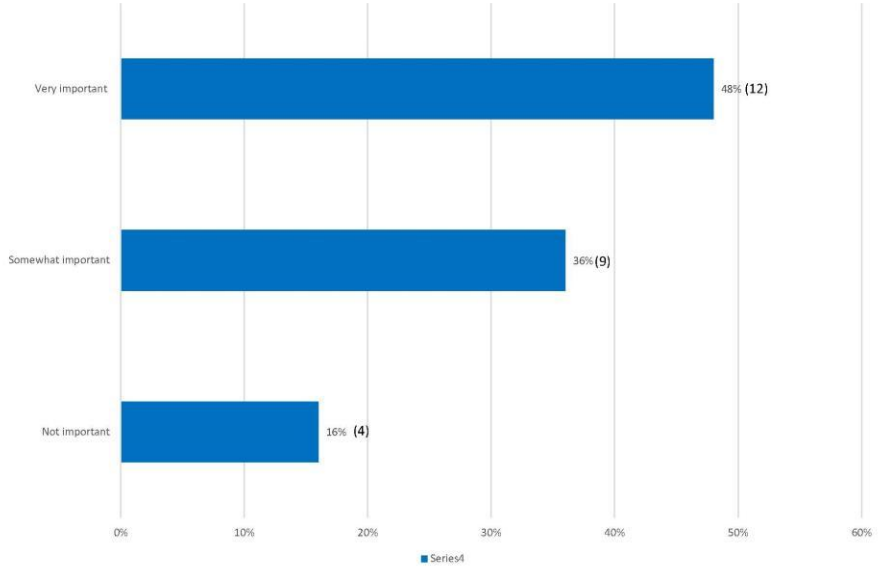
How do you feel about adding residential uses to underutilized retail centers (i.e., in parking lot)? Choose one:



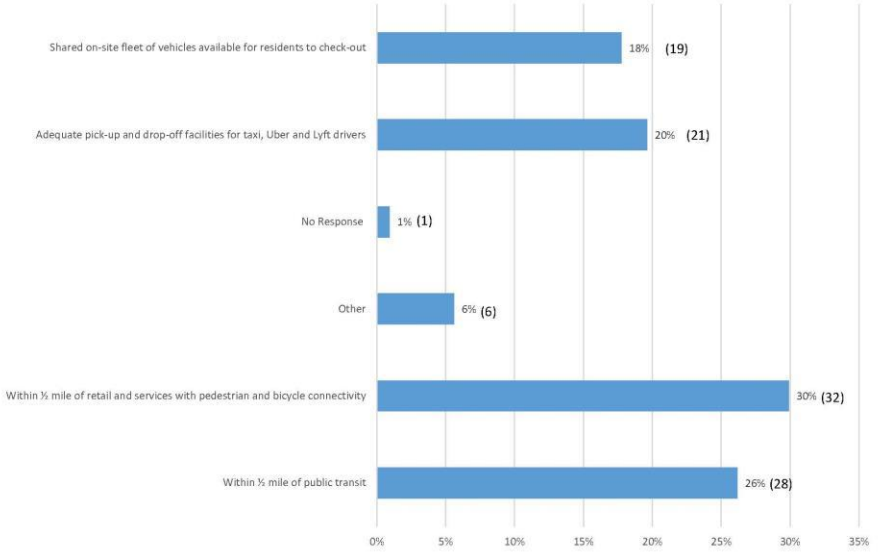
How do you feel about replacing underperforming/obsolete businesses with residential uses and/or community serving uses in retail or office centers? Choose one:



Do you think being able to walk to a shopping center from your home would be a benefit?



The costs of providing on-site parking for housing projects, especially affordable homes, can be prohibitive. How can the City ensure new projects adequately address specific parking needs without it being a major obstacle?



3. Workshop Attendee Lists

Workshop 1 on April 22, 2021 at 10 a.m. (105 participants)

Steven	Giang
Michael	Vasoghi
Pat	Davis
Nishtha	Mohendra
Nishtha	Mohendra
Yong	Song
ebec	b
Lynn	Puckett
Diane	Clark
Ken	Montgomery
Ken	Montgomery
Diane	Nied
Tiffany	Craft
Tammy	Kim
Mary Ann	Gaido
Rebecca	Hanson
Dawn	McCarty
Tracy	Franks
Florin	Tiru
Doni	Adhiningrat

John	Himes
Judith	Hernandez
ANGELA	YOUNG
Tim	Strader
Tim	Strader
Mohammad Maruf	Sharif Zada
Robert	Ramirez
Tom	
Sean	Cao
Sal	Perez
Sylvia	Walker
Carol	Clayman
Daniel	Gehman
Daniel	Gehman
Katerina	Polezhaev
James	Gerrard
Justin	Equina
Massis	Chahbazian
Warren	Wang
Vasantha	Kandasamy
Amy	S
Jeanne	Baran
David	Ehrlich

Mark	Dershem
Mariana	Montenegro
Mariana	Montenegro
Richard	Green
Jeremy	Carver
Michele	Silva
Tim	Shaw
PHILIP	ANDONIU
Cherry	Lai
Michelle	Santiago
Sharon	Toranto
Emily	Yau
xhidalgo	
Josh	Goldman
Susan	Sayre
Jeanne	Villacorte
Jeanne	Villacorte
Rachel	Owens
Luke	Unal
Ira	Sadis
Kelly	Jones
Brent	Stoll
Maximina	Marin

Azad	Sabounjian
Azad	Sabounjian
Azad	Sabounjian
Oscar R	Garcia
Richard	Walker
Sung	Kim
Sung	Kim
Lindsey	Hashimoto
Farhad	abdollahi
kyooduk	choi
Stuart	Blakeney
Martin	Reiner
Martin	Reiner
Parvin	Sardarianpour
Jamie	Ota

Workshop 2 on April 29, 2021 at 5:30 p.m. (92 participants)

Anthony	Nguyen
Gerard	Bulalacao
Jeff	Davis
Karen	Martin
Andrew	Yam
Andrew	Yam
Nancy	Neudorf

Emily	Yau
Angela	Kong
LaVonda	Jackson
Ken	Wilhelm
Robert	Ramirez
Jeanne	Villacorte
Cheryl	Cohen
Tammy	KIim
julie	g
Kedarious	Colbert
Bill	Jacobs
Kevin	Corrigan
Diane	Nied
Brent	Stoll
Tammy	Traverso
Vasantha	Kandasamy
Ken	Montgomery
Thomas	Lo
Jiun	Shen
Rebecca	Newman
Ford	Fujii
Kevin	Nguyen
Callie	Rutter

John	Loper
Lilia	Luo
Courtney	Santos
xenia	panameno
Dominic	Mazza
Vugar	Zeynalov
Mark	Dershem
Anamika	Bhattacharya
Tom	Mason
Lindsey	Hashimoto
Cindi	Chow
Sung	kim
Travis	Baron
Christi O	Davies
Michele	Silva
Karla	Pena
Karla	Pena
Karla	Pena
Karla	Pena
Karla	Pena
Karla	Pena
PHILIP	ANDONIU
Andrea	Maloney

Grace	Yoon-Taylor
Barbara	Arenado
Deborah	Dutra
Gary	Wang
Ken	Chew
frank	amini
Carolyn	Ybarra
Farhad	Mafie
Leilani	Del Rosario
Judith	Gass
Freda	Pongetti
ANGELA	YOUNG
Cherry	Lai
Raf	Batista
Sean	Cao
Pat	Davis

4. Social Media Posts

INSTAGRAM



cityofirvine

cityofirvine Help plan the City's future housing needs and priorities. Attend one of our virtual workshops to learn about and share input on the City's Housing Element Update:

🏠 April 22, 10 a.m. to noon
🏠 April 29, 5:30 p.m. to 7:30 p.m.

To register for a workshop, and for additional information on the Housing Element Update, visit cityofirvine.org/HEUpdate. Information is available in multiple languages.

For language assistance, please email mchao@cityofirvine.org by April 30 to schedule an individualized meeting.

Liked by **orangecountyevents** and **others**

APRIL 16



cityofirvine

cityofirvine We are updating the Housing Element for the 2021-29 planning period and we want your input.

Please attend one of the following virtual community workshops to help plan the City's future housing needs and priorities:
🏠 April 22, 10 a.m. to noon
🏠 April 29, 5:30 p.m. to 7:30 p.m.

The community workshops will include a presentation on the Housing Element and an open discussion about the update.



cityofirvine

cityofirvine We are updating the City's Housing Element and we need your input. Help plan for future housing needs and priorities in our community by attending one of these virtual workshops:

🏠 April 22, 10 a.m. to noon
🏠 April 29, 5:30 p.m. to 7:30 p.m.

To register for a workshop, and for additional information about the Housing Element Update, visit cityofirvine.org/HEUpdate. Information is available in multiple languages.

For language assistance, please email mchao@cityofirvine.org by April 30 to schedule an individualized meeting.

Liked by **irvinemoms** and **others**

APRIL 19



cityofirvine

cityofirvine Help us plan our future housing needs and priorities at a virtual workshop this Thursday, April 29, from 5:30 to 7:30 p.m.

The workshop will include a presentation on the Housing Element and an open discussion about the update.

To register for the workshop and learn more, visit cityofirvine.org/HEUpdate. Information is available in multiple languages.

For language assistance, please email mchao@cityofirvine.org by April 30 to schedule an individualized meeting.

FACEBOOK


City of Irvine City Hall added an event.
April 12 ·
HOUSINGELEMENT
CITY OF IRVINE 2021 UPDATE
Community Workshop
THU, APR 22
Housing Element Update Community Workshops
3 Went · 16 Interested

City of Irvine City Hall
Published by Irvine Ca · April 16 ·

Help plan the City's future housing needs and priorities. Attend one of our virtual workshops to learn about and share input on the City's Housing Element Update:

🏠 April 22, 10 a.m. to noon
🏠 April 29, 5:30 p.m. to 7:30 p.m.

To register for a workshop, and for additional information on the Housing Element Update, visit cityofirvine.org/HEUpdate. Information is available in multiple languages.

For language assistance, please email mchao@cityofirvine.org by April 30 to schedule an individualized meeting.



City of Irvine City Hall
Published by Irvine Ca · April 19 ·

We are updating the City's Housing Element and we need your input. Help plan for future housing needs and priorities in our community by attending one of these virtual workshops:

🏠 April 22, 10 a.m. to noon
🏠 April 29, 5:30 p.m. to 7:30 p.m.

To register for a workshop, and for additional information about the Housing Element Update, visit cityofirvine.org/HEUpdate. Information is available in multiple languages.

For language assistance, please email mchao@cityofirvine.org by April 30 to schedule an individualized meeting.



City of Irvine City Hall
Published by Irvine Ca · April 25 ·

Help us plan our future housing needs and priorities at a virtual workshop this Thursday, April 29, from 5:30 to 7:30 p.m.

The workshop will include a presentation on the Housing Element and an open discussion about the update.

To register for the workshop and learn more, visit cityofirvine.org/HEUpdate. Information is available in multiple languages.

For language assistance, please email mchao@cityofirvine.org by April 30 to schedule an individualized meeting.

#WeAreIrvine

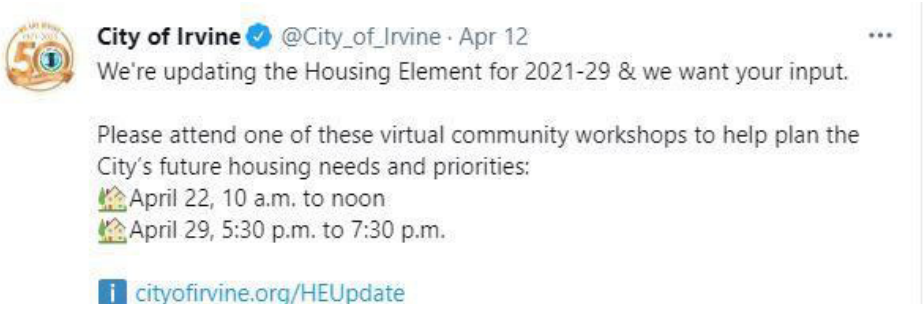


FACEBOOK AND INSTAGRAM STORIES





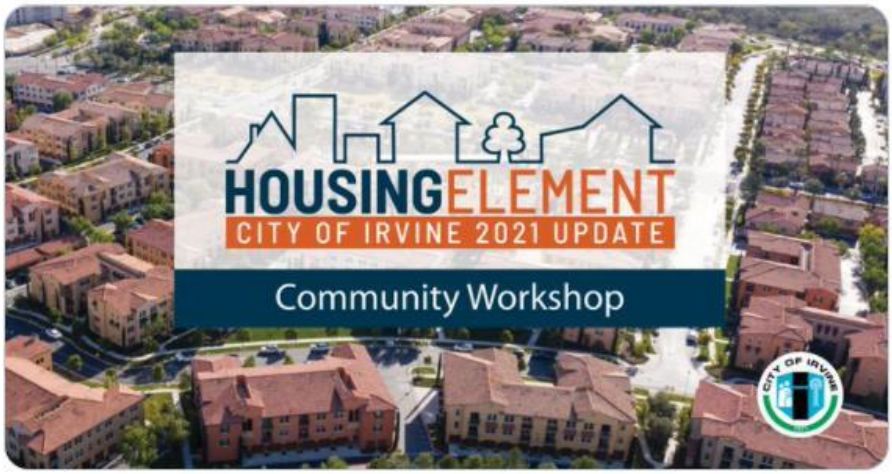
TWITTER



City of Irvine
@City_of_Irvine

We invite you to attend a virtual community workshop this month to help plan the City's future housing needs and priorities. Details on the Housing Element Update are available in multiple languages at cityofirvine.org/HEUpdate.

Please join us and share your input!



11:13 AM · Apr 13, 2021 · Twitter Web App

City of Irvine
@City_of_Irvine

Help plan the City's future housing needs and priorities. Attend a virtual workshop on April 22 or April 29 to learn about and share input on the City's Housing Element Update.

Information is available in multiple languages at cityofirvine.org/HEUpdate.

City of Irvine @City_of_Irvine · Apr 19

We are updating the City's **Housing Element** and we need your input. Help plan for future **housing** needs and priorities in our community by attending one of these virtual workshops:

🏠 April 22, 10 a.m. to noon
🏠 April 29, 5:30 p.m. to 7:30 p.m.

ℹ cityofirvine.org/HEUpdate



City of Irvine
@City_of_Irvine

Help us plan our future housing needs and priorities at a virtual workshop this Thursday, April 29, from 5:30 to 7:30 p.m.

To register for the workshop and learn more, visit cityofirvine.org/HEUpdate. Information is available in multiple languages.

#WeAreIrvine

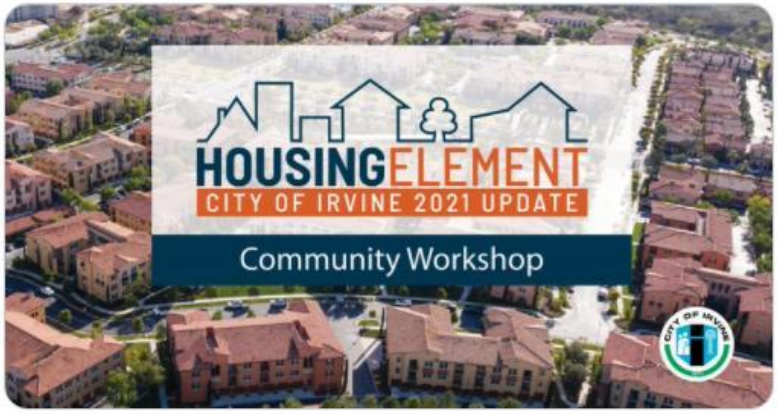
City of Irvine @City_of_Irvine · Apr 28

Help us plan Irvine's future housing needs & priorities at a virtual workshop tomorrow!

📅April 29
⌚5:30 to 7:30 p.m.

To register and learn more, visit cityofirvine.org/HEUpdate. Information is available in multiple languages.

#WeAreIrvine



NEXTDOOR

City of Irvine
Public Information Office Linda Fontes • 12 Apr

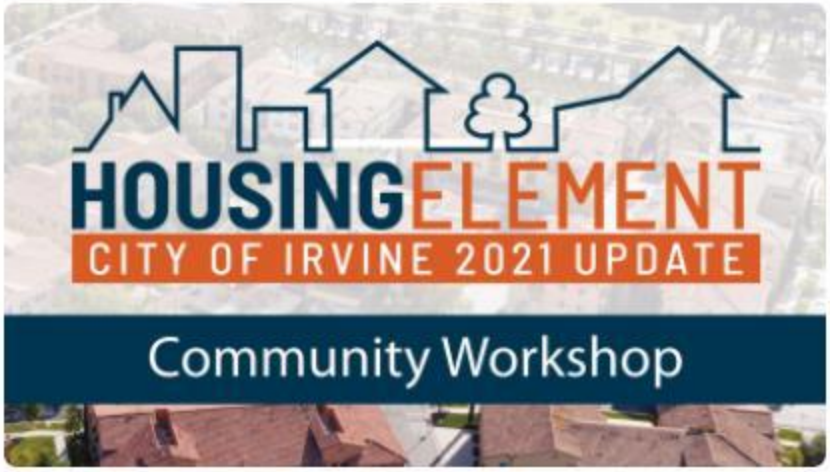
Housing Element Update Community Workshop. The City of Irvine is updating the Housing Element for the 2021-29 planning period and will be hosting two virtual community workshops. All Irvine residents and stakeholders are encouraged to attend the virtual workshops to help plan the City's future housing needs and priorities.

The community workshops will be hosted by Irvine's Community Development department and will include a presentation on the Housing Element and an open discussion about the update. The public is invited to attend the meetings.

Virtual Community Workshop dates and times via Zoom:
April 22, 10 a.m. to noon
April 29, 5:30 p.m. to 7:30 p.m.

To register for a virtual meeting and for additional information on the Housing Element Update, visit cityofirvine.org/HEUpdate or call 949-724-6395. If you need language assistance, please email mchao@cityofirvine.org by April 30 to schedule

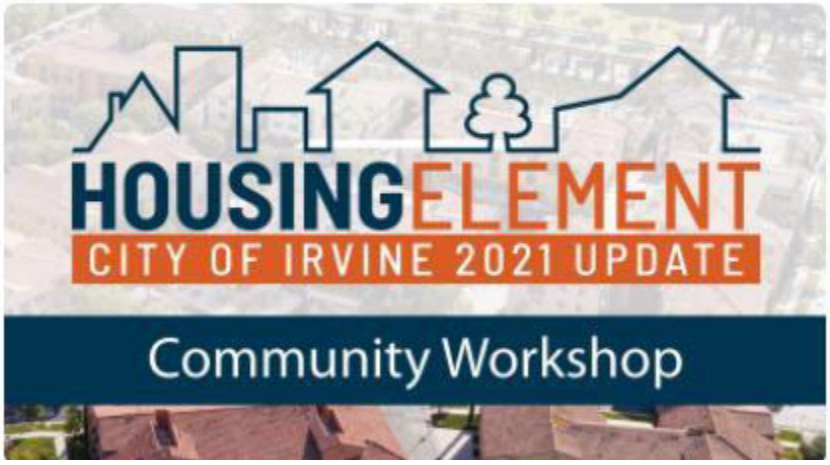
City of Irvine
Public Information Office Linda Fontes • 19 Apr



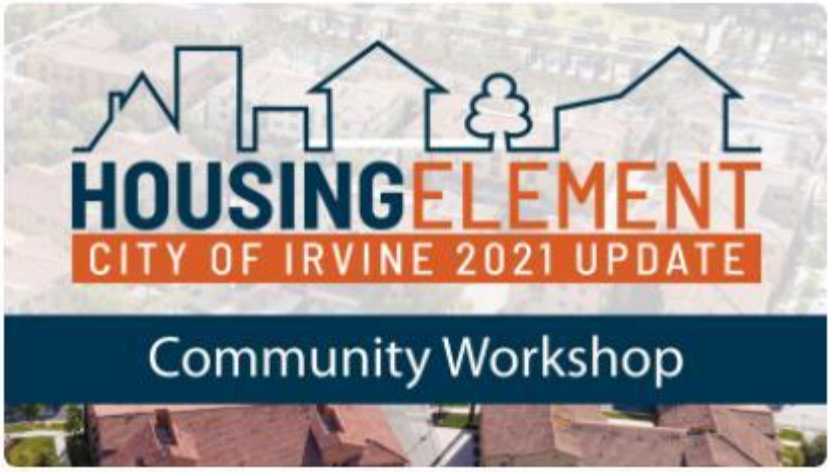
We need your input! We are updating the City's Housing Element and we need your input. Help plan for future housing needs and priorities in our community by attending one of these virtual workshops: 🏠 April 22, 10 a.m. to noon 🏠 April 29, 5:30 p.m. to 7:30 p.m. To register for a workshop, and for additional information
See more...

Posted to **Subscribers of City of Irvine**

City of Irvine
Public Information Office Linda Fontes • 25 Apr



City of Irvine
Public Information Office Linda Fontes • 28 Apr



Reminder: Community Workshop on Housing in Irvine Tomorrow. Help us plan our future housing needs and priorities at a virtual workshop tomorrow, April 29, 5:30 to 7:30 p.m. The workshop will include a presentation on the Housing Element and an open discussion about the update. To register for the workshop and learn
See more...

Posted to **Subscribers of City of Irvine**

5. Press Release

NEWS RELEASE

FOR IMMEDIATE RELEASE

CONTACT: Kristina Perrigoue
Public Information Officer
949-724-6212
kperrigoue@cityofirvine.org

City of Irvine to Host Housing Element Update Virtual Community Workshops

All Irvine residents and stakeholders are encouraged to help plan the City's future housing needs and priorities.

IRVINE, Calif. (April 12, 2021): The City of Irvine is updating the Housing Element for the 2021-2029 planning period and will be hosting two virtual community workshops. All Irvine residents and stakeholders are encouraged to attend the virtual workshops to help plan the City's future housing needs and priorities.

The City of Irvine Housing Element is one of the seven mandated elements of the City's General Plan. It sets forth Irvine's strategy to preserve and enhance the community's residential character, expand housing opportunities for all economic segments, and provide guidance and direction for local government decision-making in all matters related to housing.

The community workshops will be hosted by Irvine's Community Development department and will include a presentation on the Housing Element and an open discussion about the update. The public is invited to attend the meetings.

Virtual Community Workshop dates and times via Zoom:

- April 22, 2021, from 10 a.m. to noon
- April 29, 2021, from 5:30 p.m. to 7:30 p.m.

For more information on the Housing Element Update, please visit cityofirvine.org/HEUpdate or email GPUpdate2035@cityofirvine.org. In addition to English, program information is available in Chinese (Traditional), Chinese (Simplified), Korean, Spanish, Vietnamese, Arabic, Japanese, and Farsi.

Since its incorporation in 1971, Irvine has become a nationally recognized city, with a population of 281,707 that spans 66 square miles and is recognized as one of America's safest and most successful master-planned urban communities. Top-rated educational institutions, an enterprising business atmosphere, sound environmental stewardship, and respect for diversity all contribute to Irvine's enviable quality of life. This family-friendly city features more than 16,000 acres of parks, sports fields and dedicated open space and is the home of the Orange County Great Park. For more information, please visit cityofirvine.org.

# # #

Press Release Distribution List:

Korea Daily, Chinese Daily News, Japanese Daily Sun, Viet Daily News, Korea Times, Korea Central Daily, West Coast Jewish News, Sing Tao Daily, Hanin News, Para Todos, Korea Times, Jewish Life, India Journal, Koreatown Daily –Los Angeles Edition, Maeil Business Newspaper, Korea Times – Orange County Edition, Keyan Pang – US News Express, SUC Song News, Impacto USA, Yon Hap News, Islamic Center of Irvine, United Times, Rafu Shimpo Japanese Newspaper, China Press, Nguoi Viet Daily News, Azteca News, Los Angeles Times, Hoy Deportes, KBS America, MY Sweet Irvine, Radio Korea LA, Woori Radio News, Korean Radio, Orange County Register

Irvine Homeowners Associations list: https://www.cityofirvine.org/community-development/irvine-homeowners-associations

6. Email Newsletter

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Community Link Newsletter

City of Irvine sent this bulletin at 04/16/2021 03:00 PM PDT



Mayor **Farrah N. Khan** ▫ Vice Mayor **Tammy Kim** ▫ Councilmember **Larry Agran** ▫ Councilmember **Mike Carroll** ▫ Councilmember **Anthony Kuo**

April 16, 2021 | Edition 16

Welcome to the Community Link Newsletter

Our weekly newsletter aims to keep residents and businesses connected to us and all that is going on in and throughout the City. You can connect with us and learn more by visiting our website at *cityofirvine.org*, and following us on our social media channels, listed at the bottom of this email. We look forward to connecting with you.



Housing Element Update Virtual Community Workshops

The City of Irvine is updating the Housing Element for the 2021-2029 planning period and will be hosting two virtual community workshops in April. All Irvine residents and stakeholders are encouraged to attend the virtual workshops to help plan the City's future housing needs and priorities.

The workshops will be held April 22, from 10 a.m. to noon; and April 29, from 5:30 to 7:30 p.m. via Zoom. Visit *cityofirvine.org/HEUpdate* to register for a meeting, view program material in eight languages, and learn more. If you need language assistance, please email *mchao@cityofirvine.org* by April 30 to schedule an individual meeting.



Participate in the National Mayor's Challenge for Water Conservation

Mayor Farrah N. Khan is joining mayors across the

7. Workshop Announcements (Oral)

City Council Announcement by Mayor Khan
City Council Meeting
Tuesday, April 27, 2021

Housing Element Update

- The City is in the process of updating our Housing Element, and we invite you to learn more about this effort and provide your input on housing in Irvine at a Community Workshop this Thursday at 5:30 p.m.

- Irvine, along with all California cities and counties, is required to adequately plan for and meet the housing needs of everyone in the community. In the Housing Element Update, the City must identify enough potentially developable land suitable for residential use to meet the Regional Housing Needs Assessment, or RHNA, allocation required by the State.

- The City's portion of SCAG's RHNA for the 2021-2029 Housing Element is 23,610 units.

- A flier with information on the Housing Element Update is available in eight languages and anyone who needs language assistance for the community meeting can email ***mchao@cityofirvine.org*** by April 30 to schedule an individualized meeting.

- To register for Thursday's meeting, subscribe for updates, and for more information on the Housing Element Update, available in multiple languages, visit ***cityofirvine.org/housingelementupdate***.

- We hope you will join us on Thursday to learn more and share your input.

General Announcements made at Planning Commission, Community Services Commission, Finance Commission, and Transportation Commission, as well as various committee/board meetings such as the Senior Citizen Council and Sports Committee during their regular

Public Engagement

Appendix A-P: At-Risk Affordable Housing Outreach

Table of Contents

1. Outreach Letters
2. Meeting Agendas

1. Outreach Letters

May 4, 2021

Sent via USPS and email:
mhirneise@families-forward.org
barzate@families-forward.org
nmohendra@families-forward.org

Ms. Madelynn Hirneise, Chief Executive Officer
Families Forward
8 Thomas
Irvine, CA 92618

Subject: Families Forward – One Affordable Housing Unit Expiring December 16, 2024

Dear Ms. Hirneise:

According to City records, affordability for one very low-income transitional unit at 391 Huntington will expire December 16, 2024 during the upcoming eight-year planning period (2021-2029) associated with the 6th cycle Housing Element. The City of Irvine is dedicated to preserving existing affordable units and we would like to discuss how we can work together to extend the terms of affordability.

If you have any questions and/or need assistance, please contact Amy Mullay, Senior Planner, at amullay@cityofirvine.org or 949-724-7454.

For additional information on the 6th cycle Housing Element update efforts, please visit www.cityofirvine.org/HEUpdate.

Please contact us at your earliest convenience and respond to this request by May 14, 2021.

Thank you for your time and attention to this matter.

Sincerely,

May 4, 2021

Sent via USPS and email:
mhirneise@families-forward.org
barzate@families-forward.org
nmohendra@families-forward.org

Ms. Madelynn Hirneise, Chief Executive Officer
Families Forward
8 Thomas
Irvine, CA 92618

Subject: Families Forward – Seven Affordable Housing Units Expiring July 27, 2021

Dear Ms. Hirneise:

According to City records, affordability for these seven scattered extremely low-income rental units will expire July 27, 2021 during the upcoming eight-year planning period (2021-2029) associated with the 6th cycle Housing Element. The City of Irvine is dedicated to preserving existing affordable units and we would like to discuss how we can work together to extend the terms of affordability.

If you have any questions and/or need assistance, please contact Amy Mullay, Senior Planner, at amullay@cityofirvine.org or 949-724-7454.

For additional information on the 6th cycle Housing Element update efforts, please visit www.cityofirvine.org/HEUpdate.

Please contact us at your earliest convenience and respond to this request by May 14, 2021.

Thank you for your time and attention to this matter.

Sincerely,

Kerwin Lau

May 4, 2021

Sent via USPS

Harvard Manor LP
8383 Wilshire Blvd, #700
Beverly Hills, CA 90211

Subject: Harvard Manor – 100 Affordable Housing Units Expiring 2025

To Whom It May Concern:

According to City records, affordability for these 100 very low-income units at Harvard Manor at 21 California Ave, will expire in 2025 during the upcoming eight-year planning period (2021-2029) associated with the 6th cycle Housing Element. The City of Irvine is dedicated to preserving existing affordable units and we would like to discuss how we can work together to extend the terms of affordability.

If you have any questions and/or need assistance, please contact Amy Mullay, Senior Planner, at amullay@cityofirvine.org or 949-724-7454.

For additional information on the 6th cycle Housing Element update efforts, please visit www.cityofirvine.org/HEUpdate.

Please contact us at your earliest convenience and respond to this request by May 14, 2021.

Thank you for your time and attention to this matter.

Sincerely,

Kerwin Lau
Manager of Planning Services

May 4, 2021

Sent via USPS and email:
larchuleta@jamboreehousing.com
rkinoshita@jamboreehousing.com

Ms. Laura Archuleta, President and CEO
Jamboree Housing
17701 Cowan Ave, Suite 200
Irvine, CA 92614

Subject: The Meadows Mobile Home Park – 360 Affordable Housing Units Expiring 2028

Dear Ms. Archuleta:

According to City records, affordability for these 360 senior ownership units, comprised of 72 very low income, 198 low income, and 90 moderate income units at 14851 Jeffrey Rd. will expire in 2028 during the upcoming eight-year planning period (2021-2029) associated with the 6th cycle Housing Element. The City of Irvine is dedicated to preserving existing affordable units and we would like to discuss how we can work together to extend the terms of affordability.

If you have any questions and/or need assistance, please contact Amy Mullay, Senior Planner, at amullay@cityofirvine.org or 949-724-7454.

For additional information on the 6th cycle Housing Element update efforts, please visit www.cityofirvine.org/HEUpdate.

Please contact us at your earliest convenience and respond to this request by May 14, 2021.

Thank you for your time and attention to this matter.

Sincerely,

Kerwin Lau
Manager of Planning Services

May 4, 2021

Sent via USPS and email:
letty@occhc.org
Nora@occhc.org

Ms. Letty Plascencia
Orange County Community Housing Corporation
501 N Golden Cir Dr, #200
Santa Ana, CA 92705

Subject: OCCHC– Six Affordable Housing Units Expired 2020

Dear Ms. Plascencia:

According to City records, affordability for these six scattered very low-income rental units expired in 2020. The City of Irvine is dedicated to preserving existing affordable units and we would like to discuss how we can work together to reinstate or extend the terms of affordability.

If you have any questions and/or need assistance, please contact Amy Mullay, Senior Planner, at amullay@cityofirvine.org or 949-724-7454.

For additional information on the 6th cycle Housing Element update efforts, please visit www.cityofirvine.org/HEUpdate.

Please contact us at your earliest convenience and respond to this request by May 14, 2021.

Thank you for your time and attention to this matter.

Sincerely,

Kerwin Lau
Manager of Planning Services

2. Meeting Agenda

Agenda
Families Forward Stakeholder Meeting
Housing Element Update
May 20, 2021 from 3:30 – 4:30 p.m. via MS Teams

Attendees:

City of Irvine
- Andrew Douglass, Acting Housing Administrator
- Amy Mullay, Senior Planner
- Melissa Chao, Senior Planner

Families Forward
- Nishtha Mohendra MSW, Families Forward, Chief Program Officer
- Brian Arzate, Families Forward, Property Manager
- Daneille DeBerg
- Madelynn Hirneise, Families Forward, CEO (optional)

Purpose: *Extending affordable units expiring during 6th Cycle Housing Element covering 2021-2029*

I. Introductions

II. Housing Element Update Background

a. RHNA requirements by income level *(see Attachment 1)*
b. Planning Areas and Potential Opportunities
c. Affordable/Fair Housing Requirements
d. Shared interest in preserving existing affordable units

III. Expiring Units

a. Seven (7) scattered extremely low-income rental units - expiring July 27, 2021 – CDBG financing
b. One (1) very low-income transitional unit at 391 Huntington - expiring December 16, 2024 – HOME financing

IV. Potential ways to preserve existing affordable units

V. Other?

Attachment 1

Final 6th Cycle RHNA Numbers from SCAG

Income Category (% of County Area Median Income (AMI))	Units
Extremely Low / Very Low (0% - 50% AMI)	6,396
Low (51% - 80% AMI)	4,235
Moderate (81% - 120% AMI)	4,308
Above Moderate (120% AMI or above, which is considered market rate)	8,671
TOTAL	**23,610**

Agenda
Jamboree Housing Stakeholder Meeting
Housing Element Update
June 30, 2021 from 11 – 11:30 a.m. via MS Teams

Attendees:

City of Irvine
- Andrew Douglass, Acting Housing Administrator
- Keri Bullock, Neighborhood Services Administrator
- Amy Mullay, Senior Planner
- Marika Poynter, Principal Planner
- Melissa Chao, Senior Planner

Jamboree Housing
- Laura Archuleta, President & CEO

Purpose: *Extending affordable units expiring during 6th Cycle Housing Element covering 2021-2029*

I. Introductions

II. Housing Element Update Background

a. RHNA requirements by income level *(see Attachment 1)*
b. Planning Areas and Potential Opportunities
c. Affordable/Fair Housing Requirements
d. Shared interest in preserving existing affordable units

III. Expiring Units in 2028

a. Meadows Mobile Home Park with 360 Ownership Units comprised of:
    - 72 Very Low Income
    - 198 Low Income
    - 90 Moderate Income

IV. Potential ways to preserve existing affordable units

Attachment 1

Final 6th Cycle RHNA Numbers from SCAG

Income Category (% of County Area Median Income (AMI))	Units
Extremely Low / Very Low (0% - 50% AMI)	6,396
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TOTAL	**23,610**

Public Engagement

Appendix A-Q: Draft Housing Element Release to Public

Table of Contents

1. Planning Commission (July 1, 2021)
   a. Meeting Agenda
   b. Staff Report
   c. Presentation
   d. Comment Summary and Analysis

2. Release of Draft Housing Element Document on www.cityofirvine.org/HEUpdate
   a. Email notifcation (July 12, 2021)
   b. Individuals added to email list in Appendix A-C since July 1, 2021

3. Planning Commission (July 15, 2021)
   a. Meeting Agendas
   b. Staff Report
   c. Presentation
   d. Comment Summary and Analysis

4. Planning Commission (August 5, 2021)
   a. Meeting Agenda
   b. Staff Report
   c. Presentation

1a. Meeting Agenda for July 1, 2021

AGENDA

PLANNING COMMISSION
REGULAR MEETING

July 1, 2021
5:30 PM
City Council Chamber
One Civic Center Plaza
Irvine, CA 92606

Jeff Pierson
Chair

Stephen Huang
Vice Chair

Christine Knowland
Chair Pro Tem

Jong Limb
Commissioner

Mary Ann Gaido
Commissioner

PARTICIPATION AT PLANNING COMMISSION MEETINGS

MEETINGS ARE AVAILABLE TO ATTEND IN-PERSON IN THE CITY COUNCIL CHAMBER OR WATCHED LIVE THROUGH THE "ZOOM" APPLICATION. INFORMATION FOR "ZOOM" CAN BE FOUND ONLINE AT CITYOFIRVINE.ORG/PLANNINGCOMMISSION. YOU MAY SUBMIT COMMENTS ON ANY AGENDA ITEM OR ON ANY ITEM NOT ON THE AGENDA, IN WRITING VIA MAIL TO "ATTN: PLANNING COMMISSION," ONE CIVIC CENTER PLAZA, IRVINE, CA 92606; BY EMAIL TO PLANNINGCOMMISSION@CITYOFIRVINE.ORG; OR THROUGH E-COMMENT AT CITYOFIRVINE.ORG/PLANNINGCOMMISSION. E-COMMENTS SUBMITTED AT LEAST TWO HOURS PRIOR TO THE COMMENCEMENT OF THE MEETING WILL BE DISTRIBUTED TO THE PLANNING COMMISSION AT THE MEETING. YOU MAY ALSO PROVIDE LIVE COMMENTS VIA "ZOOM." FOR MORE INFORMATION, VISIT CITYOFIRVINE.ORG/PLANNINGCOMMISSION.

REQUEST TO SPEAK IN PERSON: IF YOU WOULD LIKE TO ADDRESS THE PLANNING COMMISSION ON A SCHEDULED AGENDA ITEM – INCLUDING A REGULAR BUSINESS ITEM, A PUBLIC HEARING ITEM, OR PUBLIC COMMENTS – PLEASE REGISTER BY COMPLETING THE ELECTRONIC FORM AVAILABLE ON THE KIOSK AT THE ENTRANCE TO THE CITY COUNCIL CHAMBER. PLEASE IDENTIFY ON THE FORM YOUR NAME AND THE ITEM ON WHICH YOU WOULD LIKE TO SPEAK. THE REQUEST TO SPEAK FORM ON THE KIOSK ASSISTS THE CHAIR IN ENSURING THAT ALL PERSONS WISHING TO ADDRESS THE PLANNING COMMISSION ARE RECOGNIZED. IT ALSO ENSURES THE ACCURATE IDENTIFICATION OF MEETING PARTICIPANTS IN THE PLANNING COMMISSION MINUTES. YOUR NAME WILL BE CALLED AT THE TIME THE MATTER IS HEARD BY THE PLANNING COMMISSION. CITY POLICY IS TO LIMIT PUBLIC TESTIMONY TO UP TO FIVE MINUTES PER SPEAKER ON AGENDIZED ITEMS, AND THREE MINUTES DURING GENERAL PUBLIC COMMENTS (UNLESS THE TIME LIMIT IS EXTENDED BY THE CHAIR), WHICH INCLUDES THE PRESENTATION OF ELECTRONIC OR AUDIO-VISUAL INFORMATION. SPEAKERS MAY NOT YIELD THEIR TIME TO OTHER PERSONS.

PLEASE TAKE NOTICE THAT THE ORDER OF SCHEDULED AGENDA ITEMS BELOW AND/OR THE TIME THEY ARE ACTUALLY HEARD, CONSIDERED AND DECIDED MAY BE MODIFIED BY THE CHAIR DURING THE COURSE OF THE MEETING, SO PLEASE STAY ALERT.

PLEASE NOTE: THE PLANNING COMMISSION IS MAKING EVERY EFFORT TO FOLLOW THE SPIRIT AND INTENT OF THE BROWN ACT AND OTHER APPLICABLE LAWS REGULATING THE CONDUCT OF PUBLIC MEETINGS, IN ORDER TO MAXIMIZE TRANSPARENCY AND PUBLIC ACCESS. FOR QUESTIONS OR ASSISTANCE, PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 949-724-6465, OR VIA EMAIL AT PLANNINGCOMMISSION@CITYOFIRVINE.ORG. IT WOULD BE APPRECIATED IF WRITTEN COMMUNICATIONS OF PUBLIC COMMENTS RELATED TO ITEMS ON THE AGENDA, OR ITEMS NOT ON THE AGENDA, ARE PROVIDED PRIOR TO THE COMMENCEMENT OF THE MEETING.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

INTRODUCTIONS

ADDITIONS AND DELETIONS TO THE AGENDA

Additions to the agenda are limited by the California Government Code Section 54954.2 of the Brown Act and for those items that arise after the posting of the Agenda must be acted upon prior to the next Planning Commission meeting.

PUBLIC COMMENTS

COMMISSION BUSINESS

1. MINUTES - MAY 20, 2021

RECOMMENDED ACTION:
Adopt the minutes of the regular Planning Commission meeting held on May 20, 2021.

2. MINUTES - JUNE 3, 2021

PUBLIC HEARINGS

3. TIME EXTENSION OF VESTING TENTATIVE TRACT MAP 18174 FOR A MIXED-USE DEVELOPMENT AT 18582 TELLER AVENUE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)

RECOMMENDED ACTION:

1) Conduct the public hearing.
2) Adopt RESOLUTION NO. 21-3829 — A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING A THREE-YEAR EXTENSION (00839733-PTT) OF VESTING TENTATIVE TRACT MAP 18174 FOR A MIXED-USE DEVELOPMENT AT 18582 TELLER AVENUE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX).

4. VESTING TENTATIVE TRACT MAPS 19122, 19130, AND 19121 LOCATED IN GREAT PARK NEIGHBORHOODS OF PLANNING AREA 51 (ORANGE COUNTY GREAT PARK)

RECOMMENDED ACTION:

1) Conduct the public hearing.
2) Adopt Resolution No. 21-3826 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP 19122 (FILE NO. 00826560-PTT), COVERING 27.5 GROSS ACRES TO ALLOW FUTURE DEVELOPMENT OF RESIDENTIAL AND NON-RESIDENTIAL USES WITHIN DEVELOPMENT DISTRICT 1-SOUTH OF THE GREAT PARK NEIGHBORHOODS IN PLANNING AREA 51 (ORANGE COUNTY GREAT PARK); FILED BY FIVEPOINT COMMUNITIES MANAGEMENT
3) Adopt Resolution No. 21-3827 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP NO. 19130 (FILE NO. 00826530-PTT), COVERING 192.7 GROSS ACRES TO ALLOW FUTURE DEVELOPMENT OF RESIDENTIAL AND PRIVATE PARK USES WITHIN DEVELOPMENT DISTRICT 5-SOUTH AND DEVELOPMENT DISTRICT 6-NORTH OF THE GREAT PARK NEIGHBORHOODS IN PLANNING AREA 51 (ORANGE COUNTY GREAT PARK); FILED BY FIVEPOINT

19121 (FILE NO. 00826522-PTT), COVERING 69.0 GROSS ACRES TO ALLOW FUTURE DEVELOPMENT OF RESIDENTIAL, PRIVATE PARK, AND WATER QUALITY BASIN USES WITHIN A PORTION OF DEVELOPMENT DISTRICT 6 OF THE GREAT PARK NEIGHBORHOODS IN PLANNING AREA 51 (ORANGE COUNTY GREAT PARK); FILED BY FIVEPOINT COMMUNITIES MANAGEMENT

COMMISSION BUSINESS

5. GENERAL PLAN – DRAFT 2021-2029 HOUSING ELEMENT UPDATE

RECOMMENDED ACTION:

1) Review and provide input on the key features of the Draft Housing Element Update.
2) Continue the item to regular Planning Commission meeting on July 15, 2021.

6. COMMISSIONER LIMB'S WHITE PAPER DISCUSSION TO CREATE A PLAN FOR INCREASING IRVINE'S AFFORDABLE HOUSING TO MEET THE STATE'S REQUIREMENTS

7. COMMISSIONER GAIDO'S REQUEST TO ESTABLISH SUBCOMMITTEE TO CREATE A DESIGN IMPLEMENTATION MANUAL FOR ELECTRONIC SIGNS

STAFF REPORTS

PLANNING COMMISSION REPORTS

ADJOURNMENT

NOTICE TO THE PUBLIC

The Irvine Planning Commission consists of five residents of the City who are appointed by Irvine City Councilmembers. The Commission meets regularly on the first and third Thursday of each month in the City Council Chamber at the Irvine Civic Center located at One Civic Center Plaza. Meetings begin at 5:30 p.m., unless otherwise noted. Meeting agendas and approved minutes are kept current on the City website at cityofirvine.org/planningcommission

The Planning Commission is responsible for providing input to the City Council on long-range planning. Irvine's long-range planning goals are embodied in the General Plan. The General Plan and the

An agenda is provided for each Planning Commission meeting, which lists the items submitted for consideration. Prior to the listed agenda items, the Commission may hold a study session to receive information or meet with another committee. A study session is open to the public; however, no public testimony is taken and no decisions are made. Following a study session, the regular meeting will begin at 5:30 p.m. At this time, the Commission allows oral communication from the public to address the Commission on items not listed on the agenda. See information for Speaker's Card/Request to Speak on the first page.

The items on the agenda are arranged in three categories: Consent Calendar: These are relatively minor in nature, do not have any outstanding issues or concerns, and do not require a public hearing. All consent calendar items are considered by the Commission as one item and a single vote is taken for their approval, unless an item is pulled from the consent calendar for individual discussion. There is no public discussion of consent calendar items unless requested by the Commission. Public Hearings: This category is for case applications that require, by law, a hearing open to public comment because of the discretionary nature of the request. Public hearings are formally conducted and public input/testimony is requested at a specific time. This is your opportunity to speak on the item(s) that concern you. If, in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing. Commission Business: Items in this category are general in nature and may require Commission action. Public input may be received at the request of the Commission. See information for Speaker's Card/Request to Speak on the first page.

At 10 p.m., the Planning Commission will determine which of the remaining agenda items can be considered and acted upon prior to 11 p.m., and will continue all other items for which additional time is required until a future Commission meeting. All meetings are scheduled to terminate at 11 p.m.

STAFF REPORTS

As a general rule, staff reports or other written documentation have been prepared or organized with respect to each item of business listed on the agenda. Copies of these materials are on file with the Community Development Department and are available for public inspection and copying once the agenda is publicly posted, (at least 12 days prior to a regular Planning Commission meeting). Staff reports can also be downloaded from the City's website at *cityofirvine.org/planningcommission* at least 12 days prior to the scheduled Planning Commission meeting.

APPEALS

Planning Commission decisions may be appealed to the City Council in accordance with Zoning Ordinance Chapter 2-5. Planning Commission actions on a subdivision map may be appealed to the City Council in accordance with Irvine Municipal Code Section 5-5-110. Planning Commission determinations regarding an interpretation of the City's Subdivision Ordinance may be appealed to the City Council in accordance with Irvine Municipal Code Section 5-5-1004.H.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the Planning Commission regarding

SUBMITTAL OF INFORMATION BY MEMBERS OF THE PUBLIC FOR DISSEMINATION OR PRESENTATION AT PUBLIC MEETINGS

MEDIA TYPES AND GUIDELINES

1. Written Materials/Handouts: Any member of the public who desires to submit documentation in hard copy form may do so prior to the meeting or at the time he/she addresses the Planning Commission. Please provide 10 copies of the information to be submitted and file with the Recording Secretary at the time of arrival to the meeting. This information will be disseminated to the Planning Commission at the time testimony is given.

2. Large Displays/Maps/Renderings: Any member of the public who desires to display freestanding large displays or renderings in conjunction with their public testimony is asked to notify the Community Development Department at 949-724-6465 no later than noon on the day of the scheduled meeting.

3. Electronic Documents/Audio-Visuals: Any member of the public who desires to display information electronically in conjunction with their public testimony is asked to submit the information to the Community Development Department at 949-724-6465 no later than noon on the day of the scheduled meeting.

CITY SERVICES TO FACILITATE ACCESS TO PUBLIC MEETINGS

It is the intention of the City of Irvine to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, the City of Irvine will attempt to accommodate you in every reasonable manner. Please contact the Planning Commission liaison at 949-724-6465.

Assisted listening devices are available at the meeting for individuals with hearing impairments. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35. 102-35. 104 ADA Title II).

MEETING SCHEDULE

Regular meetings of the Planning Commission are held on the first and third Thursdays of each month at 5:30 p.m. Agendas are available at the following locations:

- City Clerk's Office
- Police Department
- Front Entrance of City Hall
- University Park Center (Culver/Michelson)
- Walnut Village Center (Culver/Walnut)
- Northwood Town Center (Irvine Blvd./Yale)
- City's web page at cityofirvine.org/planningcommission

1b. Staff Report for July 1, 2021

REQUEST FOR PLANNING COMMISSION ACTION

MEETING DATE: JULY 1, 2021

TITLE: GENERAL PLAN – DRAFT 2021-2029 HOUSING ELEMENT UPDATE

Director of Community Development

RECOMMENDED ACTION

1. Review and provide input on the key features of the Draft Housing Element Update.
2. Continue the item to regular Planning Commission meeting on July 15, 2021.

EXECUTIVE SUMMARY

State law requires all cities to update the Housing Element of its General Plan every eight years. It further requires the current update to be completed by October 2021 and the City is undertaking this process. The City's Housing Element was adopted by the City Council in 2013 for the 2013-2021 planning period. This update will address the 2021-2029 planning period. Staff is preparing the draft 2021-2029 Housing Element that will be submitted to the California Department of Housing and Community Development (HCD) for its required review prior to Planning Commission and City Council final approval, which is tentatively scheduled for fall/winter 2021.

The most significant update included in the draft 2021-2029 Housing Element is the identification of sites to accommodate the Regional Housing Needs Assessment (RHNA) and enhanced housing policies to support housing and affordability consistent with new state statute. The RHNA has been significantly increased from the current 5th Cycle RHNA allocation issued by the Southern California Association of Governments (SCAG). It is important to note that housing element law does not require a city to build housing

input from the Planning Commission meeting at its July 15 meeting. The draft will then be submitted to HCD for its preliminary review and, ultimately brought back for final Commission input and City Council adoption in fall/winter 2021/2022.

COMMISSION/BOARD/COMMITTEE RECOMMENDATION

Not applicable.

ANALYSIS

Background

Under California law (Government Code Section 65580 et seq.), cities must update their housing element every eight years. As prescribed by law, the current update must be completed by October 2021. The City must transmit the draft 2021-2029 Housing Element to HCD for a 60 day preliminary review prior to final review and adoption by the Planning Commission and City Council. Once the draft 2021-2029 Housing Element is adopted by the Planning Commission in fall 2021 and the City Council in winter 2021, the final 2021-2029 Housing Element will be transmitted to HCD for certification. The purpose of a housing element is to assess a community's housing needs, identify obstacles to meeting those needs, and demonstrate capacity to accommodate the City's "fair share" of the region's need for new housing to accommodate projected population growth. The statewide housing mandate for all cities to accommodate their share of housing needs is known as the RHNA. A housing element must also include policies and goals that work towards implementation of the element over the planning period.

Irvine's current Housing Element for the planning period 2013-2021 was adopted by the City Council in September 2013 and it was found by HCD to be in full compliance with state housing element law. The Housing Element update will cover the state-required eight-year planning period beginning October 15, 2021, and ending October 15, 2029. The update will address various state mandates including the RHNA, which has been significantly increased from the current 12,149 units to 23,610 units. In addition to this increase, a significant change to state housing element statute is the requirement to demonstrate adequate sites to accommodate the RHNA at all affordability levels.

Housing Element Requirements

The state develops housing demand projections and apportions these projections to each of the state's regions. In Orange County, SCAG allocates the state's regional projected demand to individual jurisdictions. This allocation is referred to as the 6th Cycle RHNA, and is intended to reflect the projected housing demand of each jurisdiction. State law requires that jurisdictions incorporate this allocation into their Housing Element update. In order to assess projected housing needs, a complete description of the City's most recent population estimate, and general characteristics of the employment market is provided. This information offers insight into the types of jobs in the community and the incomes associated with such jobs. It also identifies proposed development activities and future housing needs generated by new employment opportunities.

The "Housing Needs" section of the Housing Element identifies and analyzes the existing and projected housing need of the community pursuant to the RHNA. This is different from previous cycles where the RHNA only included the projected need. An assessment must be undertaken of the community's existing and projected housing needs based on household characteristics, housing stock conditions, special housing needs, and demographic, and employment trends. The City's total final RHNA allocation is 23,610. The projected need for the City, which is based on planned development and the City's official growth forecast is 7,690 units. The existing need for the City is 15,864 and is solely based on a jurisdiction's access to jobs and transit. The existing need also included additional units that were reallocated from disadvantaged communities (DACs) in Orange County. An additional 56 units were allocated to the City as a result of any successful RHNA appeal. The assessment of existing housing needs includes current demographic information, such as the total population, the number of households over-burdened by housing costs (define here), the number of households living in overcrowded conditions, and special housing needs. It also includes the number of housing units that need rehabilitation, as well as assisted affordable units at risk of converting to market rate. The majority of the data included in this section has been pre-certified by HCD for the SCAG region.

Projected need is the household growth for jurisdictions between July 1, 2021, and October 1, 2029. Existing need is considered the remainder of the regional determination after projected need is subtracted. The allocation establishes the number of new units anticipated to be needed, by income category, to accommodate the expected population growth over the planning period of the Housing Element. The housing needs findings are used to inform and develop the Housing Element policies and programs to ensure that the City focuses its efforts on the community's identified needs.

To determine whether the City has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify "adequate sites" in the Housing Element site inventory. The purpose of the housing element's site inventory is to identify and analyze specific land (sites) that is available and suitable for residential development in order to determine the jurisdiction's capacity to accommodate residential development and reconcile that capacity with the jurisdiction's RHNA. The site inventory enables the jurisdiction to determine whether there are sufficient adequate sites to accommodate the RHNA by income category. A site inventory and analysis will determine whether program actions must be adopted to "make sites available" with appropriate zoning, development standards, and infrastructure capacity to accommodate the new housing need.

Other characteristics to consider when evaluating the appropriateness of sites include physical features (e.g., size and shape of the site, improvements currently on the site, slope instability or erosion, or environmental and pollution considerations), location (e.g., proximity and access to infrastructure, transit, job centers, and public or community services), competitiveness for affordable housing funding (e.g., Low Income Housing Tax Credit score criteria), and likelihood or interest in development due to access to opportunities such as jobs and high performing schools. When determining sites to include in the inventory to meet the lower income housing need, HCD recommends that a local government first identify development potential in high opportunity neighborhoods. High opportunity areas are places that currently have strong economic, environmental, and educational outcomes. Locating affordable housing in high opportunity areas would result in more racial integration of neighborhoods, and offer new economic opportunities to lower income segments of the population. This will assist the local government in meeting its requirements to affirmatively further fair housing and ensure developments are more competitive for development financing.

Sites are considered suitable for residential development if zoned appropriately and available for residential use during the planning period. Housing Element law does not require a jurisdiction to build housing units, but rather to demonstrate that the jurisdiction has the land capacity to address its RHNA. If a jurisdiction cannot demonstrate that the existing zoning and General Plan designations can accommodate its RHNA allocation, the jurisdiction is required to re-zone land in order to have sufficient capacity, among other programs that may also be required. Even if a city re-zones the land to accommodate residential, market and development trends will ultimately dictate the approval and

The City's 6th Cycle RHNA has been significantly increased from the 5th Cycle RHNA of 12,149 units to 23,610 total units. The 6th Cycle RHNA will replace the current allocation when the Housing Element is updated, adopted by the City Council, and certified by the state before the statutory deadline. Table 1 below shows Irvine's RHNA allocation of housing units broken down by income category for the 2021-2029 planning period.

Table 1
2021-2029 Irvine Regional Housing Needs Allocation

Income Category	RHNA
Category 1 (0% - 50% AMI[1]) (Extremely Very Low/Very Low)	6,396
Category 2 (51% - 80% AMI) (Low)	4,235
Category 3 (81% - 120% AMI) (Moderate)	4,308
Category 4 (over 120% AMI) (Above Moderate)	8,671
Total Units	23,610

Note: [1] AMI refers to Area Median Income for Orange County.

Housing Element statute has been modified the past several years, adding new requirements that must be included in a jurisdiction's Housing Element update. This includes the addition of the Affirmatively Further Fair Housing (AFFH) section and the "no net loss" requirement in the site inventory. "No net loss" requires a jurisdiction to maintain adequate sites to accommodate its remaining unmet RHNA by each income category at all times throughout the entire planning period. Specifically, if a jurisdictions approves a development of a parcel identified in its Housing Element sites inventory with fewer units than shown in the Housing Element, it must either make findings that the Housing Element's remaining sites have sufficient capacity to accommodate the remaining unmet RHNA by each income level, or identify and make available sufficient sites to accommodate the remaining unmet RHNA for each income category. In addition to the "no net loss" requirement, the City must identify an adequate supply of above moderate or "market rate" units to ensure the affordable units are constructed. As a result of this requirement, the City must identify more sites and units than identified in the RHNA.

Constraints

Housing Element generally finds that the City land use controls do not create unnecessary constraints to housing development.

Non-governmental constraints must also be analyzed, including the availability and cost of land, as well as construction. These constraints are often out of the City's control, but can result in housing that is not affordable to low- and moderate-income households.

Goals, Policies, and Programs

Based on the results of the public participation, housing needs assessment, sites inventory and analysis, and constraints, the draft 2021-2029 Housing Element establishes goals, policies, and programs to facilitate the provision of housing that fulfills the diverse needs of the community.

The draft 2021-2029 Housing Element establishes six goals, which are statements of community desires that are broad in both purpose and aim, but are designed specifically to establish direction. Policies provide specific standards for achieving each goal, and are further articulated in the programs, which identify actions the City will implement to achieve each goal and policy.

Many of the goals, policies, and programs have not changed from the 2013-2021 Housing Element. Some have been modified to simplify, avoid redundancy, or reflect current practice, and are outlined in the Goals, Policies and Programs section. New goals, policies, and programs have been added to build upon Irvine's success in building affordable housing throughout the community and address the City's significant RHNA allocation. Some of the key proposed policies being considered include:

- An increase to the inclusionary zoning ordinance to mandate 20 percent of new housing projects are at affordable price points, rather than the current 15 percent mandate.
- Target city, county, state, and certain privately owned sites for 100 percent affordable residential projects.
- Coordinate efforts and enhance partnership with the Irvine Community Land Trust (ICLT).

- Maximize density near the Irvine Transportation Center with a residential overlay, for transit-oriented development.
- Expand the residential overlay and unit cap in the Irvine Business Complex.
- Introduce residential overlay at religious and school sites.
- Allow conversion of hotel and motel to residential units.

Site Inventory

State law mandates that cities develop a sites inventory analysis to identify vacant land or land that can be redeveloped during the planning period. The inventory must include a map identifying parcels, general plan and zoning designation, acreage and unit capacity across affordability levels. The sites inventory analysis included in the draft 2021-2029 Housing Element demonstrates that the RHNA of 23,610 total housing units can be accommodated through a combination of the remaining vacant residential sites in Irvine and non-vacant sites that can be redeveloped with a residential component. This will require the City to complete a comprehensive update to the General Plan and Zoning Ordinance following the adoption of the Housing Element.

Per Housing Element statute and HCD's "Housing Element Site Inventory Guidebook", the City must identify adequate sites at the parcel level. Additionally, according to the guidebook, "the analysis of 'appropriate zoning' should not include residential buildout projections resulting from the implementation of a jurisdiction's inclusionary program or potential increase in density bonus, because these tools are not a substitute for addressing whether the underlying (base) zoning densities are appropriate to accommodate the RHNA for lower income households." This means, the City, despite having a successful inclusionary housing program, is unable to utilize the existing or proposed inclusionary housing program to meet the affordable RHNA allocation. Additional constraints to developing the site inventory include, but are not limited to:

- Density Realism: The City must show precedent for high density residential assumptions by providing documentation that nearby developments are at similar densities.
- Parcel Size: HCD will scrutinize affordable units on sites that are less than 0.5 acres or more than 10 acres.

Housing Element. The City will accomplish this task while continuing Irvine's tradition of strategic and thoughtful planning. Additionally, the draft 2021-2029 Housing Element continues the community's commitment to a full spectrum of housing opportunities for all income groups at all stages of life.

Quantified Objectives

A component of the Housing Element includes quantified objectives for achieving the maximum number of units, by income level, to be constructed, rehabilitated, and conserved over the planning period. Staff has identified the City's housing needs, surveyed developable parcels, identified financial resources, analyzed constraints, and assessed appropriate programs and policies. As a result of this analysis an estimate was made of the maximum number of units that can reasonably be expected to be developed by the private sector. It is important to note that quantified objectives need not equal the RHNA allocation.

Review of Past Programs in the Previous Housing Element

The City must evaluate the results from housing programs implemented during the previous Housing Element. The review of past programs discusses the progress, effectiveness, and appropriateness of the previous Housing Element goals, objectives, policies, and programs.

Public Participation

Pursuant to California Government Code Section 65583(c)(9), local governments are required to "make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element." To meet these requirements, the City of Irvine has organized multiple activities over the last 10 months to engage with all economic segments of the community through a community outreach survey, two focus groups, three community workshops, a Planning Commission study session, a City Council scoping session, and stakeholder meetings with the development community, property owners, non-profit organizations, public agencies, such as the Irvine Unified School District, affordable housing providers including the Irvine Community Land Trust, and special interest groups.

To promote the community engagement activities and events, the City used its website, social media accounts, press releases, mailers, interest list notifications, fliers, and public

The City Council conducted a scoping session on February 9, 2021, and the Planning Commission conducted a study session on February 18, 2021, on the Housing Element update process. Input from the workshops and meetings with the public, City Council, and Planning Commission, as well as staff review of the current Housing Element and changes in state housing law were used to develop the draft document presented to the Planning Commission.

In preparing for the Sites Inventory Analysis, staff identified potential opportunity sites and mailed outreach letters to those property owners. The purpose of these mailers was to gauge interest of property owners in either converting their site for residential purposes or developing residential homes in combination with their existing use within the next eight years. In addition, staff met with major property owners, Irvine Company and FivePoint, to discuss potential opportunity sites for the Housing Element.

City staff held meetings with a variety of stakeholders including affordable housing developers and several meetings with the Irvine Community Land Trust (ICLT) on opportunities to coordinate and collaborate. The City hosted three community workshops throughout the month of April. On April 5, 2021, the City held a virtual community workshop with stakeholders in the Irvine Business Complex (IBC) and Spectrum areas, specifically property owners, commercial real estate brokers, the Building Industry Association (BIA), Irvine Chamber of Commerce, and the general public with an interest in these neighborhoods. On April 22, 2021, and April 29, 2021, the City held virtual community-wide workshop to present the 6th Cycle Housing Element Update. On April 22, 2021, 105 participants attended the workshop and on April 29, 2021, 92 participates attended the workshop.

In addition, staff utilized community survey and focus group results from City residents that are part of the City's, separate and ongoing, General Plan Update. The survey included questions focused on housing issues to support the Housing Element public engagement effort. The focus groups allowed for dedicated discussions that highlighted residents' perspectives on housing topics, including state-mandated housing and where such housing will be compatible in the City.

The City gathered feedback from all outreach activities and evaluated the findings to identify the issues and topics that were most pressing to the Irvine community. The City then used this information to help develop goals, policies, and proposed activities for the planning period.

Element to the Planning Commission in the fall/winter followed by final review and the City Council consideration of formal adoption. The City will be taking advantage of the 120 day grace period following the October 15, 2021, deadline to adopt the final Housing Element. The entire 6th Cycle Housing Element cycle has been delayed at several levels, including the six-month delay at SCAG for the adoption of the final RHNA (March 2021), the delayed release of the Affirmatively Furthering Fair Housing (AFFH) guidelines by HCD (April 2021), and COVID. Upon submittal of the final Housing Element to HCD for certification, the state will have 90 days to confirm whether the Housing Element is consistent with HCD's provisional certification and thereby complies with state law.

ENVIRONMENTAL REVIEW

An environmental evaluation for the project will be prepared after review and incorporation of any amendments requested by HCD. Staff will bring the environmental certification when the Planning Commission considers adoption of the Housing Element in the fall.

ALTERNATIVES CONSIDERED

The Planning Commission can provide feedback to be incorporated into the draft document, prior to the transmittal to HCD for the required 60 days review.

FINANCIAL IMPACT

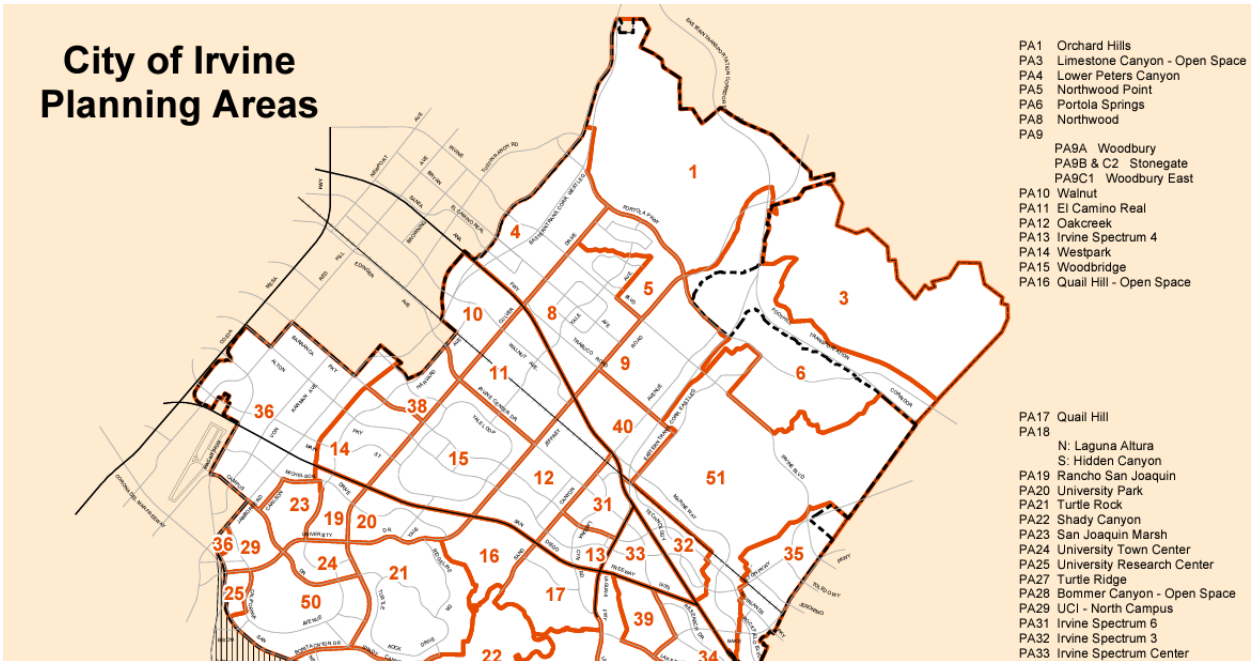
The Community Development Department budget includes a work program to update the Housing Element. The program includes staff time and consultant services to research and prepare the updated Housing Element. The City will also rely on reimbursement from Senate Bill 2 and Local Early Action Plan (LEAP) grants to fund the Housing Element.

REPORT PREPARED BY: Marika Poynter, Principal Planner

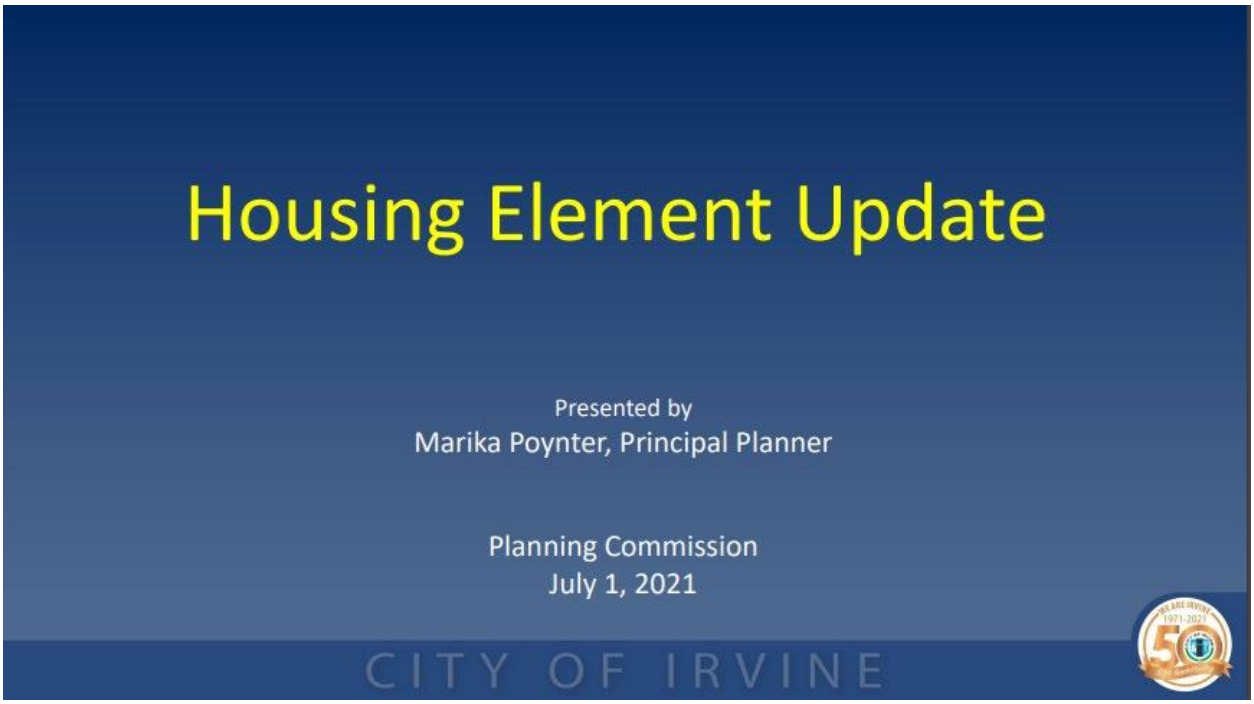
PC ATTACHMENTS:

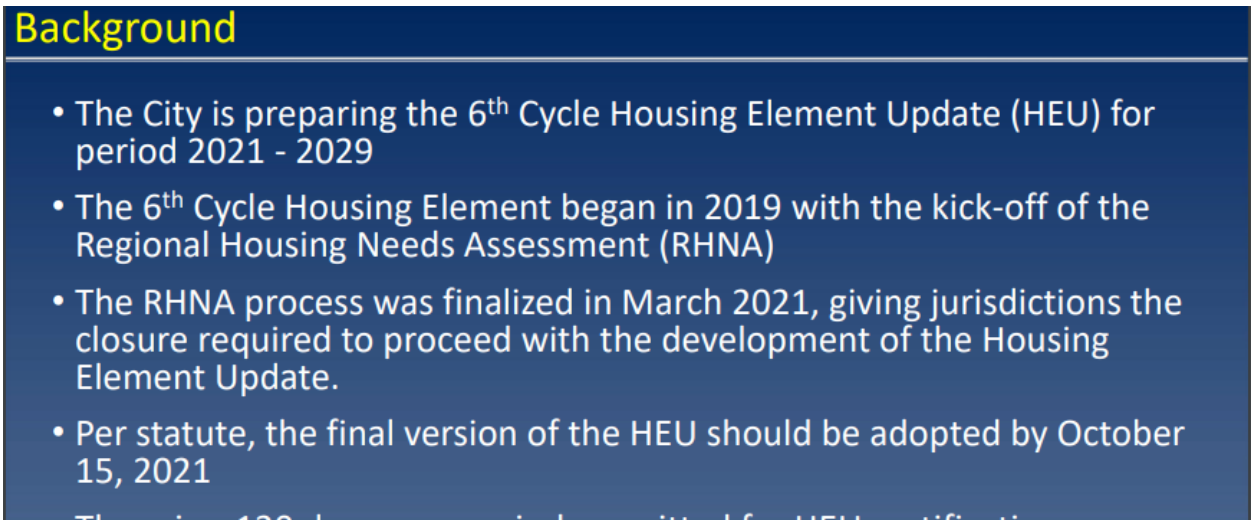
1. Site Inventory Table
2. Planning Area Map

	Total	Category 1	Category 2	Category 3	Category 4
RHNA	**23,610**	**6,396**	**4,235**	**4,308**	**8,671**
PA 4 (Lower Peters Canyon)	2,007	512	341		1,154
PA 19 (Rancho San Joaquin)	2,202	279	186	173	1,564
PA 23 (San Joaquin Marsh)	1,000	600	400		
PA 24 (University Town Ctr.)	823	237	158	43	385
PA 32 (Spectrum 3)	17,740	447	298	1,702	15,293
PA 33 (Irvine Spectrum Ctr.)	943	200	134	62	547
PA 36 (IBC)	10,986	1,517	1,010	791	7,668
PA 40 (Cyress Village)	613	300	156		157
PA 51 (OC Great Park)	15,772	2,645	2,189	1,948	8,990
All Other PA	8,903	0	0	754	8,149
Site Inventory	**60,989**	**6,737**	**4,872**	**5,473**	**43,907**
Difference	***37,379***	***341***	***637***	***1,165***	***35,236***



1c. Presentation for July 1, 2021





Background

- Draft HEU to Planning Commission on July 1 and 15
- Draft HEU submitted to HCD after Planning Commission review
  - This is a statutory 60 day review by HCD of the draft HEU
  - The City will not meet the statutory October 15, 2021 with this schedule, but will utilize the 120-day grace period for certification.
- Final HEU to Planning Commission and City Council in December / January
- Final certification by HCD in early 2022

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Housing Element Purpose

- The City is preparing the 6th Cycle Housing Element Update (HEU) for period 2021 - 2029
- The Housing Element is a State-mandated policy document that:
  - Provides direction for implementation of various programs to meet existing and future housing needs for all income levels in the City
  - Provides goals, policies, programs, and objectives that accommodate opportunities for the preservation of existing housing and development of new housing
  - Demonstrates how the City will accommodate its RHNA allocation

Regional Housing Needs Assessment

% of County Area Median Income (AMI)	Units
Category 1 (0 – 50 % AMI)	6,396
Category 2 (51 – 80% AMI)	4,235
Category 3 (81 – 120% AMI)	4,308
Category 4 (120% AMI or above; considered "market rate")	8,671
TOTAL	**23,610**

- Buffer for "no net loss" for Categories 1 and 2 – City will apply it for Categories 1, 2, and 3
- Actual number needed is anticipated to exceed allocation
- Affirmatively Furthering Fair Housing (AFFH)

Key Discussion Items

- Site Inventory
  - Constraints/Approach to developing sites
  - Draft Site Inventory
- Policies and Programs
  - Enhancements to existing policies and programs
  - Proposed new policies and programs to facilitate and encourage housing production, and more specifically affordable housing

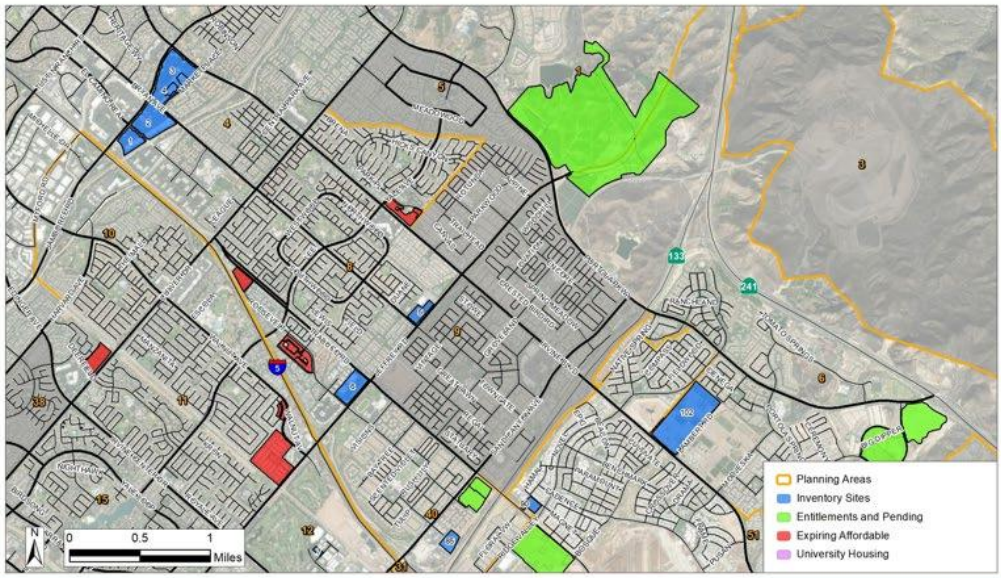
Constraints and Approach for Developing Site Inventory

- Inclusionary Housing: HCD will not permit inclusionary to be used on any future projects to meet the RHNA (HCD guidelines)
- Density Realism: City must show precedent for high density residential assumptions (nearby developments at similar density) (HCD guidelines)
- Parcel Size: HCD will scrutinize sites identified for affordable units on sites below 0.5 acres and more than 10 acres (HCD guidelines)
- Preservation of Open Space/Natural Lands: The City did not include locally protected open space/natural lands in the site inventory.
- Preservation of Neighborhood Core: The City focused the proposed draft site inventory to preserve the neighborhood core

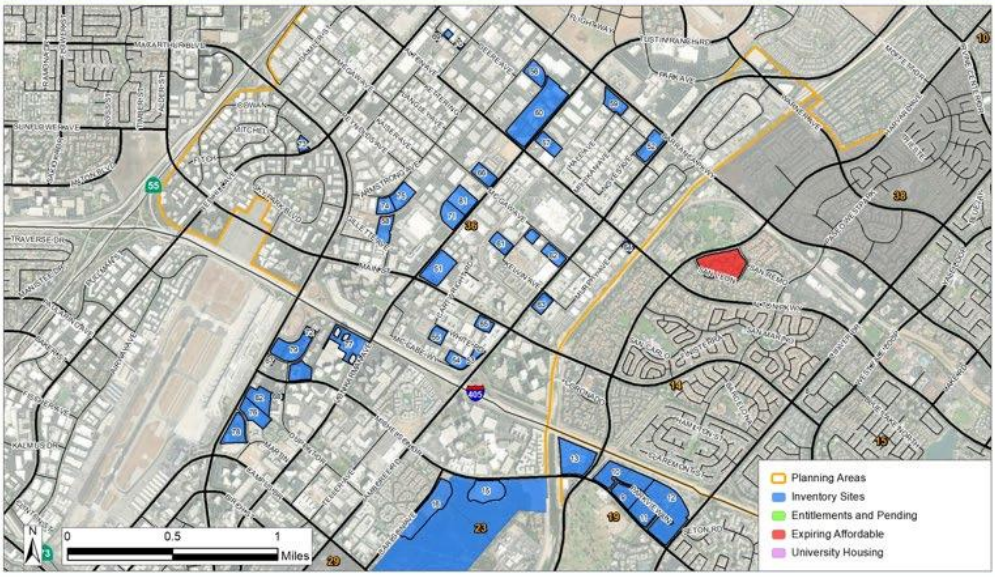


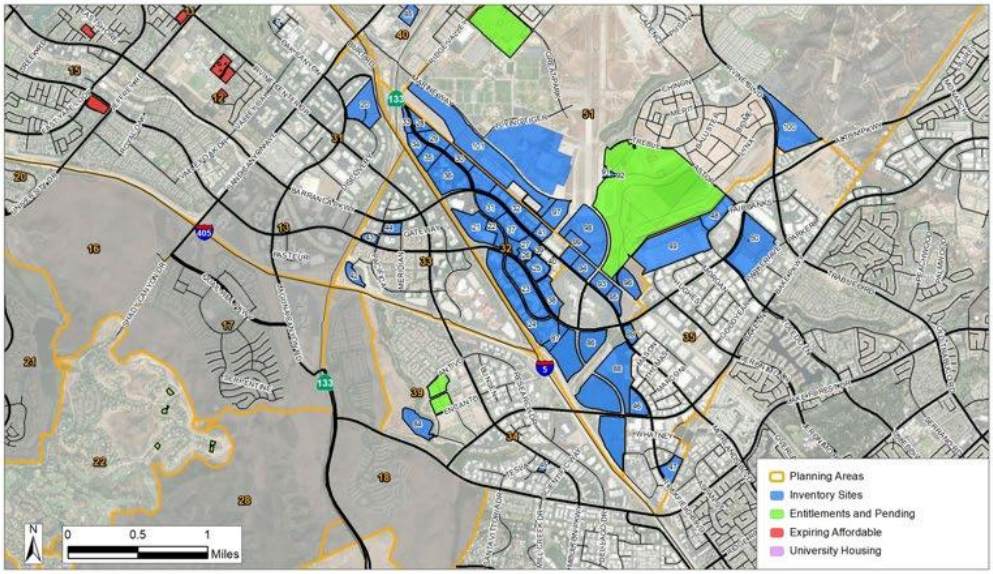
Planning Area Name	Total	Category 1	Category 2	Category 3	Category 4
RHNA	**23,610**	**6,396**	**4,235**	**4,308**	**8,671**
PA 4 (Lower Peters Canyon)	2,007	512	341		1,154
PA 19 (RSJ Area)	2,202	279	186	173	1,564
PA 23 (San Joaquin Marsh)	1,000	600	400		
PA 24 (University Town Ctr.)	823	237	158	43	385
PA 32 (Spectrum 3)	17,740	447	298	1,702	15,293
PA 33 (Irvine Spectrum Ctr.)	943	200	134	62	547
PA 36 (IBC)	10,986	1,517	1,010	791	7,668
PA 40 (Cypress Village)	613	300	156		157
PA 51 (Great Park Neighborhoods)	15,772	2,645	2,189	1,948	8,990
All Other PA (including UCI)	8,903	0	0	2,864	23,479
Site Inventory	**78,429**	**6,737**	**4,872**	**7,583**	**59,237**
Difference	*54,819*	*341*	*637*	*3,275*	*50,566*



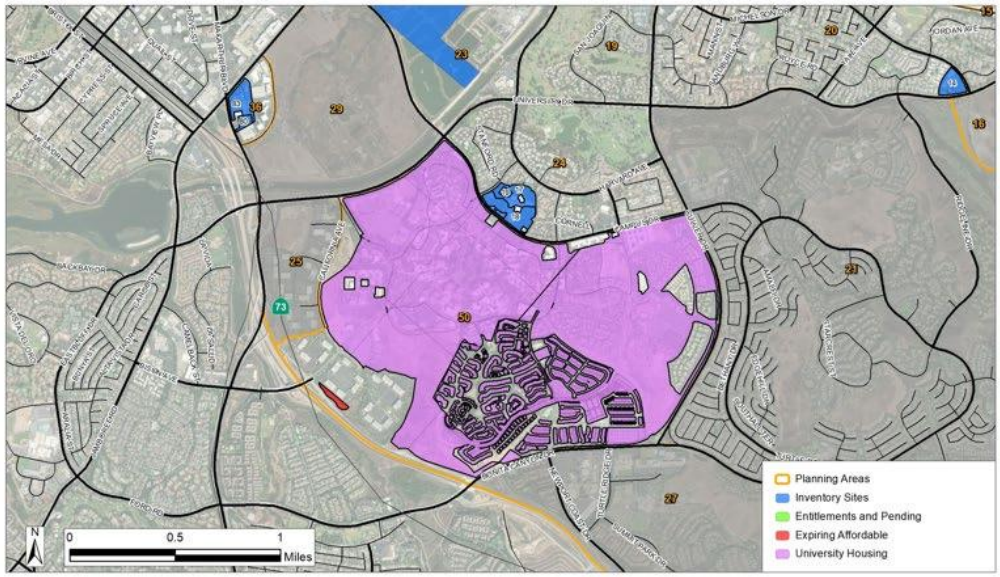


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Draft Policy Recommendations

- Update the Land Use Element and Zoning Ordinance (subsequent effort) to consider:
  - Overlays to promote residential and mixed use:
    - In Planning Area 32 at 50-70 units/acre
    - In the IBC at 50-70 units/acre
    - At targeted retail centers at 30-60 units/acre
    - At religious and school sites at 30-60 units/acre – focus on workforce housing
    - Allow conversion of hotel/motel to residential

Draft Policy Recommendations

- Increased density with focus on transit-oriented development in Great Park Neighborhoods – adjacent to the Irvine Train Station – this is not to include the designated Orange County Great Park
- Target City, County, State, and certain privately owned sites for 100 percent affordable residential projects
- Consider increasing the inclusionary zoning ordinance to mandate 20 percent of new housing projects are at affordable price points instead of the existing 15 percent

Draft Policy Recommendations

- Extend the term of affordability on affordable housing units set to expire in the next Housing Element Cycle (2021-2029) – approximately 912 units
- Amend the existing affordable in-lieu fees

Draft Policy Recommendations

- Coordinate efforts and enhance partnership with the Irvine Community Land Trust (ICLT)
- Consider ways to streamline the affordable housing development process
  - Expedite the entitlement process for affordable housing projects
  - Evaluate the costs and benefits of reducing or deferring development fees

Recommended Action

- Review and provide input on the key features of the Draft Housing Element Update
- Continue the item to the regular Planning Commission on July 15, 2021

1d. Comments Summary and Analysis for July 1, 2021 PC

Comments and Questions Received at July 1 PC Meeting	Who	Responses and How Comment was Addressed in HE (if applicable)
Why affordable housing is not going into outlying areas such as Portola Springs? Understands no transit and no retail/commercial serving the area. Opposed to using Great Park because many lots already sold off and not consistent with original vision. In the IBC between Barranca and Main as well as Redhill and Jamboree is a good place for units because many properties are for lease. Impact on existing residential property owners; protect character of Rancho San Joaquin area; Retain Boomers because its used for parking for University Synagogue	Susan Sayre, Irvine resident	Refer to Chapter 7, Adequate Sites Inventory Analysis and Methodology, and Appendix D, Site Inventory Form, of the draft Housing Element (HE) posted on-line at www.cityofirvine.org/HEUpdate. City staff is aware of the community's desire to preserve the traditional residential core. Mutiple property owners in the Planning Area 19, known as, Rancho San Joaquin, expressed their desire to potentially develop residential uses on their properties, which is reflected in the site inventory. Incorporating the properties into the draft site inventory helps to meet the state requirements of identifying potential sites for housing units and lays the groundwork for further planning and analysis to be completed with future General Plan /Zoning Ordinance work efforts. Any future housing developments will be subject to the development application process and any project specific issues will be addressed at that time.

pedestrian and bicycle trails, and over crowded schools		Authority (OCFA) and City public safety staff occurred throughout the HEU process. As part of the subsequent General Plan Update work effort, an Environmental Impact Report (EIR) will be prepared to assess any impacts to schools, police/fire services, parks/ recreation, water/sewer, and more due to implementing the adopted 6th cycle HE and accommodating the RHNA.
Concerned over traffic circulation/additonal parking needs; need public transit system like Spectromotion application. Understands that Transportation Department will be commencing a public transportation study.	Susan Sayre, Irvine resident	As part of the subsequent General Plan Update work effort, an Environmental Impact Report (EIR) with traffic study will be prepared. Additionally, the Circulation element of the General Plan will be updated to incorporate findings from recent and on-going transportation efforts, in coordination with the City's Transportation Department and OCTA staff.
Site inventory summary spreadsheet by Planning Area – what is the realistic number of units you have to plan for? What will Planning Area 19, 23 and 24 look like? Preserve village character and recreational amenities.	Ford Fuji, 31 year Irvine resident (26 years in University Park and last five years in RSJ)	Refer to Chapter 7, Adequate Sites Inventory Analysis and Methodology, and Appendix D, Site Inventory Form, of the draft Housing Element (HE) posted on-line at www.cityofirvine.org/HEUpdate. Irvine is the recipient of the highest RHNA allocation in Orange County

		The site inventory spreads units throughhout the City to meet AFFH requirements.
The State requires jurisdictions to base its site inventory on "density realism." Since there are no units in Planning Area 32 what density realism factor is applicable?	Commissioner Limb	PA 32 is close in proximity to PA 33 where existing (higher) density is demonstrated and is close to the Irvine Station which would serve as a catalyst for higher density - transit orieted development. Refer to Section 7.6 in Chapter 7, Adequate Sites Inventory Analysis and Methodology, posted on-line at www.cityofirvine.org/HEUpdate for more details.
Consider extending affordability terms for existing affordable units. How long would these extensions be for?	Commissioner Knowland	Extensions are 30 years minimum, but City prefers extensions to be in perpetuity and will advocate for those terms. The duration is subject to negotiation with housing developers. Additionally, it is dependent on funding and the City will draw on any available incentives to achieve the longest affordability term possible. Refer to the objectives, policies, and programs under Goal 3, Preserve Existing Affordable Housing, in the Housing Plan chapter of the draft HE.
When the City conducted outreach, what were the main concerns or wishes of residents	Commissioner Knowland	The main concerns are to: (1) preserve residential neighborhood scale; (2) access to

		University Hills faculty housing, which is similar to the ICLT development model with the use of leased land, fits within the moderate income level.
What happens if we eliminate the affordable housing in-lieu fee or shrink the eligibility criteria for when developers can use in-lieu fees to meet their affordable housing requirements? Believe the City is not getting the affordable units (i.e., not effective).	Commissioner Gaido	Comment noted. Refer to Policy HE-E.3 related to updating inclusionary housing policies and in-lieu fees, in Chapter 8, Housing Plan, of the draft HE.
Needs Assessment: What is our recommendation on the homeless? Suggest partnering with City of Tustin (e.g., shelter on former Tustin air base) Assess the types of jobs (existing and proposed) and associated income levels to match the needs for "workforce housing" to support Irvine's jobs rich environment.f	Commissioner Gaido; Chair Pierson	Refer to Goal 5, which explores maximizing solutions for those experiencing or at risk of homelessness, and its supporting policies and programs in Chapter 8, Housing Plan, of the draft HE. The methodology used to allocate the RHNA was developed by SCAG and the data used reflects local input. Thus, the RHNA allocations by income level are representative of the needs of different income levels. A higher level of detail is not able to be extracted from the SCAG data in a manner that facilitates further analysis of moderate income level housing needs.
HE deadline – what is at jeopardy?	Vice Chair Huang	Every City in San Diego County took advantage of the 120-day grace period except the City of

		SCAG, acknowledging the challenges that jurisdictions are facing in preparing their 6th Cycle HEUs, requested a six-month deadline extension from HCD. However, this request was rejected by the State. We don't anticipate exceeding the 120-day grace period and are working diligently towards the extended deadline of February 12, 2022. Along with email notifications, the entire draft on-line was posted before the July 15, 2021 Planning Commission meeting . We will leave the public comment period open until we come back to the Planning Commission and City Council, likely in Winter 2020/2021.
City Council is communicating with HCD directly – still a lot of uncertainty or unknowns. Therefore, consider deferring item until the next Planning Commission meeting from July 15, 2021 to August 5, 2021. Don't want to shortcut this process. Want to ensure that Planning Commission understands what we are submitting. Will hold the August 5 date in	Chair Pierson; Commissioner Knowland	February 12, 2022 is the HE deadline with the 120-day grace period factored in. State statute requires a 90-days minimum between when the draft HE is first submitted for the 60-day HCD pre-submittal review and the City's actual adoption of the HEU. When this mandatory 90-day period is factored in, staff recommends not deferring the Planning Commission's review of the draft HE document and also is unsure how much back and forth will be required with

		Also, staff's understanding is that housing advocates want a two to four week rest period between the public release of the draft HEU and submittal to HCD for review. To clarify, the Planning Commission is reviewing the draft HE document on July 15, 2021 for submittal to HCD for their review, not approving it for adoption. The final draft HE is anticipated to come before the Planning Commission and City Council in Winter 2021/2022 for adoption purposes.
What are the penalities if the HEU is not certified by February 12, 2022 deadline?	Chair Pierson	Without a certified HEU, the City risks the following: • Millions of dollars in funding per year being withheld when a certified HEU is required prerequisite for funding grants and opportunities • Default to a four year HEU cycle, which is probably a million dollar exercise in itself • With the exception of emergency building permits, HCD can stop all residential and commercial building permits, no matter the scale and size.
When is the full draft HE available for review?	Commissioner Jong	The draft HE will be available around July 9, 2021.

2. Release of Draft Housing Element Document on-line at www.cityofirvine.org/HEUpdate on July 12, 2021

6th Cycle Draft Housing Element

The City of Irvine has released its 6th Cycle draft Housing Element for the 2021-2029 period. The draft update accommodates the City's total 23,610-unit Regional Housing Needs Assessment (RHNA) allocation, a State mandate, and includes a comprehensive plan of housing goals, policies, and programs consistent with State Housing Element laws.

View the draft below and submit any comments or questions to the City of Irvine's Community Development Department at 1 Civic Center Irvine, CA 92606. Comments and questions may also be sent via email at *GPUpdate@cityofirvine.org* or phone at 949-724-6395.

2021-2029 DRAFT HOUSING ELEMENT

2021-2029 Draft Housing Element Sections:

1) Housing Element - No Appendices
2) Appendix A: Public Engagement
3) Appendix B: Affirmatively Furthering Fair Housing Analysis
4) Appendix C: Senate Bill 2 Compliance Sites Inventory
5) Appendix D: Sites Inventory Form

Updated HEU webpage on August 2, 2021 for updated draft

2021-2029 DRAFT HOUSING ELEMENT

* At the July 15, 2021 Planning Commission meeting, the Planning Commission requested the Community Development staff to strengthen policies and programs associated with the development of affordable housing. Staff has revised the policies and programs in Chapter 8: Housing Plan to include language that is more definitive, establishes more detailed timeframes for fee programs, and strengthens the support for services to renters and homeowners.

The Chapter 8: Housing Plan revisions is available under the 2021-2029 Draft Housing Element Sections and Upcoming Meetings.

2021-2029 Draft Housing Element Sections:

1) Housing Element - No Appendices
2) Appendix A: Public Engagement
3) Appendix B: Affirmatively Furthering Fair Housing Analysis

2a. Email notification of draft HE release sent on July 12, 2021



The City of Irvine has released its 6th Cycle draft Housing Element for the 2021-2029 planning period. The Housing Element is a mandatory part of the City's General Plan that requires periodic review and updating by the State of California.

Per statute, the 6th Cycle Housing Element should be adopted by October 15, 2021; however, a 120-day grace period is permitted.

The draft update accommodates the City's total 23,610-unit Regional Housing Needs Assessment (RHNA) allocation, a State mandate, and includes a comprehensive plan of housing goals, policies, and programs consistent with State Housing Element laws.

The Draft Housing Element is available on the City's Housing Element Update website at *cityofirvine.org/HEUpdate.* The City welcomes all residents, community stakeholders, and interested parties to review and comment on the document.

Please submit any comments and/or questions on the Draft Housing Element to the City of Irvine's Community Development Department at 1 Civic Center Irvine, CA 92606. Comments and questions may also be sent via email at GPUpdate@cityofirvine.org or phone at 949-724-6395.

For more information about Housing Element Update in the City of Irvine, please visit *cityofirvine.org/HEUpdate*.

برای کسب اطلاعات به‌زبان فارسی، لطفاً با شمارهٔ 949-724-6395 تماس بگیرید.
한국어로된 정보를 원하시면 949-724-6395 로 연락 바랍니다.
如需中文資訊，請致電 949-724-6395。
有关中文信息，请致电 949-724-6395。
日本語で情報を共有する場合、電話番号949-724-6395までご連絡ください
Para obtener información en español, llame al 949-724-6395.
Để biết thêm thông tin bằng tiếng Việt, xin vui lòng gọi đến số 949-724-6395.
للحصول على المعلومات باللغة العربية، اتصل بالرقم 949-724-6395.

2b. Refer to Part 4 of Appendix A-C for project email notification list. Additional individuals were added to the list as follows (July 2021 and on):

Greg Sullivan	CBRE - Infill Land	greg.sullivan@cbre.com
Ross Johnson	YIMBY Law	ross@yesinmybackyard.org
Alexis Mondares	Public Law Center	amondares@publiclawcenter.org
Jim Gallagher		jimgallagher@cox.net
Beverly Khosh	MicroAdvantage, Inc.	beverly.khosh@gmail.com
Wesley Hueler		wesley@irvinelanes.com
John L. Hueler		jlheuler@gmail.com
Neal Swerdlow		nssfinance@aol.com
Hind Baki	Mitchell M. Tsai, Attorney At Law	hind@mitchtsailaw.com
	The 200	info@thetwohundred.org
Robert Apodaca	Vice Chair, The 200	robert@thetwohundred.org
Dave Klug	City of Irvine	DKlug@cityofirvine.org
Marshall Moncrief	Be Well OC	marshall.moncrief@mind-oc.org
Valentina Gipson	AT&T	vk3921@att.com
Todd Clay	COX	Todd.Clay@cox.com
Dave Simpson	COX	Dave.Simpson2@cox.com
Christina Perez	WMOC	cperez12@wm.com
Ashley Brunier	WMOC	abrunier@wm.com
Lanae O'Shields	SoCalGas	LOShields@socalgas.com
Sheena Ellis	SoCalGas	SDEllis@socalgas.com
Christopher Keevern	SoCalGas	CKeevern@socalgas.com
Dennis "DJ" Gallagher	SCE	Dennis.Gallagher@sce.com
Brian	OCPA	brian@ocpower.org
Antonia Graham	OCPA	acgraham@ocpower.org
Doug Stuman	Stuman Lloyd	dougstuman@me.com

3a. Meeting Agenda for July 15, 2021

AGENDA

PLANNING COMMISSION
REGULAR MEETING

July 15, 2021
5:30 PM
City Council Chamber
One Civic Center Plaza
Irvine, CA 92606

Jeff Pierson
Chair

Stephen Huang
Vice Chair

Christine Knowland
Chair Pro Tem

Jong Limb
Commissioner

Mary Ann Gaido
Commissioner

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CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

INTRODUCTIONS

ADDITIONS AND DELETIONS TO THE AGENDA

Additions to the agenda are limited by the California Government Code Section 54954.2 of the Brown Act and for those items that arise after the posting of the Agenda must be acted upon prior to the next Planning Commission meeting.

PUBLIC COMMENTS

COMMISSION BUSINESS

1. MINUTES

RECOMMENDED ACTION:
Adopt the minutes of the regular Planning Commission meeting held on June 17, 2021.

PUBLIC HEARINGS

2. TIME EXTENSION OF VESTING TENTATIVE TRACT MAP 17997 FOR THE BLUE BAY CONDOMINIUMS PROJECT, A 120-UNIT RESIDENTIAL

RECOMMENDED ACTION:

1) Conduct the public hearing.
2) Adopt RESOLUTION NO. 21-3830 — A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING A 16-MONTH EXTENSION (FILE No. 00842179-PTT) OF VESTING TENTATIVE TRACT MAP 17997 FOR THE BLUE BAY CONDOMINIUMS PROJECT AT 2602 MCGAW AVENUE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)

3. MAJOR MODIFICATION TO LOTS 114-164 OF THE APPROVED MASTER PLAN FOR TRACT 17855 LOCATED IN PLANNING AREA 5B (EASTWOOD)

RECOMMENDED ACTION:

1) Conduct the public hearing.
2) Adopt RESOLUTION NO. 21-3831 — A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING MAJOR MODIFICATION 00839065-PMP TO MASTER PLAN 00645468-PMP SPECIFIC TO LOTS 114-164 CONTAINING 51 DETACHED SINGLE-FAMILY RESIDENCES WITHIN TRACT 17855; INCLUDING AN ALTERNATIVE REAR YARD SETBACK ON CERTAIN LOTS, LOCATED IN PLANNING AREA 5B (EASTWOOD); FILED BY C&V CONSULTING, INC. ON BEHALF OF IRVINE COMPANY

COMMISSION BUSINESS

4. GENERAL PLAN – DRAFT 2021-2029 HOUSING ELEMENT UPDATE

RECOMMENDED ACTION:

1) Review and provide input on the key features of the Draft Housing Element Update.
2) Recommend transmittal of the Draft 2021-2029 Housing Element Update to the California Department of Housing and Community Development (HCD).

STAFF REPORTS

PLANNING COMMISSION REPORTS

ADJOURNMENT

City Council Chamber at the Irvine Civic Center located at One Civic Center Plaza. Meetings begin at 5:30 p.m., unless otherwise noted. Meeting agendas and approved minutes are kept current on the City website at cityofirvine.org/planningcommission

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The Planning Commission has the authority to approve or deny applications concerning development within the City. The category of applications includes Tentative Tract Maps, Conditional Use Permits, Master Plans, Administrative Relief and Variances. The Planning Commission also makes recommendations to the City Council on all applications for amendments to the Zoning Ordinance.

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STAFF REPORTS

As a general rule, staff reports or other written documentation have been prepared or organized with respect to each item of business listed on the agenda. Copies of these materials are on file with the Community Development Department and are available for public inspection and copying once the agenda is publicly posted, (at least 12 days prior to a regular Planning Commission meeting). Staff reports can also be downloaded from the City's website at *cityofirvine.org/planningcommission* at least 12 days prior to the scheduled Planning Commission meeting.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

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MEETING SCHEDULE

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- City Clerk's Office
- Police Department
- Front Entrance of City Hall
- University Park Center (Culver/Michelson)
- Walnut Village Center (Culver/Walnut)

Planning Commission Agenda July 15, 2021

I hereby certify that the agenda for the regular Planning Commission meeting was posted in accordance with law in the posting book located in the Public Safety lobby and at the entrance to the Civic Center, One Civic Center Plaza, Irvine, California on 7-1-2021 by 8 p.m. as well as on the City's web page.



Commission Liaison

SUPPLEMENTAL AGENDA*

Jeff Pierson
Chair

Stephen Huang
Vice Chair

Christine Knowland
Chair Pro Tem

Jong Limb
Commissioner

Mary Ann Gaido
Commissioner

PLANNING COMMISSION REGULAR MEETING

July 15, 2021
5:30 PM
CITY COUNCIL CHAMBER
One Civic Center Plaza
Irvine, CA 92606

PARTICIPATION AT PLANNING COMMISSION MEETINGS

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*** NOTE: ITEMS WITH AN ASTERISK (*) INCLUDE THE FOLLOWING CHANGES TO THE MEETING AGENDA ORIGINALLY PUBLISHED ON JULY 1, 2021:**

ITEM 4 – ATTACHMENT 3 ADDED
ITEM 5 – ADDED

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

INTRODUCTIONS

ADDITIONS AND DELETIONS TO THE AGENDA

PUBLIC COMMENTS

COMMISSION BUSINESS

1. MINUTES

RECOMMENDED ACTION:
Adopt the minutes of the regular Planning Commission meeting held on June 17, 2021.

PUBLIC HEARINGS

RECOMMENDED ACTION:

1) Conduct the public hearing.
2) Adopt RESOLUTION NO. 21-3830 — A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING A 16-MONTH EXTENSION (FILE No. 00842179-PTT) OF VESTING TENTATIVE TRACT MAP 17997 FOR THE BLUE BAY CONDOMINIUMS PROJECT AT 2602 MCGAW AVENUE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)

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COMMISSION BUSINESS

4. *GENERAL PLAN – DRAFT 2021-2029 HOUSING ELEMENT UPDATE

RECOMMENDED ACTION:

1) Review and provide input on the key features of the Draft Housing Element Update.
2) Recommend transmittal of the Draft 2021-2029 Housing Element Update to the California Department of Housing and Community Development (HCD).

PUBLIC HEARING

5. *TIME EXTENSION OF VESTING TENTATIVE TRACT MAP 18174 FOR A MIXED-USE DEVELOPMENT AT 18582 TELLER AVENUE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)

STAFF REPORTS

PLANNING COMMISSION REPORTS

ADJOURNMENT

NOTICE TO THE PUBLIC

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website at *cityofirvine.org/planningcommission* at least 12 days prior to the scheduled Planning Commission meeting.

APPEALS

Planning Commission decisions may be appealed to the City Council in accordance with Zoning Ordinance Chapter 2-5. Planning Commission actions on a subdivision map may be appealed to the City Council in accordance with Irvine Municipal Code Section 5-5-110. Planning Commission determinations regarding an interpretation of the City's Subdivision Ordinance may be appealed to the City Council in accordance with Irvine Municipal Code Section 5-5-1004.H.

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- Northwood Town Center (Irvine Blvd./Yale)
- City's web page at cityofirvine.org/planningcommission

I hereby certify that the agenda for the regular Planning Commission meeting was posted in accordance with law in the posting book located in the Public Safety lobby and at the entrance to the Civic Center, One Civic Center Plaza, Irvine, California on July 9, 2021 by 8 p.m. as well as on the City's web page.



Commission Liaison

3b. Staff Report for July 15, 2021

REQUEST FOR PLANNING COMMISSION ACTION

MEETING DATE: JULY 15, 2021

TITLE: GENERAL PLAN – DRAFT 2021-2029 HOUSING ELEMENT UPDATE

Director of Community Development

RECOMMENDED ACTION

1. Review and provide input on the key features of the Draft Housing Element Update.
2. Recommend transmittal of the Draft 2021-2029 Housing Element Update to the California Department of Housing and Community Development (HCD).

EXECUTIVE SUMMARY

State law requires all cities to update the Housing Element of its General Plan every eight years. It further requires the current update to be completed by October 2021 and the City is undertaking this process. The City's Housing Element was adopted by the City Council in 2013 for the 2013-2021 planning period. This next update, referred to as the 6th Cycle, will address the 2021-2029 planning period. Staff is preparing the draft 2021-2029 Housing Element that will be submitted to the California Department of Housing and Community Development (HCD) for its required review prior to Planning Commission and City Council final approval, which is tentatively scheduled for fall/winter 2021.

The most significant update included in the draft 2021-2029 Housing Element is the identification of sites to accommodate the Regional Housing Needs Assessment (RHNA) and enhanced housing policies to support housing and affordability consistent with new state statute. The RHNA has been significantly increased from the current 5th Cycle RHNA allocation issued by the Southern California Association of Governments (SCAG). It is important to note that housing element law does not require a city to build housing units, but rather to demonstrate that the city has the land capacity to address RHNA through a required sites inventory analysis.

inventory and plan, programs, and policies at the July 1, 2021, meeting. Once the Planning Commission provides initial feedback, the draft will be submitted to HCD for its preliminary review and, ultimately brought back for final Commission input and City Council adoption in fall/winter 2021.

COMMISSION/BOARD/COMMITTEE RECOMMENDATION

Not applicable.

ANALYSIS

Background

Under California law (Government Code Section 65580 et seq.), cities must update their housing element every eight years. As prescribed by law, the current update must be completed by October 2021, although HCD is permitting a 120-day grace period. The City must transmit the draft 2021-2029 Housing Element to HCD for a 60 day preliminary review prior to final review and adoption by the Planning Commission and City Council. Once the draft 2021-2029 Housing Element is adopted by the Planning Commission in fall 2021 and the City Council in winter 2021, the final 2021-2029 Housing Element will be transmitted to HCD for certification. The purpose of a housing element is to assess a community's housing needs, identify obstacles to meeting those needs, and demonstrate capacity to accommodate the City's "fair share" of the region's need for new housing to accommodate projected population growth. The statewide housing mandate for all cities to accommodate their share of housing needs is known as the RHNA. A housing element must also include policies and goals that work towards implementation of the element over the planning period.

Irvine's current Housing Element for the planning period 2013-2021 was adopted by the City Council in September 2013 and it was found by HCD to be in full compliance with state housing element law. The Housing Element update will cover the state-required eight-year planning period beginning October 15, 2021, and ending October 15, 2029. The update will address various state mandates including the RHNA, which has been significantly increased from the current 12,149 units to 23,610 units. In addition to this increase, a significant change to state housing element statute is the requirement to demonstrate adequate sites to accommodate the RHNA at all affordability levels.

Housing Element Requirements

State law requires each city to prepare and adopt a housing element as part of its General Plan. According to State law, the Housing Element must: provide goals, policies, quantified objectives and scheduled programs to preserve, improve and develop housing. The Housing Element must identify and analyze existing and projected housing needs for all economic segments of the community.

Housing Needs Assessment

The state develops housing demand projections and apportions these projections to each of the state's regions. In Orange County, SCAG allocates the state's regional projected demand to individual jurisdictions. This allocation is referred to as the 6th Cycle RHNA, and is intended to reflect the projected housing demand of each jurisdiction. State law requires that jurisdictions incorporate this allocation into their Housing Element update. In order to assess projected housing needs, a complete description of the City's most recent population estimate, and general characteristics of the employment market is provided. This information offers insight into the types of jobs in the community and the incomes associated with such jobs. It also identifies proposed development activities and future housing needs generated by new employment opportunities.

The "Housing Needs" section of the Housing Element identifies and analyzes the existing and projected housing need of the community pursuant to the RHNA. This is different from previous cycles where the RHNA only included the projected need. An assessment must be undertaken of the community's existing and projected housing needs based on household characteristics, housing stock conditions, special housing needs, and demographic and employment trends. The City's total final RHNA allocation is 23,610. The RHNA is inclusive of the projected need for the City, which is based on planned development and the City's official growth forecast, at 7,690 units as well as the existing need for the City, at 15,864,which is solely based on a jurisdiction's access to jobs and transit. The existing need also included additional units that were reallocated from disadvantaged communities (DACs) in Orange County. An additional 56 units were allocated to the City as a result of a successful RHNA appeal by another jurisdiction. The assessment of existing housing needs includes current demographic information, such as the total population, the number of households over-burdened by housing costs, the number of households living in overcrowded conditions, and special housing needs. It also includes the number of housing units that need rehabilitation, as well as assisted affordable units at risk of converting to market rate. The majority of the data included in this section has been pre-certified by HCD for the SCAG region.

used to inform and develop the Housing Element policies and programs to ensure that the City focuses its efforts on the community's identified needs.

In October 2020, the City filed an appeal of the draft RHNA with SCAG. The City requested a reduction of 8,259 total units from the draft RHNA allocation to address the following outstanding issues:

- Appeal #1: Methodology
  - High Quality Transit Area (HQTA) Errors
  - Residual Allocation Redistribution due to Disadvantaged Community component of the RHNA Methodology, specifically outdated growth forecast information
- Appeal #2: Local Planning Factors and Information Furthering Fair Housing (AFFH)
- Appeal #3: Changed Circumstances
- Appeal #4: Regional Determination of 1.34 Million Housing Units Violates State Law
- Appeal #5: Inconsistency Between Regional Housing Needs Assessment and Sustainable Communities Strategy

The City's RHNA Appeal was denied by SCAG's RHNA Appeal Board in January 2021.

Sites Inventory, Analysis, and Goals and Policies

State law requires jurisdictions to provide an inventory of land suitable for residential development that will allow for, and facilitate production of, the City's regional share of housing as determined by the RHNA.

To determine whether the City has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify "adequate sites" in the Housing Element site inventory. The purpose of the housing element's site inventory is to identify and analyze specific land (sites) that is available and suitable for residential development in order to determine the jurisdiction's capacity to accommodate residential development and reconcile that capacity with the jurisdiction's RHNA. The site inventory enables the jurisdiction to determine whether there are sufficient adequate sites to accommodate the RHNA by income category. A site inventory and analysis will determine whether program actions must be adopted to "make sites available" with appropriate zoning, development standards, and infrastructure capacity to accommodate the new housing need.

Credit score criteria), and likelihood or interest in development due to access to opportunities such as jobs and high performing schools. When determining sites to include in the inventory to meet the lower income housing need, HCD recommends that a local government first identify development potential in high opportunity neighborhoods. High opportunity areas are places that currently have strong economic, environmental, and educational outcomes. Locating affordable housing in high opportunity areas would result in more integration of neighborhoods, and offer new economic opportunities to lower income segments of the population. This will assist the local government in meeting its requirements to affirmatively further fair housing and ensure developments are more competitive for development financing.

Sites are considered suitable for residential development if zoned appropriately and available for residential use during the planning period. Housing Element law does not require a jurisdiction to build housing units, but rather to demonstrate that the jurisdiction has the land capacity to address its RHNA. If a jurisdiction cannot demonstrate that the existing zoning and General Plan designations can accommodate its RHNA allocation, the jurisdiction is required to re-zone land in order to have sufficient capacity, among other programs that may also be required. Even if a city re-zones the land to accommodate residential, market and development trends will ultimately dictate the construction of residential units. The City's draft 2021-2029 Housing Element demonstrates that Irvine does not have sufficient capacity under the current General Plan to meet the new RHNA through vacant land capacity and will need to re-zone land and update the Genera Plan and Zoning Ordinance to accommodate the RHNA. With the proposed re-zoning and inclusion of new policies and programs, the City is able to identify sufficient capacity to accommodate the 6th Cycle RHNA.

The City's 6th Cycle RHNA has been significantly increased from the 5th Cycle RHNA of 12,149 units to 23,610 total units. The 6th Cycle RHNA will replace the current allocation when the Housing Element is updated, adopted by the City Council, and certified by the state before the statutory deadline. Table 1 below shows Irvine's RHNA allocation of housing units broken down by income category for the 2021-2029 planning period.

Table 1
2021-2029 Irvine Regional Housing Needs Allocation

Income Category	RHNA
Category 1 (0% - 50% AMI[1]) (Extremely Very Low/Very Low)	6,396

Housing Element statute has been modified the past several years, adding new requirements that must be included in a jurisdiction's Housing Element update. This includes the addition of the Affirmatively Further Fair Housing (AFFH) section and the "no net loss" requirement in the site inventory. "No net loss" requires a jurisdiction to maintain adequate sites to accommodate its remaining unmet RHNA by each income category at all times throughout the entire planning period. Specifically, if a jurisdiction approves the development of a parcel identified in its Housing Element sites inventory with fewer units than shown in the Housing Element, it must either make findings that the Housing Element's remaining sites have sufficient capacity to accommodate the remaining unmet RHNA by each income level or identify and make available sufficient sites to accommodate the remaining unmet RHNA for each income category. In addition to the "no net loss" requirement, the City must identify an adequate supply of above moderate or "market rate" units to ensure the affordable units can be constructed. As a result of this requirement, the City must identify more sites and units than identified in the RHNA.

Constraints

A number of factors can constrain the development and improvement of housing. These include both governmental and non-governmental constraints, which are reviewed in the Housing Constraints section of the draft 2021-2029 Housing Element. State law requires the City to analyze land use controls, fees and exactions, on- and off-site improvement requirements, building codes and enforcement thereof, permit and processing procedures, and potential constraints on the development or improvement of housing for persons with disabilities. The draft 2021-2029 Housing Element generally finds that the City land use controls do not create unnecessary constraints to housing development.

Non-governmental constraints must also be analyzed, including the availability and cost of land, as well as construction. These constraints are often out of the City's control but can result in housing that is not affordable to low- and moderate-income households.

Goals, Policies, and Programs

Based on the results of the public participation, housing needs assessment, sites inventory and analysis, and constraints, the draft 2021-2029 Housing Element establishes goals, policies, and programs to facilitate the provision of housing that

Many of the goals, policies, and programs have not changed from the 2013-2021 Housing Element. Some have been modified to simplify, avoid redundancy, or reflect current practice, and are outlined in the Goals, Policies and Programs section. New goals, policies, and programs have been added to build upon Irvine's success in building affordable housing throughout the community and address the City's significant RHNA allocation. Some of the key proposed policies being considered include:

- An increase to the inclusionary zoning ordinance to mandate 20 percent of new housing projects are at affordable price points, rather than the current 15 percent mandate.
- Target city, county, state, and certain privately owned sites for 100 percent affordable residential projects.
- Coordinate efforts and enhance partnership with the Irvine Community Land Trust (ICLT).
- Amend the affordable in-lieu fee to reflect current costs.
- Extend the term of affordability on affordable units set to expire in the next Housing Element Cycle (2021-2029)
- Introduce residential uses in targeted retail centers in the city to create mixed use environments.
- Maximize density near the Irvine Station with a residential overlay, for transit-oriented development.
- Expand the residential overlay and unit cap in the Irvine Business Complex.
- Introduce residential overlay at religious and school sites.
- Allow conversion of hotel and motel to residential units.

Site Inventory

State law mandates that cities develop a sites inventory analysis to identify vacant land or land that can be redeveloped during the planning period. The inventory must include a map identifying parcels, general plan and zoning designation, acreage and unit capacity across affordability levels. The sites inventory analysis included in the draft 2021-2029 Housing Element demonstrates that the RHNA of

Per Housing Element statute and HCD's "Housing Element Site Inventory Guidebook," the City must identify adequate sites at the parcel level. Additionally, according to the guidebook, "the analysis of 'appropriate zoning' should not include residential buildout projections resulting from the implementation of a jurisdiction's inclusionary program or potential increase in density bonus, because these tools are not a substitute for addressing whether the underlying (base) zoning densities are appropriate to accommodate the RHNA for lower income households." This means, the City, despite having a successful inclusionary housing program, is unable to utilize the existing or proposed inclusionary housing program to meet the affordable RHNA allocation. Additional constraints to developing the site inventory include, but are not limited to:

- Inclusionary Housing: HCD will not permit an existing inclusionary program to be used on any future projects to meet the RHNA requirements.
- Density Realism: The City must show precedent for high density residential assumptions by providing documentation that nearby developments are at similar densities.
- Parcel Size: HCD will scrutinize affordable units on sites that are less than 0.5 acres or more than 10 acres.
- Affirmatively Furthering Fair Housing (AFFH): The City is required to spread affordable units throughout the City to ensure there isn't a concentration of affordable units in one area.

A detailed breakdown of the residential development capacity by income category will be provided in the Projected Housing Needs section of the draft 2021-2029 Housing Element. Additionally, the draft 2021-2029 Housing Element continues the community's commitment to a full spectrum of housing opportunities for all income groups at all stages of life.

The City, in cooperation with the University of California, Irvine (UCI) has petitioned HCD to allow a one-time credit for housing units previously constructed that have not been counted in prior Housing Elements. This would include all for sale and rental units at University Hills and all housing dedicated for students, graduate students/families. In addition to these units, the City has included future units planned for University of California owned property on Irvine Boulevard in the draft Housing Element site inventory.

Quantified Objectives

analysis an estimate was made of the maximum number of units that can reasonably be expected to be developed by the private sector. It is important to note that quantified objectives need not equal the RHNA allocation.

Review of Past Programs in the Previous Housing Element

The City must evaluate the results from housing programs implemented during the previous Housing Element. The review of past programs discusses the progress, effectiveness, and appropriateness of the previous Housing Element goals, objectives, policies, and programs.

Public Participation

Pursuant to California Government Code Section 65583(c)(9), local governments are required to "make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element." To meet these requirements, the City of Irvine has organized multiple activities over the last 10 months to engage with all economic segments of the community through a community outreach survey, two focus groups, three community workshops, a Planning Commission study session, a City Council scoping session, and stakeholder meetings with the development community, property owners, non-profit organizations, public agencies, such as the Irvine Unified School District, affordable housing providers including the Irvine Community Land Trust, and special interest groups.

To promote the community engagement activities and events, the City used its website, social media accounts, press releases, mailers, interest list notifications, fliers, and public email system. The City also provided outreach materials in English and seven additional languages: Chinese (Traditional and Simplified), Korean, Vietnamese, Japanese, Farsi, Arabic, and Spanish to ensure the outreach materials reached many diverse segments of the community.

The City Council conducted a scoping session on February 9, 2021, and the Planning Commission conducted a study session on February 18, 2021, on the Housing Element update process. Input from the workshops and meetings with the public, City Council, and Planning Commission, as well as staff review of the current Housing Element and changes in state housing law were used to develop the draft document presented to the Planning Commission.

In preparing for the Sites Inventory Analysis, staff identified potential opportunity sites and

City staff held meetings with a variety of stakeholders including affordable housing developers and several meetings with the Irvine Community Land Trust (ICLT) on opportunities to coordinate and collaborate. The City hosted three community workshops throughout the month of April. On April 5, 2021, the City held a virtual community workshop with stakeholders in the Irvine Business Complex (IBC) and Spectrum areas, specifically property owners, commercial real estate brokers, the Building Industry Association (BIA), Irvine Chamber of Commerce, and the general public with an interest in these neighborhoods. On April 22, 2021, and April 29, 2021, the City held virtual community-wide workshop to present the 6th Cycle Housing Element Update. On April 22, 2021, 105 participants attended the workshop and on April 29, 2021, 92 participates attended the workshop.

In addition, staff utilized community survey and focus group results from City residents that are part of the City's, separate and ongoing, General Plan Update. The survey included questions focused on housing issues to support the Housing Element public engagement effort. The focus groups allowed for dedicated discussions that highlighted residents' perspectives on housing topics, including state-mandated housing and where such housing will be compatible in the City.

The City gathered feedback from all outreach activities and evaluated the findings to identify the issues and topics that were most pressing to the Irvine community. The City then used this information to help develop goals, policies, and proposed activities for the planning period.

Review Process

The Housing Element will be forwarded to HCD for a mandatory 60-day review for consistency with state law and provisional certification. The review by HCD must occur at least 90 days prior to the City Council taking final action on the Housing Element. Upon incorporation of state feedback, staff will present the final draft 2021-2029 Housing Element to the Planning Commission in the fall/winter followed by final review and the City Council consideration of formal adoption. The City will be taking advantage of the 120 day grace period following the October 15, 2021 deadline to adopt the final Housing Element. The entire 6th Cycle Housing Element cycle has been delayed at several levels, including the six-month delay at SCAG for the adoption of the final RHNA (March 2021),

ENVIRONMENTAL REVIEW

An environmental evaluation for the project will be prepared after review and incorporation of any amendments requested by HCD. Staff will bring the environmental certification when the Planning Commission considers adoption of the Housing Element in the fall.

ALTERNATIVES CONSIDERED

The Planning Commission can provide feedback to be incorporated into the draft document, prior to the transmittal to HCD for the required 60 days review.

FINANCIAL IMPACT

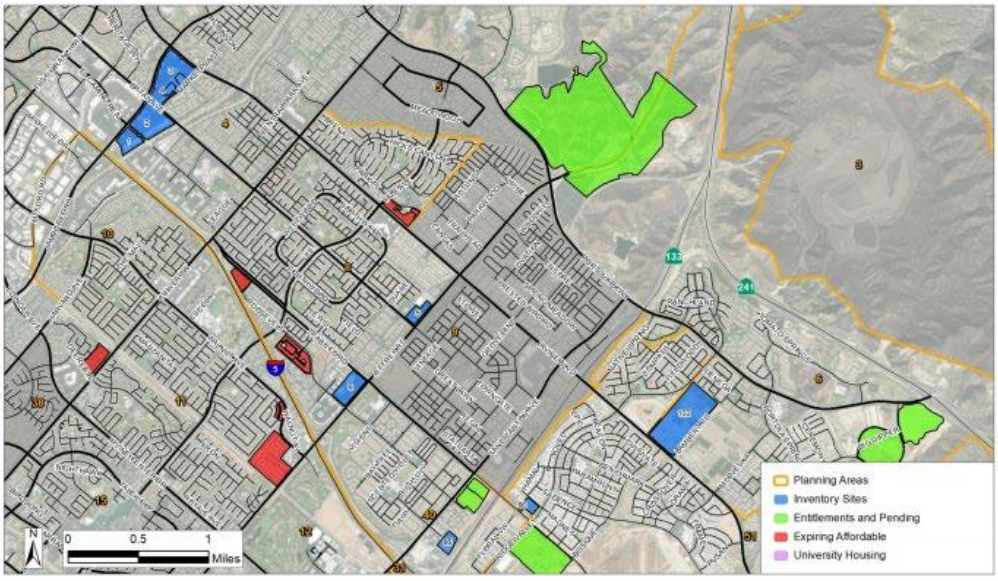
The Community Development Department budget includes a work program to update the Housing Element. The program includes staff time and consultant services to research and prepare the updated Housing Element. The City will also rely on reimbursement from Senate Bill 2 and Local Early Action Plan (LEAP) grants to fund the Housing Element.

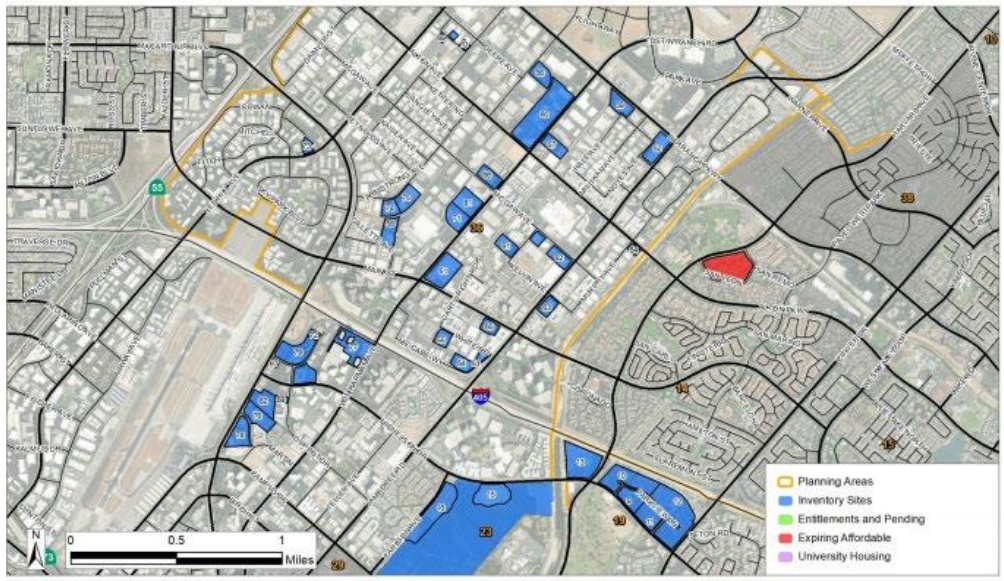
REPORT PREPARED BY: Marika Poynter, Principal Planner

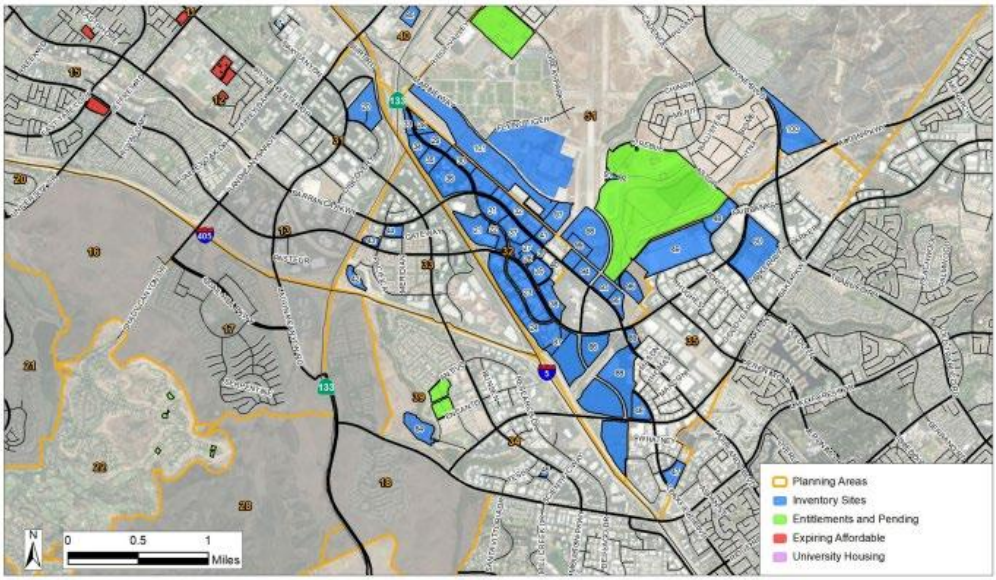
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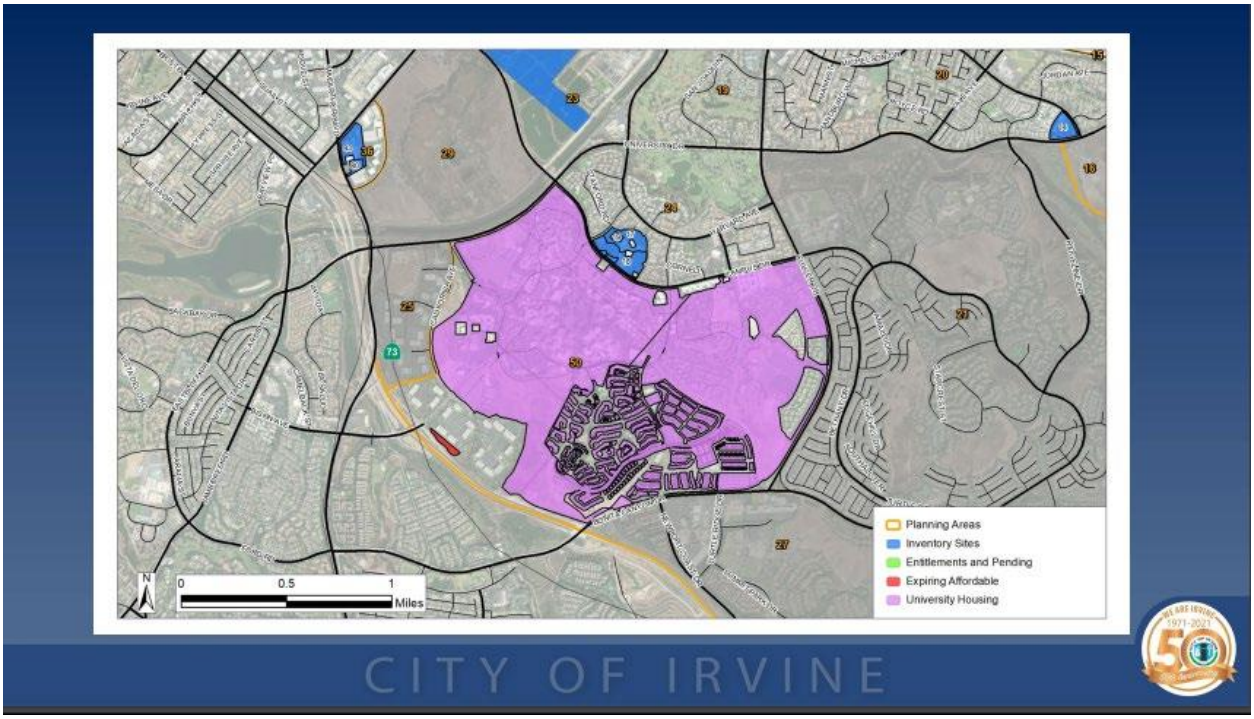
1. Site Inventory Table and Map
2. Planning Area Map
3. Draft 6th Cycle Housing Element

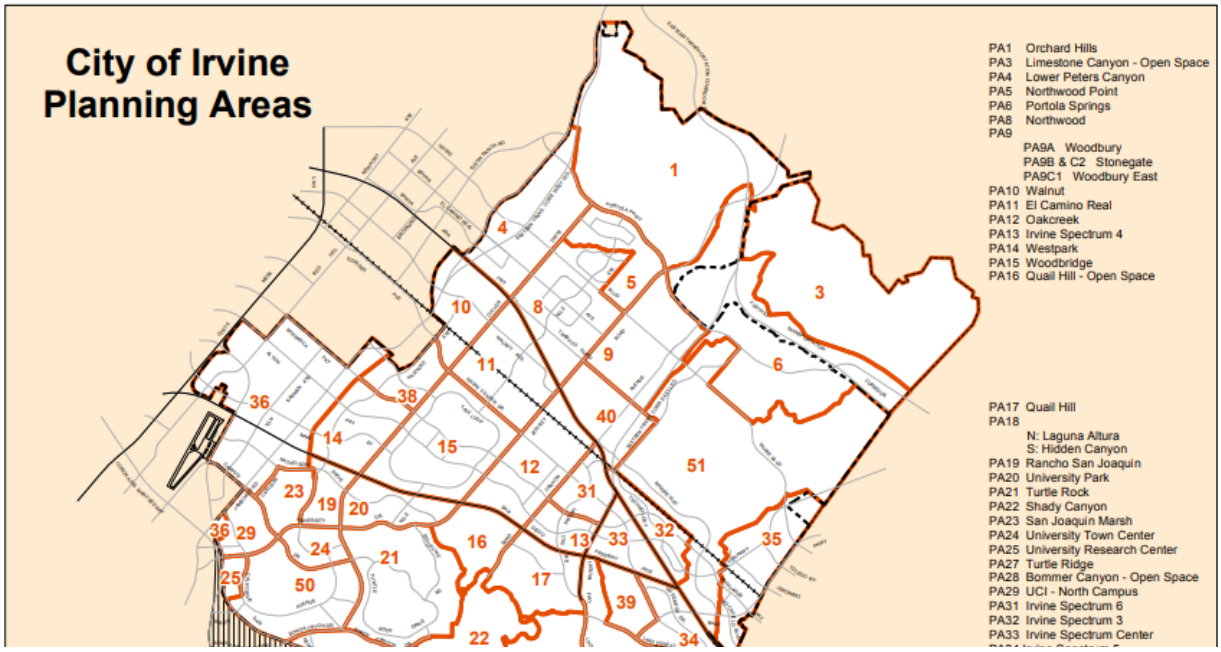
Planning Area Name	Total	Category 1	Category 2	Category 3	Category 4
RHNA	**23,610**	**6,396**	**4,235**	**4,308**	**8,671**
PA 4 (Lower Peters Canyon)	2,007	512	341		1,154
PA 19 (RSJ Area)	2,202	279	186	173	1,564
PA 23 (San Joaquin Marsh)	1,000	600	400		
PA 24 (University Town Ctr.)	823	237	158	43	385
PA 32 (Spectrum 3)	17,740	447	298	1,702	15,293
PA 33 (Irvine Spectrum Ctr.)	943	200	134	62	547
PA 36 (IBC)	10,986	1,517	1,010	791	7,668
PA 40 (Cypress Village)	613	300	156		157
PA 51 (Great Park Neighborhoods)	15,772	2,645	2,189	1,948	8,990
All Other PA (including UCI)	8,903	0	0	2,864	23,479
Site Inventory	**78,429**	**6,737**	**4,872**	**7,583**	**59,237**
Difference	*54,819*	*341*	*637*	*3,275*	*50,566*



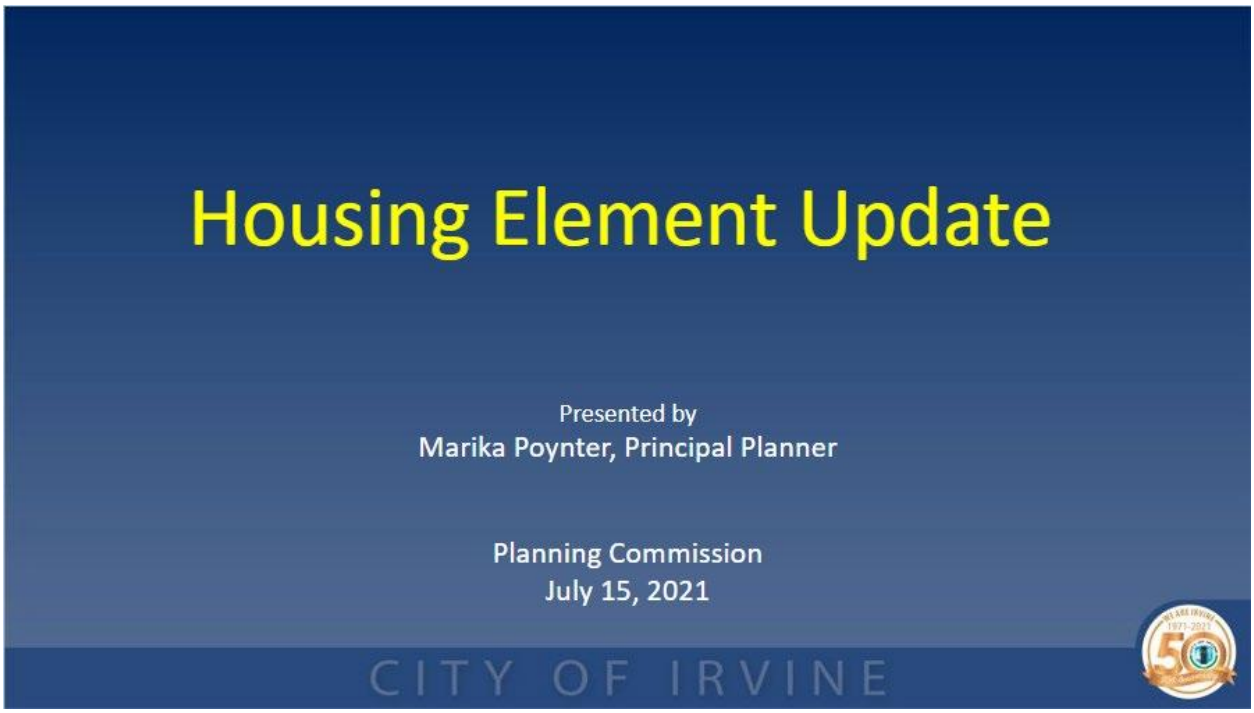

Planning Areas
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Entitlements and Pending
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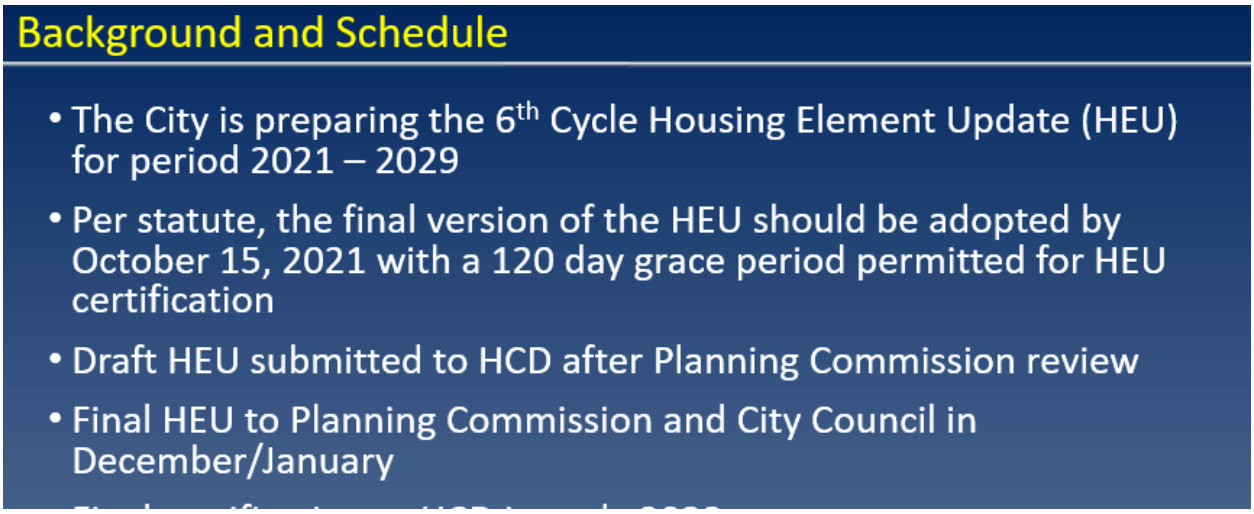

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Planning Areas
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CITY OF IRVINE


City of Irvine
Planning Areas
PA1 Orchard Hills
PA3 Limestone Canyon - Open Space
PA4 Lower Peters Canyon
PA5 Northwood Point
PA6 Portola Springs
PA8 Northwood
PA9
PA9A Woodbury
PA9B & C2 Stonegate
PA9C1 Woodbury East
PA10 Walnut
PA11 El Camino Real
PA12 Oakcreek
PA13 Irvine Spectrum 4
PA14 Westpark
PA15 Woodbridge
PA16 Quail Hill - Open Space
PA17 Quail Hill
PA18
N: Laguna Altura
S: Hidden Canyon
PA19 Rancho San Joaquin
PA20 University Park
PA21 Turtle Rock
PA22 Shady Canyon
PA23 San Joaquin Marsh
PA24 University Town Center
PA25 University Research Center
PA27 Turtle Ridge
PA28 Bommer Canyon - Open Space
PA29 UCI - North Campus
PA31 Irvine Spectrum 6
PA32 Irvine Spectrum 3
PA33 Irvine Spectrum Center

3c. Presentation for July 15, 2021





Housing Element Purpose

- The Housing Element is a state-mandated policy document that:
  - Provides direction for implementation of various programs to meet existing and future housing needs for all income levels in the City
  - Provides goals, policies, programs, and objectives that accommodate opportunities for the preservation of existing housing and development of new housing
  - Demonstrates how the City will accommodate its RHNA allocation

Regional Housing Needs Assessment

% of County Area Median Income (AMI)	Units
Category 1 (0 – 50 % AMI)	6,396
Category 2 (51 – 80% AMI)	4,235
Category 3 (81 – 120% AMI)	4,308
Category 4 (120% AMI or above; considered "market rate")	8,671
TOTAL	**23,610**

- Buffer for "no net loss" for Categories 1 and 2 – City will apply it for Categories 1, 2, and 3
- Actual number needed is anticipated to exceed allocation
- Affirmatively Furthering Fair Housing (AFFH)

Key Discussion Items

- Highlights of the Draft 6th Cycle Housing Element
  - Document Overview
- Site Inventory
- Policies and Programs
  - Enhancements to existing policies and programs
  - Proposed new policies and programs to facilitate and encourage housing production, and more specifically affordable housing

Draft 6th Cycle Housing Element

- Critical Chapters
  - **Adequate Site Inventory Analysis and Methodology:** Detailed description of the methodology and to identify specific housing sites (by Assessor Parcel Number or APN), the number of units for each site, the level of affordability for each site, and the methodology used to ensure that each site meets State law requirements
  - **Housing Plan:** The City's goals, policies, programs, and actions to provide and preserve housing opportunities in the community and quantified objectives for the 2021-2029 6th cycle planning period
  - **Appendix B: Affirmatively Furthering Fair Housing Analysis**

Constraints and Approach for Developing Site Inventory

- HCD or Statutory Constraints:
  - Inclusionary Housing: HCD will not permit inclusionary to be used on any future projects to meet the RHNA
  - Density Realism: City must show precedent for high density residential assumptions (nearby developments at similar density)
  - Parcel Size: HCD will scrutinize sites identified for affordable units on sites below 0.5 acres and more than 10 acres

Constraints and Approach for Developing Site Inventory

- City Constraints/Approach:
  - Preservation of Open Space/Natural Lands: The City did not include locally protected open space/natural lands in the site inventory.
  - Exclusion of Sensitive Sites: The City did not include any community sensitive sites such as the Racquet Club of Irvine and the Rancho San Joaquin Golf Course
  - Preservation of Neighborhood Core: The City focused the proposed draft site inventory to preserve the neighborhood core

	Very Low	Low	Moderate	Above Moderate	Total
RHNA	6,396	4,235	4,308	8,671	23,610
Alternative Methods to Meet the RHNA (Credits)					
Entitled or Proposed Projects	478	44	36	3,102	3,660
Accessory Dwelling Units	20	34	24	2	80
Preservation of At-Risk Units	518	305	0	0	823
University of California Housing (Existing)	0	0	1,710	2,696	4,406
Net RHNA (after credits are applied)	5,380	3,852	2,538	2,871	14,641
Step #1 Determination of Adequate Sites (Sites with Existing Zoning to Accommodate RHNA)					
	4,195	2,797	1,877	16,851	25,720
RHNA Surplus/(Shortfall) after Step #1	(1,185)	(1,055)	(661)	13,980	11,079
Step # 2 Adequate Sites Program (Sites Requiring Rezoning to Accommodate RHNA)					
	3,203	2,134	3,009	23,588	31,934
Total Units from Step #1 and #2	**7,398**	**4,931**	**4,886**	**40,439**	**57,654**
Net Surplus	2,018	1,079			
No-Net Loss Buffer per HCD (15%-30%	32%	25%			

Draft Policy Recommendations

- Update the Land Use Element and Zoning Ordinance (subsequent effort) to consider:
  - Overlays to promote residential and mixed use:
    - In Planning Area 32 at 50-70 units/acre
    - In the IBC at 50-70 units/acre
    - At targeted retail centers at 30-60 units/acre
    - At religious and school sites at 30-60 units/acre – focus on workforce housing
    - Allow conversion of hotel/motel to residential

Draft Policy Recommendations

- Increased density with focus on transit-oriented development in Great Park Neighborhoods – adjacent to the Irvine Station – this is not to include the designated Orange County Great Park
- Target City, County, State, and certain privately owned sites for 100% affordable residential projects
- Consider increasing the inclusionary zoning ordinance to mandate 20% of new housing projects are at affordable price points instead of the existing 15%



Draft Policy Recommendations

- Extend the term of affordability on affordable housing units set to expire in the next Housing Element Cycle (2021-2029) – approximately 912 units
- Explore amending the existing in-lieu fee for affordable housing
- Consider ways to streamline the affordable housing development process
  - Expedite the entitlement process for affordable housing projects
  - Evaluate the costs and benefits of reducing or deferring development fees



Draft Policy Recommendations

- The City seeks to continue to strengthen its relationship with the Irvine Community Land Trust to collaborate and partner on efficiently and effectively maximizing affordable housing opportunities. Policy PP-F:2
  - Coordinate with the ICLT to actively pursue land acquisition opportunities for a range of affordable housing options, including rental apartments, ownership housing, transitional housing, supportive housing, and single-room occupancy housing.
  - Collaborate to determine feasibility of developing permanently affordable housing in partnership with the ICLT on publicly owned sites that may be designated as surplus property



Draft Policy Recommendations

- Assist the ICLT and developers to access public funding and financing and through new construction to increase supply of permanently affordable rental units with supportive services that target seniors and persons with disabilities and extremely low income households.
- Partner with the ICLT to seek legislative support for:
  - Public funding resources and prioritization of those sources to advance the development of permanently affordable rental and ownership housing at all affordable income levels.
  - Legislative changes that remove sunset provisions for affordable housing developments.



Follow-up from July 1, 2021 PC Meeting

- Workforce Housing Need: Workforce Housing in included in the Above Moderate Income category and was captured in the methodology prepared by SCAG. A separate study to extrapolate the "workforce housing" – 120%-150% could be requested prior to any update to the inclusionary zoning ordinance.
- Homelessness: Policies HE-I.1 – HE-I.5 identify policies to address homelessness. The City is in discussions with Tustin on shared facility opportunities.

Recommended Action

- Review and provide input on the key features of the Draft Housing Element Update
- Authorize transmittal of the Draft 6th Cycle Housing Element to HCD for the required 60 day review

3d. Comments Summary and Analysis for July 15, 2021 PC

Comments and Questions Received at July 15 PC Meeting	Who	Responses and How Comment was Addressed in HE (if applicable)
In terms of policies, some showing funding is coming from the General Fund Encourage stronger relationship with ICLT. Encourage modular units. Consider decreasing or waiving developer fees.	Commissioner Knowland	Once HE adopted, staff would determine the exact funding mechanism (e.g., general fund, grants). Approximately 4,800 affordable units currently in the City. ICLT has developed 457 units to date. Mark Asturias with ICLT indicated ICLT is working with the Irvine Company on a new site and exploring feasiblity to develop site at higher density while ensure compatiblity with the areas. If presume 25 units per acre x 7 acre = 175 units. ICLT generally aims for extremely low and very low income units where the greatest need is. In terms of modular units, refer to Proposed Program-G.2 that "encourage innovative design prototypes and/or construction…" As part of Policy HE-B.2 in the draft Housing Plan, developer fees will be analyzed with the subsequent GPU/ZOA work effort or a separate financial

		include units in University Hills (moderate income level) and Graduate Student housing (above moderate income level).
City lost RHNA appeal. Mayor letter to HCD regarding deadline extension was rejected. What is the process if we don't agree with HCD's comments? If we make major changes after HCD comments received, then we need to resubmit to HCD. Is the Planning Commission allowed to particpate in the back and forth with HCD? In a sense, this is the "last bite of the apple" because City is under time constraints to meet deadline once the comments from HCD are received.	Chair Pierson; Commissioner Knowland	At this time, the Governor has opted not to include a trailer bill to extend the HEU deadline (i.e. denying the extension request). The purpose of tonight's meeting is to consider authorizing transmittal of the draft HE to HCD for review, not adoption of HE. Once comments are received from HCD, staff will address and bring forward revised document with IS/MND for adoption purposes. If we don't adopt the HE within the allowed 120-day grace period then there are potential penalties as previously discussed. If HCD provides significant comments, staff will share them with the Planning Commission prior to any revisions or further discussion with HCD.
Recommend specific language tonight. Add teeth by replacing conditonal language with definitive changes. Determine if additional emergency meeting is needed. Redline changes in Housing Plan	Commissioner Gaido: Chair Pierson; Commissioner Knowland Vice Chair Huang	Refer to Chapter 8, Housing Plan, of the draft HE. Staff will note any long-term cost impacts where further study might be required or if something we can do now.

Believe significant changes to the draft Housing Plan are not required at this time, and document is ready to submit to HCD. Significant revisions would require separate sessions. I'm working behind the scenes on affordable housing and willing to discuss in more detail during a separate session.	Commissioner Limb	Comment noted.
Concerned about CFD and Mello Roos on these properties per supplemental CFD report dated February 11, 2020. VL and L are not exempt from CFD for Great Park Neighborhood. Per Mark Asturias, ICLT, affordable housing is not exempt from special taxes created prior to January 1, 2020 in accordance with AB 1743. Who's going to pay?	Susan Sayre, Irvine resident	No response from City staff. Mark Asturias with ICLT responded: Transfer of property taxes to individual units. All taxes, including special taxes, must be accounted for when you are pricing or renting affordable houisng. If special taxes, pricing is fixed under State regulatory program either (1) discount price of home to account for the taxes; or (2) pay off the special taxes. Sage Park project under construction. ICLT paid off over $4MM in CFD and assessment district, so homeowner doesn't carry the burden. Special taxes for rental apartment projects are typically paid off through the bond financing. Must find a way to cover those costs because you can't pass those costs on to the owner or renter.
Studied RSJ, San Joaquin Marsh, UTC, University Park	Ford Fuji, Irvine resident	Comment noted.

Playground in PA 20, San Joaquin Marsh, UCI Arboretum and Art Musuem, Mason Regional Park in PA 24, Barclay, New UCI Museum, and Bren Center. Keep recreational zoning in our area.		
Recommendations: 1. Adjust site inventory map to retain the recreational zoned land 2. Streamline AH development 3. Provide dedicated staff for affordable housing projects…instead of explore providing dedicated staff 4. Eliminate fees if 100% affordable housing in perpetuity 5. Create own housing authority as Irvine's housing choice voucher program is through the County (for extremely low and very low) 6. Consider first right of refusal to ICLT for City-owned land 7. Developers to ccordinate with non-profits to provide supportive services for density bonus units 8. Include diversity and inclusionary goals into homeownership goals especially linguistically isolated groups	Commissioner Gaido	Refer to Chapter 8, Housing Plan, in the draft HE. All proposed revisions are subject to City Attorney review. Note the IRWD site in the marsh is already allocated for 1,000 units in the GP and ZO. Property owner for Boomers requested to be on the site inventory list. Public review and comment period of the draft document is open until HEU adoption.
The subsequent GPU/ZOA work effort will allow further analysis.	Chair Pierson	Comment noted. Hypothetically, if the presumed

4a. Meeting Agenda for August 5, 2021

Jeff Pierson
Chair

Stephen Huang
Vice Chair

Christine Knowland
Chair Pro Tem

Jong Limb
Commissioner

Mary Ann Gaido
Commissioner

AGENDA

PLANNING COMMISSION
REGULAR MEETING

August 5, 2021
5:30 PM
CITY COUNCIL CHAMBER
One Civic Center Plaza
Irvine, CA 92606

PARTICIPATION AT PLANNING COMMISSION MEETINGS

MEETINGS ARE AVAILABLE TO ATTEND IN-PERSON IN THE CITY COUNCIL CHAMBER OR WATCHED LIVE THROUGH THE "ZOOM" APPLICATION. INFORMATION FOR "ZOOM" CAN BE FOUND ONLINE AT CITYOFIRVINE.ORG/PLANNINGCOMMISSION. YOU MAY SUBMIT COMMENTS ON ANY AGENDA ITEM OR ON ANY ITEM NOT ON THE AGENDA, IN WRITING VIA MAIL TO "ATTN: PLANNING COMMISSION," ONE CIVIC CENTER PLAZA, IRVINE, CA 92606; BY EMAIL TO PLANNINGCOMMISSION@CITYOFIRVINE.ORG; OR THROUGH E-COMMENT AT CITYOFIRVINE.ORG/PLANNINGCOMMISSION. E-COMMENTS SUBMITTED AT LEAST TWO HOURS PRIOR TO THE COMMENCEMENT OF THE MEETING WILL BE DISTRIBUTED TO THE PLANNING COMMISSION AT THE MEETING. YOU MAY ALSO PROVIDE LIVE COMMENTS VIA "ZOOM." FOR MORE INFORMATION, VISIT CITYOFIRVINE.ORG/PLANNINGCOMMISSION.

REQUEST TO SPEAK IN PERSON: IF YOU WOULD LIKE TO ADDRESS THE PLANNING COMMISSION ON A SCHEDULED AGENDA ITEM – INCLUDING A REGULAR BUSINESS ITEM, A PUBLIC HEARING ITEM, OR PUBLIC COMMENTS – PLEASE REGISTER BY COMPLETING THE ELECTRONIC FORM AVAILABLE ON THE KIOSK AT THE ENTRANCE TO THE CITY COUNCIL CHAMBER. PLEASE IDENTIFY ON THE FORM YOUR NAME AND THE ITEM ON WHICH YOU WOULD LIKE TO SPEAK. THE REQUEST TO SPEAK FORM ON THE KIOSK ASSISTS THE CHAIR IN ENSURING THAT ALL PERSONS WISHING TO ADDRESS THE PLANNING COMMISSION ARE RECOGNIZED. IT ALSO ENSURES THE ACCURATE IDENTIFICATION OF MEETING PARTICIPANTS

PLEASE TAKE NOTICE THAT THE ORDER OF SCHEDULED AGENDA ITEMS BELOW AND/OR THE TIME THEY ARE ACTUALLY HEARD, CONSIDERED AND DECIDED MAY BE MODIFIED BY THE CHAIR DURING THE COURSE OF THE MEETING, SO PLEASE STAY ALERT.

PLEASE NOTE: THE PLANNING COMMISSION IS MAKING EVERY EFFORT TO FOLLOW THE SPIRIT AND INTENT OF THE BROWN ACT AND OTHER APPLICABLE LAWS REGULATING THE CONDUCT OF PUBLIC MEETINGS, IN ORDER TO MAXIMIZE TRANSPARENCY AND PUBLIC ACCESS. FOR QUESTIONS OR ASSISTANCE, PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 949-724-6465, OR VIA EMAIL AT PLANNINGCOMMISSION@CITYOFIRVINE.ORG. IT WOULD BE APPRECIATED IF WRITTEN COMMUNICATIONS OF PUBLIC COMMENTS RELATED TO ITEMS ON THE AGENDA, OR ITEMS NOT ON THE AGENDA, ARE PROVIDED PRIOR TO THE COMMENCEMENT OF THE MEETING.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

INTRODUCTIONS

ADDITIONS AND DELETIONS TO THE AGENDA

Additions to the agenda are limited by the California Government Code Section 54954.2 of the Brown Act and for those items that arise after the posting of the Agenda must be acted upon prior to the next Planning Commission meeting.

PUBLIC COMMENTS

COMMISSION BUSINESS

1. MINUTES

RECOMMENDED ACTION:
Adopt the minutes of the regular Planning Commission meeting held on July 1, 2021.

2. GREAT PARK STATUS UPDATE

PUBLIC HEARINGS

3. TIME EXTENSION OF VESTING TENTATIVE TRACT MAP 18174 FOR A MIXED-USE DEVELOPMENT AT 18582 TELLER AVENUE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)

2) Adopt RESOLUTION NO. 21-3829 — A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING A THREE-YEAR EXTENSION (00839733-PTT) OF VESTING TENTATIVE TRACT MAP 18174 FOR A MIXED-USE DEVELOPMENT AT 18582 TELLER AVENUE IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX).

COMMISSION BUSINESS

4. GENERAL PLAN – DRAFT 2021-2029 HOUSING ELEMENT UPDATE

RECOMMENDED ACTION:

1) Review and provide further input on the key features of Chapter 8: Housing Plan of the Draft Housing Element Update.
2) Recommend transmittal of the Draft 2021-2029 Housing Element Update to the California Department of Housing and Community Development (HCD).

STAFF REPORTS

PLANNING COMMISSION REPORTS

ADJOURNMENT

NOTICE TO THE PUBLIC

The Irvine Planning Commission consists of five residents of the City who are appointed by Irvine City Councilmembers. The Commission meets regularly on the first and third Thursday of each month in the City Council Chamber at the Irvine Civic Center located at One Civic Center Plaza. Meetings begin at 5:30 p.m., unless otherwise noted. Meeting agendas and approved minutes are kept current on the City website at cityofirvine.org/planningcommission

The Planning Commission is responsible for providing input to the City Council on long-range planning. Irvine's long-range planning goals are embodied in the General Plan. The General Plan and the amendments to it are reviewed by the Planning Commission and adopted by the City Council. The General Plan is implemented through the City's development regulations.

The Planning Commission has the authority to approve or deny applications concerning development within the City. The category of applications includes Tentative Tract Maps, Conditional Use Permits, Master Plans, Administrative Relief and Variances. The Planning Commission also makes recommendations to the City Council on all applications for amendments to the Zoning Ordinance.

An agenda is provided for each Planning Commission meeting, which lists the items submitted for consideration. Prior to the listed agenda items, the Commission may hold a study session to receive information or meet with another committee. A study session is open to the public; however, no public testimony is taken and no decisions are made. Following a study session, the regular meeting will begin at

The items on the agenda are arranged in three categories: Consent Calendar: These are relatively minor in nature, do not have any outstanding issues or concerns, and do not require a public hearing. All consent calendar items are considered by the Commission as one item and a single vote is taken for their approval, unless an item is pulled from the consent calendar for individual discussion. There is no public discussion of consent calendar items unless requested by the Commission. Public Hearings: This category is for case applications that require, by law, a hearing open to public comment because of the discretionary nature of the request. Public hearings are formally conducted and public input/testimony is requested at a specific time. This is your opportunity to speak on the item(s) that concern you. If, in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing. Commission Business: Items in this category are general in nature and may require Commission action. Public input may be received at the request of the Commission. See information for Speaker's Card/Request to Speak on the first page.

At 10 p.m., the Planning Commission will determine which of the remaining agenda items can be considered and acted upon prior to 11 p.m., and will continue all other items for which additional time is required until a future Commission meeting. All meetings are scheduled to terminate at 11 p.m.

STAFF REPORTS

As a general rule, staff reports or other written documentation have been prepared or organized with respect to each item of business listed on the agenda. Copies of these materials are on file with the Community Development Department and are available for public inspection and copying once the agenda is publicly posted, (at least 12 days prior to a regular Planning Commission meeting). Staff reports can also be downloaded from the City's website at *cityofirvine.org/planningcommission* at least 12 days prior to the scheduled Planning Commission meeting.

APPEALS

Planning Commission decisions may be appealed to the City Council in accordance with Zoning Ordinance Chapter 2-5. Planning Commission actions on a subdivision map may be appealed to the City Council in accordance with Irvine Municipal Code Section 5-5-110. Planning Commission determinations regarding an interpretation of the City's Subdivision Ordinance may be appealed to the City Council in accordance with Irvine Municipal Code Section 5-5-1004.H.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the Planning Commission regarding any item on this agenda after the posting of the agenda will be available for public review in the Community Development Department during normal business hours. In addition, such writings or documents will be made available for public review at the respective public meeting.

SUBMITTAL OF INFORMATION BY MEMBERS OF THE PUBLIC FOR DISSEMINATION OR PRESENTATION AT PUBLIC MEETINGS

MEDIA TYPES AND GUIDELINES

1. Written Materials/Handouts: Any member of the public who desires to submit documentation in hard copy form may do so prior to the meeting or at the time he/she addresses the Planning Commission. Please provide 10 copies of the information to be submitted and file with the

Community Development Department at 949-724-6465 no later than noon on the day of the scheduled meeting.

3. Electronic Documents/Audio-Visuals: Any member of the public who desires to display information electronically in conjunction with their public testimony is asked to submit the information to the Community Development Department at 949-724-6465 no later than noon on the day of the scheduled meeting.

CITY SERVICES TO FACILITATE ACCESS TO PUBLIC MEETINGS

It is the intention of the City of Irvine to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, the City of Irvine will attempt to accommodate you in every reasonable manner. Please contact the Planning Commission liaison at 949-724-6465.

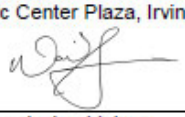
Assisted listening devices are available at the meeting for individuals with hearing impairments. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35. 102-35. 104 ADA Title II).

MEETING SCHEDULE

Regular meetings of the Planning Commission are held on the first and third Thursdays of each month at 5:30 p.m. Agendas are available at the following locations:

- City Clerk's Office
- Police Department
- Front Entrance of City Hall
- University Park Center (Culver/Michelson)
- Walnut Village Center (Culver/Walnut)
- Northwood Town Center (Irvine Blvd./Yale)
- City's web page at cityofirvine.org/planningcommission

I hereby certify that the agenda for the regular Planning Commission meeting was posted in accordance with law in the posting book located in the Public Safety lobby and at the entrance to the Civic Center, One Civic Center Plaza, Irvine, California on July 22, 2021 by 5 p.m. as well as on the City's web page.



Commission Liaison

4b. Staff Report for August 5, 2021

REQUEST FOR PLANNING COMMISSION ACTION

MEETING DATE: AUGUST 5, 2021

TITLE: GENERAL PLAN – DRAFT 2021-2029 HOUSING ELEMENT UPDATE

For Director of Community Development

RECOMMENDED ACTION

1. Review and provide further input on the key features of Chapter 8: Housing Plan of the Draft Housing Element Update.
2. Recommend transmittal of the Draft 2021-2029 Housing Element Update to the California Department of Housing and Community Development (HCD).

EXECUTIVE SUMMARY

At the July 15, 2021 meeting, the Planning Commission requested the review of the Draft 2021-2029 Housing Element Update be continued to the August 5, 2021 meeting to allow additional time to review and comment on Chapter 8: Housing Plan, prior to submittal to the California Department of Housing and Community Development (HCD) for its statutory review.

The Planning Commission specifically asked Community Development staff to strengthen policies and programs associated with the development of affordable housing. Where feasible and appropriate, staff has revised the policies and programs to include language that is more definitive, establishes more detailed timeframes for fee programs , and strengthens the support for services to renters and homeowners. The following proposed edits have been made to Chapter 8: Housing Plan:

- Revise second bullet in program PP-B.1 to read:
  - Within 12 months, the City will explore a program including a financial assessment that would eliminate or reduce, permitting fees for housing projects that are 100 percent affordable.
- Revise policy PP-B.5 to read: "**Dedicate Staff for Affordable Housing**

- Revise policy PP-G.2 to include "modular units or other innovative building types" as an option to consider to ensure a diverse and affordable housing stock.
- Add "**PP-G.6**: **Irvine Housing Authority.** The City will explore creating an Irvine Housing Authority that has the ability to allocate Federal Housing Choice Vouchers."
- Add "**PP-G.7: Terms of Affordability.** The City will encourage affordable housing developers to consider extending the terms of affordability in perpetuity."
- Revise policy PP-I.4 to read: "The City will continue to make information about services for people experiencing homelessness available on the City's website and at City facilities. The City will continue to provide resources for non-profits that provide transitional housing, motel vouchers, food pantry, emergency rent and utility payment assistance, life skills counseling and clothing. The City will continue to provide CDBG grant funding to non-profits such a Families Forward, South County Outreach, Human Options, and Stand Up for Kids that provide these services. Information on these resources is included in the City's Affordable Housing Guide and the City's website.
- Add "**PP-J.3: Legal Assistance for Renters.** The City will continue to provide information in the Irvine Affordable Housing Guide available at City Hall and the City's website on landlord/tenant rights and mediation services through the Fair Housing Foundation, a non-profit the City contracts with to provide these services to residents. The City will also add information on the City's website and provide resources on non-profits such as Community Legal Aid SoCal and the Legal Aid Society of OC."
- Revise PP-K.1 to include: "Information on homeownership will be published in a variety of languages and will be provided to community organizations that work with different populations to ensure greater homeownership diversity."
- Add **"PP-M.3: Density Bonus Eligibility.** The City will encourage developers of projects with affordable density bonus units to coordinate efforts with local non-profits or community organizations to determine if the units could be set aside, where feasible, for special groups including, but not limited to, Veterans and special need adults."

Review Process

Following additional review by the Planning Commission, the Housing Element will be forwarded to HCD for a mandatory 60-day review for consistency with state law and provisional certification. The review by HCD must occur at least 90 days prior to the City Council taking final action on the Housing Element. Upon incorporation of state feedback, staff will present the final draft 2021-2029 Housing Element to the Planning Commission in the fall/winter 2021, followed by consideration, final review, and formal adoption by the City Council. The City will be taking advantage of the 120 day grace period following the

Affirmatively Furthering Fair Housing (AFFH) guidelines by HCD (April 2021), and COVID. Upon submittal of the final Housing Element to HCD for certification, the state will have 90 days to confirm whether the Housing Element is consistent with HCD's provisional certification and thereby complies with state law.

REPORT PREPARED BY: Marika Poynter, Principal Planner

PC ATTACHMENTS:

1. Redline of Chapter 8: Housing Plan
2. July 15, 2021 Planning Commission Staff Report

8 HOUSING PLAN

8.1 Goals, Objectives, Policies, and Programs

8.1.1 Goal 1: Provide for safe and decent housing for all economic segments of the community.

8.1.1.1 Objective A: Update the Land Use Element and Zoning Ordinance to achieve compliance with current State laws and to facilitate the development of diverse housing options.

Policies

- **HE-A.1:** Identify residential zones where allowable density can be increased for affordable housing, including for extremely low-income households.
- **HE-A.2:** Identify commercial and institutional zones where zoning can be changed to allow for mixed-use and/or higher-density residential development.
- **HE-A.3:** Ensure appropriate land use planning and developer mitigation/improvements are provided for adequate infrastructure, services, and facilities to serve existing and future residents.
- **HE-A.4:** Monitor residential construction and the use of residential and mixed-use designated lands. Ensure adequate residential sites are available to meet the City's housing needs.

Proposed Programs/Activities/Actions

- **PP-A.1: Maintain/Update the Site Inventory.** The City will provide adequate residential and mixed-use designated sites to accommodate the City's 6th Cycle RHNA of 23,610 units (6,396 very-low-, 4,235 low-, 4,308 moderate-, and 8,671 above-moderate-income units) through the following actions:
  - The City will maintain, a residential sites inventory of the City's RHNA and update this inventory, as projects are reviewed/approved/constructed to ensure sufficient

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- Should a development approval result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify sufficient sites to accommodate the shortfall.
- Upon request by interested developers or the general public, the City will make the site inventory map and/or list available subject to reproduction costs.
- The City will continue to pursue alternative options for meeting the RHNA through preservation, legislative changes, and regional cooperation. The City will periodically evaluate its funding availability and opportunities to pursue acquisition/rehabilitation of affordable housing projects and preservation of at-risk housing.

- **PP-A.2: Update the City's General Plan (including Land Use Element) and Zoning Ordinance.** The City will incorporate changes in State law (particularly affordable housing, emergency shelters, and transitional/supportive housing) into the Land Use Element and Zoning Ordinance. This will involve allowing for increased densities in both residential and non-residential areas to adhere to RHNA requirements. Other General Plan elements will be updated to ensure consistency with the updated Housing and Land Use Elements, as well as the Zoning Ordinance.

- **PP-A.3**: **Residential Overlays in Non-Residential Areas:** The City will establish zoning overlays to allow for multifamily residential in nonresidential areas (which may include properties designated for religious institutions and schools) to provide flexibility in land use and development standards, including mixed-use developments. These flexible standards shall be directed toward meeting the physical, social, and economic needs of the community.

- **PP-A.4: Encourage the Subdivision of Sites that Are 10 or More Acres.** The City will encourage the subdivision of sites that are 10 acres or more to provide more opportunities for development of affordable housing, which the HCD has determined is more feasible on sites between 0.5 and 10 acres in size.

SCHEDULE OF ACTIONS	
Funding Source:	General Fund
Responsible Party:	City's Community Development Department
Time Frame:	Update Land Use Element and Zoning Ordinance by October 2024. All other programs will be completed annually.

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8.1.1.2 Objective B: Streamline the affordable development process.

Policies

- **HE-B.1:** Expedite the entitlement process for affordable housing developments.
- **HE-B.2:** Evaluate the costs and benefits of reducing, deferring, or waiving development fees and identifying opportunities to do so for affordable housing projects.

Proposed Programs/Activities/Actions

- **PP-B.1: Assist with Development of Lower-Income Housing.** To assist the development of housing for households with lower incomes on larger sites, the City will seek to amend the fee collection process for land divisions and lot line adjustments resulting in parcel sizes that facilitate multifamily developments affordable to households with lower incomes (including extremely low income) in light of State, Federal, and local financing programs (i.e., 2–10 acres). The City will also work with property owners and nonprofit developers to target and market the availability of sites with the best potential for development. In addition, the City will offer the following incentives for the development of affordable housing, including but not limited to the following:
  - Streamlining and expediting the approval process for land division for projects that include affordable housing units.
  - ~~Defer and/or reduce fees related to the subdivision for projects affordable to households with lower incomes.~~ Within 12 months, the City will explore a program, including a financial assessment, that would eliminate or reduce permitting fees for housing projects that are 100 percent affordable.
  - Technical assistance to developers on funding applications.
  - Modify development requirements where possible.
- **PP-B.2: Expedite Development.** The City will expedite development of housing projects for seniors, people with disabilities, and lower-income people and/or households.
- **PP-B.3: Review the City's Development Standards.** The City will review the current Development Standards and update as appropriate to encourage residential, mixed-use, and transit-oriented developments.

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- **PP-B.5: Dedicate Staff for Affordable Housing Entitlement, Permit, and Fee Processes.** To decrease the entitlement and construction process, following the adoption of the Housing Element the City will designate a dedicated planner, plan checker, and building inspector(s) to provide expedited processing for affordable housing projects.

SCHEDULE OF ACTIONS	
Funding Source:	General Fund
Responsible Party:	City's Community Development and Public Works/Transportation Departments
Time Frame:	Complete review of City processes and potential for dedicated staff by October 2022. All other programs will be ongoing annually.

8.1.2 Goal 2: Maximize land utilization for residential development.

8.1.2.1 Objective C: Encourage the proper utilization of the undeveloped/underdeveloped residential areas of the City.

Policies

- **HE-C.1:** Promote infill development in appropriate areas.
- **HE-C.2:** Promote residential development fully served by public services and utilities.

Proposed Programs/Activities/Actions

- **PP-C.1: Update the City's Zoning Ordinance to Allow for Higher Densities in Areas with Underdeveloped/Underutilized Property.** The City will update the current Zoning Ordinance to establish higher density in areas with underdeveloped/underutilized property, such as Planning Areas 32 (adjacent to the Irvine Station served by Amtrak/Metrolink passenger rail services and Orange County Transportation Authority bus services), 33, and 36 (a.k.a., Irvine Business Complex or "IBC" near John Wayne Airport). This update will maximize land utilization for residential development to accommodate RHNA requirements, including allowing residential overlays in commercial areas to allow for residential to be added to commercial areas or to allow existing underutilized commercial uses to be converted to residential (i.e., hotels).
- **PP-C.2: Establish ADU Policies to Comply with Changes in State Law.** Multiple State laws have been passed since 2019 establishing Statewide standards for local regulations governing ADU development. State law requires that ADUs be allowed in residential and

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public safety service/response issues that have surfaced through the processing of setting City ADU policies.

- **PP-C.4: Plan to Encourage and Incentivize ADUs.** Assembly Bill (AB) 671 requires local agencies' Housing Elements to include a plan that incentivizes and promotes the creation of ADUs that can offer affordable rents for households with very-low-, low-, or moderate-income households. As part of the ADU ordinance update (including public outreach), the City will also explore options to facilitate affordable housing options for ADUs. These options may include pre-approved ADU plans or kits or reduced or waived building permit fees for property owners who provide annual rent information.

SCHEDULE OF ACTIONS	
Funding Source:	General Fund
Responsible Party:	City's Community Development Department
Time Frame:	Complete Zoning Ordinance Update by October 2024. All other programs by January 2023.

8.1.3 Goal 3: Preserve existing affordable housing.

8.1.3.1 Objective D: Use available resources to preserve affordable housing units at risk of conversion to market rate.

Policies

- **HE-D.1:** Monitor affordable rental units at risk of converting to market rents and proactively reach out to property owners to discuss options.
- **HE-D.2:** Monitor and participate in Federal, State, and local initiatives that address affordable housing preservation in conjunction with the Annual Progress Report to HCD.
- **HE-D.3:** Provide information to property owners on financial incentives and public funding assistance for improvements.
- **HE-D.4:** Work with property owners of existing assisted housing developments for lower-income households to determine methods to extend affordability covenants to preserve affordable units, including assistance from the City.
- **HE-D.5:** Work with nonprofit organizations that may acquire at-risk projects to extend affordability of existing assisted housing developments for lower-income households.

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- **HE-D.7:** If preservation is not possible, ensure that tenants of at-risk units opting out of low-income use restrictions are properly noticed and informed of resources available to them for assistance.

Proposed Programs/Activities/Actions

- **PP-D.1: Affordable Housing Preservation Program (including Financial Resources and In-Kind Services).** The City will provide financial and other available assistance to affordable housing property owners to preserve units. The committed assistance may consist of both financial and non-financial, in-kind services to incentivize the preservation of affordable units. The total number of units to be preserved are seven extremely low, 517 very low and 299 low-income units (Chapter 4, At-Risk Affordable Housing, of this Housing Element identifies the project name, level of affordability and address of all units).

It is important to note that California Government Code Section 65583.1 (c)(4) "committed assistance" means "that the city or county enters into a legally enforceable agreement during the period from the beginning of the projection period until the end of the third year of the planning period that obligates sufficient ***available funds or other in-kind services*** to provide the assistance necessary to make the identified units affordable and that requires that the units be made available for occupancy within two years of the execution of the agreement."

- **PP-D.2: Continue the Conservation and Monitoring of Existing and Future Affordable Units.** The City will continue to monitor and preserve the affordability of all publicly assisted housing units.

SCHEDULE OF ACTIONS	
Funding Source:	State Grants, Federal funding, Inclusionary Housing In-Lieu Fees
Responsible Party:	City's Community Development Department
Time Frame:	Ongoing

8.1.4 Goal 4: Encourage more affordable housing units.

8.1.4.1 Objective E: Secure State, Federal, and local affordable housing funds and assist developers in finding funding sources for affordable project funding.

Policies

- **HE-E.1:** Apply and leverage State and Federal grant and other funding sources

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Proposed Programs/Activities/Actions

- **PP-E.1: Advertise Available Resources.** In addition to providing funding opportunities related to HUD programs on the City's website, funding opportunities will be disseminated via targeted email notifications and may also be posted on all City social media accounts and include information on vacant land currently owned by the City (i.e., location, size, and zoning).
- **PP-E.2: Monitor Grant Opportunities and Maximize Grant Applications.** The City will access information from HCD and other State agencies to identify grant application opportunities for affordable housing. When grant opportunities are known, the City will reach out to affordable developer stakeholders to identify projects and/or opportunities to include on grant applications.
- **PP-E.3: Inclusionary Housing Ordinance Update.** The City will retain a consultant to conduct a feasibility study to evaluate increasing the inclusionary housing requirement from 15% (5% very low, 5% low, and 5% moderate) to 20% (9% very low, 6% low, and 5% moderate). Updates to the Inclusionary Housing Ordinance will reflect the 20% requirement with corresponding updated in-lieu fee (paid if affordable units are not provided on-site) to reflect current land and construction costs, and other related updates.
- **PP-E.4: Explore Local Funding Options.** The City will analyze local funding options for affordable housing and monitor new funding and financing resources each year. This program will also include using State and Federal funding received by the City to partner with nonprofit organizations (such as the ICLT), as the commitment of City funding can enhance the scoring of 100% affordable projects to secure important funding sources, such as low income housing tax credits (LIHTCs) that have become highly competitive.
- **PP-E.5: Explore Establishing Programs and/or Public/Private Partnerships to Create Workforce Housing.** The City will analyze and explore State programs and/or potential public/private partnerships with major employers to acquire existing market rate housing units or develop new housing units to create moderate or workforce housing (available to households with incomes at 80% to 120% of AMI). Potential programs could include the California Statewide Communities Development Authority, concessions or incentives to large existing or future Irvine employers, and/or collaborations between employers and developers.

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8.1.4.2 Objective F: Leverage publicly owned resources, such as vacant land and underutilized properties.

Policies

- **HE-F.1:** Leverage available resources, such as vacant land and underutilized properties, to incentivize new affordable housing development.

Proposed Programs/Activities/Actions

- **PP-F.1: Leverage City-Owned Land for the Development of 100% Affordable Housing Projects.** Explore options and work with the ICLT or other non-profit developers (including providing a land donation and/or long-term land lease) to facilitate the development of 100% affordable housing projects on vacant or underutilized City-owned sites. Activities could include requests for development proposals, contractual agreements with ICLT or other affordable housing developers, and other feasible activities.
- **PP-F.2: Irvine Community Land Trust.** The City seeks to continue to strengthen its relationship with the ICLT to collaborate and partner on efficiently and effectively maximizing affordable housing opportunities. To this end, the City will pursue the following:
  - Coordinate with the ICLT to actively pursue land acquisition opportunities for a range of affordable housing options, including rental apartments, ownership housing, transitional housing, supportive housing, and single-room occupancy housing.
  - Collaborate to determine feasibility of developing permanently affordable housing in partnership with the ICLT on publicly owned sites that may be designated as surplus property.
  - Assist the ICLT and developers to access public funding and financing and through new construction to increase supply of permanently affordable rental units with supportive services that target seniors and persons with disabilities and extremely low-income households.
  - Partner with the ICLT to seek legislative support for:
    - Public funding resources and prioritization of those sources to advance the development of permanently affordable rental and ownership housing at all affordable income levels

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- **PP-F.3: Collaborate with Public Agencies to Leverage Other Publicly Owned Land for the Development of Affordable Housing Projects through Master Planning and Disposition Efforts.** The City will coordinate with public agencies to facilitate the development of affordable housing projects on vacant and underutilized sites, including sites owned by the County of Orange, the State, and the Irvine Ranch Water District. Activities could include collaboration with public agencies on master-planning and disposition efforts for large vacant and underutilized sites. For instance, the County of Orange currently owns significant property near the Irvine Station. Under this program, the City would work with the County to develop affordable housing strategies for these properties.

SCHEDULE OF ACTIONS	
Funding Source:	State Grants, CDBG, HOME, public and private grants
Responsible Party:	City's Community Development Department
Time Frame:	Coordination with ICLT regarding City owned land beginning in fiscal years 2021-22 and 2022-23 with efforts to select a developer (or developers) for available lands (among other factors, this will be dependent on the availability of State funding to subsidize projects through the entire planning period). Coordination with County of Orange, the State, and the Irvine Ranch Water District in connection with the Land Use Element Update and Zoning Ordinance amendment during 2022- 2024.

8.1.4.3 Objective G: Promote various types of affordable housing.

Policies

- **HE-G.1:** Continue to provide density and regulatory incentives to facilitate permanent affordable housing development.
- **HE-G.2:** Encourage mixed-income developments accessible to lower-income residents Citywide, especially in resource-rich areas.
- **HE-G.3:** Seek and explore opportunities (including partnering with non-profit organizations) to encourage the development of the following types of affordable housing:
  - Acquisition/rehabilitation projects.
  - Affordable housing for seniors, large families and other special needs groups.
  - Affordable housing with reasonable accommodations and supportive services for people with disabilities.
  - Affordable owner-occupied housing types.

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- **HE-G.4:** Promote and facilitate new partnerships with various organizations with different housing needs and between various entities with complementary housing objectives that include but are not limited to the following:
  - University of California, Irvine (including the UCI land trust).
  - Religious institutions.
  - School districts.
  - Community college districts.
  - Large employers.
  - Market-rate developer with affordable housing developer partnership.
- **HE-G.5:** Assist very low and low-income renters with securing affordable housing in the City by providing information regarding Housing Choice Vouchers through the Orange County Housing Authority (OCHA). Maintain on the City's website a link to the Housing Choice Vouchers information page on the OCHA website and notify Irvine residents if and when the waitlist is open. Should the Housing Choice Voucher waitlist open during the planning period, provide a link on the City's website to the application and make paper copies available at City Hall.

Proposed Programs/Activities/Actions

- **PP-G.1: Continue to Apply "Additive" Intensity (under the Land Use Element) for Affordable Housing.** The City's Land Use Element allows for the entitlement of affordable housing units beyond the maximum unit counts established in the Zoning Ordinance, thus considered additive to the General Plan intensity thresholds, which allows additional units to be developed under the City's established land use designations. The City will continue implementing this policy. Approximately 1,300 affordable units in the City have been determined to be additive over the past eight years.
- **PP-G.2: Adopt Ordinances and Policies that Encourage a Diverse Housing Stock.** The City will amend the Inclusionary Housing Ordinance; encourage and incentivize ADUs; encourage innovative design prototypes and/or construction, such as smaller units with increased energy efficiency (i.e., sustainable designs and operations), modular units or other innovative building types; and streamline permitting to encourage a diverse housing stock. See other objectives for proposed activities regarding such topics.

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update will allow these land uses in the City's residential zones and modify portions of the Municipal Code dealing with the location of and distance between these housing types and potentially other requirements and will ensure that the City uses only objective development standards to maintain compliance with current State requirements.

- **PP-G.4: UCI Housing Units.** City staff will increase and enhance coordination with UCI and the UCI land trust to capture and monitor residential units with tiered priorities that include the general public on campus. The City will meet with UCI staff on a quarterly basis to review information on existing units and new units planned.

- **PP-G.5: Housing Choice Vouchers.** The Federal Housing Choice Voucher Program extends rental subsidies to extremely low and very low-income households, including families, seniors and the disabled. The program offers a voucher that pays the difference between the current fair market rent as established by HUD and what a tenant can afford to pay (i.e., 30% to 40% of household income). The voucher allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost. In Irvine, the program is administered by the OCHA. Given the continued need for rental assistance, the City supports and encourages the provision of additional subsidies through the Housing Choice Voucher Program. The City will continue to provide information to households and homeowners interested in participating in this program.

- **PP-G.6: Irvine Housing Authority.** The City will explore creating an Irvine Housing Authority with the ability to allocate Federal Housing Choice Vouchers.

- **PP-G.7: Terms of Affordability.** The City will encourage affordable housing developers to consider extending the terms of affordability in perpetuity.

8.1.4.4 Objective H: Address, remove, and/or mitigate existing or potential governmental constraints to housing production and affordability (to the extent legally and financially feasible).

Policies

- **HE-H.1:** Evaluate City policies, procedures, and regulations annually with the passage of new laws affecting housing.

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- **PP-H.2**: The City will monitor and adjust City fees, development standards, incentives, and development review processes, where legally and financially feasible, to ensure such requirements do not unduly constrain housing development.

SCHEDULE OF ACTIONS	
Funding Source:	City's General Fund and OCHA (via HUD)
Responsible Party:	City's Community Development Department
Time Frame:	Update/amend Inclusionary Housing Ordinance and complete Zoning Ordinance Update by October 2024. Monitoring laws and potential constraints will be ongoing.

8.1.5 Goal 5: Maximize solutions for those experiencing or at risk of homelessness.

8.1.5.1 Objective I: Increase access to support services for people experiencing homelessness.

Policies

- **HE-I.1:** Amend the City's Zoning Ordinance to comply with current State laws regarding emergency shelters, transitional and supportive housing, group care facilities, and other housing types.
- **HE-I.2:** Leverage available State and Federal grant funding (e.g., PLHA grant funds) and local sources to fund housing solutions.
- **HE-I.3:** Coordinate with Orange County and surrounding cities to identify and fund long-term services and housing for those experiencing homelessness.
- **HE-I.4:** Continue to cooperate with nonprofit organizations to provide emergency shelter, transitional, and permanent supportive housing and associated services for residents experiencing homelessness.
- **HE-I.5:** Reduce barriers to the development of emergency, transitional, and permanent supportive housing.

Proposed Programs/Activities/Actions

- **PP-I.1: Update the City's Zoning Ordinance and Policies Related to Emergency Shelters, Low-Barrier Navigation Centers, Supportive Housing, and Group Care**

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updates to minimum parking requirements as necessary. Schedule of Actions: Completed by October 2024.

- **PP-I.2: Housing Options.** Many funding sources have specific eligibility criteria or other requirements that may not always align with potential projects in Irvine. The City will pursue relevant State and Federal funding sources to provide additional options for developers of lower-income housing that serve veterans, individual, and families at-risk of and currently experiencing homelessness in the City. The City will ensure that such housing options will include reasonable accommodations and supportive services for people with disabilities. Schedule of Action: Ongoing as funding is released and available.

- **PP-I.3: Leverage All Funding Options.** The City will explore the feasibility of joining the Orange County Housing Finance Trust (OCHFT), a joint power authority composed of many Orange County cities. The OCHFT can provide additional funding options for affordable housing developers. The City will ensure that housing options will include reasonable accommodations and supportive services for people with disabilities. Schedule of Actions: Explore by October 2023.

- **PP-I.4: Services for People Experiencing Homelessness.** The City will continue to make information about services for people experiencing homelessness available on the City's website and at City facilities. The City will continue to provide resources for non-profits that provide transitional housing, motel vouchers, food pantry, emergency rent and utility payment assistance, life-skills counseling and clothing. The City will continue to provide CDBG grant funding to non-profits such as Families Forward, South County Outreach, Human Options, and Stand Up for Kids that provide these services. Information on these resources is included in the City's Affordable Housing Guide and the City's website. Schedule of Actions: Ongoing.

- **PP-I.5: Crisis Response Protocol.** The City will explore establishing a crisis response protocol for local service providers to render rapid crisis support, including after-hour services for people experiencing or at risk of homelessness. Schedule of Actions: By October 2022.

- **PP-I.6: Shared Housing.** The City will reach out to other California cities currently implementing shared housing programs that help match individuals experiencing or at risk of homelessness and seniors for a mutually beneficial living situation. Individuals in need of housing can provide needed physical assistance around the home for seniors.

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Responsible Party:	City's Community Development Department
Time Frame:	See above under each program.

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8.1.5.2 Objective J: Increase tenant protections.

Policies

- **HE-J.1:** Work with local nonprofit organizations to identify people experiencing or at risk of homelessness in vulnerable subpopulations in the City to navigate specialized services.
- **HE-J.2: Evaluate opportunities to** leverage local, State, and Federal funding, as available, to maintain and continue rental assistance and financial assistance programs that were created to keep individuals housed and prevent homelessness during and following the COVID-19 pandemic.

Proposed Programs/Activities/Actions

- **PP-J.1: Cooperation with Community-Based Organizations.** Cooperate with community-based organizations that provide services or information about services to any special needs or linguistically isolated groups.
- **PP-J.2: Displacement Prevention.** Minimize the displacement of households with lower incomes and special needs whenever possible and where necessary to ensure that displacement is carried out in an equitable manner.
- **PP-J.3: Legal Assistance for Renters.** The City will continue to provide readily available information in the Irvine Affordable Housing Guide available at City Hall and the City's website on landlord/tenant rights and mediation services through the Fair Housing Foundation, a non-profit the City contracts with to provide these services to residents. The City will also add information on the City's website and provide resources on non-profits such as Community Legal Aid SoCal and the Legal Aid Society of OC.

SCHEDULE OF ACTIONS	
Funding Source:	City's General Fund, State and Federal funding opportunities
Responsible Party:	City's Community Development Department
Time Frame:	Ongoing

8.1.6 Goal 6. Encourage and preserve homeownership.

8.1.6.1 Objective K: Increase the share of City residents who own the home where they live.

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- **HE-K.2:** Provide financial assistance to lower income homeowners for residential rehabilitation projects.

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Proposed Programs/Activities/Actions

- **PP-K.1: Homeownership Education.** The City will encourage homeownership through education, sharing information, and links to existing nonprofit, County, State, and Federal resources on the City's website. Many residents lack the knowledge about mortgages in addition to having limited financial resources. Information on homeownership will be published in a variety of languages and will be provided to community organizations that work with different populations to ensure greater homeownership diversity.

- **PP-K.2: Residential Rehabilitation Program.** This existing program provides financial assistance to lower-income Irvine homeowners for critical home improvement projects. Financial assistance through the program includes low interest, deferred loans and emergency grants. This program assists homeowners in need of health and safety, building code and accessibility-related repairs. Only owner-occupied single-family family dwellings or manufactured homes located in the City of Irvine are eligible for this funding. Program information will be provided on the City website and at public counters, as well as through the city's Code Enforcement program on an ongoing basis.

SCHEDULE OF ACTIONS	
Funding Source:	City's General Fund (Homeowner Education) and CDBG funding (Residential Rehabilitation Program)
Responsible Party:	City's Community Development Department
Time Frame:	Ongoing

8.1.7 Goal 7: Improve quality of life and promote placemaking.

8.1.7.1 Objective L: Encourage developments that provide community benefits.

Policies

- **HE-L.1:** Encourage placemaking and public spaces to serve residents of all incomes, interests, ages, physical abilities, and cultures.

- **HE-L.2:** Encourage infill development that includes capital improvements, such as sidewalk repair and lighting improvements.

- **HE-L.3:** Encourage development that includes active transportation infrastructure, such

- **HE-L.6:** Develop partnerships with existing community organizations to expand accessibility to community amenities, such as community centers, parks, trails and other recreational uses.
    - Such community organizations can include non-profits, local churches, and local businesses.
    - Partnerships can include providing assistance with outreach and securing space to host events.

Proposed Programs/Activities/Actions

- **PP-L.1: Update and Implement the City's General Plan - Land Use Element/Amend Zoning Ordinance.** The City will update its Land Use Element and amend the Zoning Ordinance to encourage housing development to serve all income levels throughout the City, particularly in resource-advantaged areas, and encourage placemaking, public spaces, capital improvements, active transportation infrastructure, and community amenities.
- **PP-L.2: Implement the One Irvine program to support placemaking through its neighborhood revitalization efforts.** The City will continue implementation of its One Irvine program to revitalize individual neighborhoods through a work program uniquely developed with community input for each neighborhood. The program brings together multiple funding and educational resources to enhance public spaces and assist homeowners with residential and aesthetic improvements.

8.1.8 Goal 8: Affirmatively furthering fair housing.

8.1.8.1 Objective M: Ensure equal housing opportunities for all residents, regardless of their special characteristics as protected under State and Federal fair housing laws.

Policies

- **HE-M.1:** Continue to support ongoing efforts of the State and Orange County to enforce fair housing laws.
- **HE-M.2:** Promote housing opportunities for all people regardless of race, color, sex, national origin, religion, sexual orientation, disability, family status, marital status, income,

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- **HE-M.4:** Facilitate increased participation among traditionally underrepresented and linguistically isolated groups in the public decision-making process.
- **HE-M.5:** Provide outreach and education for the broader community of residents, residential property owners, and operators regarding fair housing practices and requirements.

Proposed Programs/Activities/Actions

- **PP- M.1: Provide Information and Education to Residents on the City's Website.** The City will provide links to Fair Housing Foundation (a nonprofit the City currently contracts with) to provide Irvine residents with information regarding fair housing law, tenant and landlord rights (including information on mediation services); Appendix B, Affirmatively Furthering Fair Housing Analysis, of this Housing Element; and information and resources for the reporting suspected violations and obtaining remedies on the City's website.
- **PP-M.2: Cooperation with Community Based Organizations.** The City will cooperate with community-based organizations that provide services or information about services to any special needs and linguistically isolated groups.
- **PP-M.3: Density Bonus Eligibility.** The City will encourage developers of projects with affordable density bonus units to coordinate efforts with local non-profits or community organizations to determine if the units could be set aside, where feasible, for special groups including but not limited to Veterans and special need adults.

SCHEDULE OF ACTIONS	
Funding Source:	City's General Fund
Responsible Party:	City's Community Development Department
Time Frame:	City website modifications by May 2022. Coordination with Community Organizations will be ongoing.

8.2 Quantified Objectives

California Government Code, Section 65583(b)(2), requires jurisdictions to identify the maximum number of housing units by income category (including extremely low income) that can be constructed, rehabilitated, and preserved over a five-year time period. The City has two sets of numerical housing goals:

- RHNA (as addressed and described in Chapter 7, Adequate Sites Inventory Analysis and Methodology, of this Housing Element).

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the total housing need identified greatly exceeds available resources and the City's ability to satisfy this need.

State law recognizes that housing needs may (and do) exceed available resources and, therefore, does not require that the City's quantified objectives be identical to the identified housing needs (or RHNA). More specifically, the California Government Code, Section 65583(b)(2) states the following:

> *It is recognized that the total housing needs . . . may exceed available resources and the community's ability to satisfy this need within the content of the general plan requirements. . . . Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall establish the maximum number of housing units by income category, including extremely low income that can be constructed, rehabilitated, and conserved.*

The acknowledgment of the funding limitations is extremely important—cities and counties are required to prepare Housing Elements every eight years to identify needs and actions to provide for housing at all income levels and for all populations despite a severe shortage in local, State, and Federal funding that makes many of the actions needed and planned financially infeasible. It is important to recognize that State law requires cities to plan for housing, but almost all housing is developed by the private sector.

Although cities must establish quantified objectives for the actual creation of affordable housing opportunities and provision of other housing assistance (based on realistic assumptions), these objectives need not be identical to the total housing needs (i.e., RHNA). The quantified objectives, or number of affordable units that will realistically be created, as shown in Table 8-1, Quantified Objectives, provide a projection for the entire eight-year 6th Cycle Housing Element period.

Table 8-1. Quantified Objectives

	Extremely Low	Very-Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	6,396		4,235	4,308	8,671	**23,610**
New Construction	25	879	515	382	13,119	**14,041**
Rehabilitation						**0**
Housing Conservation (At-Risk Housing)	7	517	299	0	0	**306**
TOTAL	**32**	**1,396**	**814**	**382**	**13,119**	**14,347**

accommodate the RHNA and adhere to State legal requirements; and maximizing solutions for those experiencing homeless. Some programs and policies in the Housing Plan are more qualitative (such as amending the City's Inclusionary Housing Ordinance), while other programs are quantitative (i.e., leveraging State and Federal funding sources as they become available). Regardless, given that affordable housing resources are scarce, while land and construction costs are high and expected to continue to rise, the number of affordable housing units can only be estimated.

Based the City's Housing Plan, a total of 2,624 affordable units will be created between 2021 and 2029, as summarized in Table 8-1. This number includes two Irvine Community Land Trust projects to be completed during the 6th Cycle projection period, existing entitlements, affordable units on City-owned vacant land, and units created through the City's Inclusionary Housing requirement.

It is important to note that this number has been conservatively estimated due to extremely limited State and Federal funding sources, such as LIHTCs (which provide the greatest amount of funding for affordable housing projects in California – the lack of this funding renders many potential projects as financially infeasible) that have become increasingly competitive in recent years with a significant portion of awards going to projects that provide permanent supportive housing. This lack of funding is the primary reason for the conservative estimate of affordable units during the 6th Cycle.

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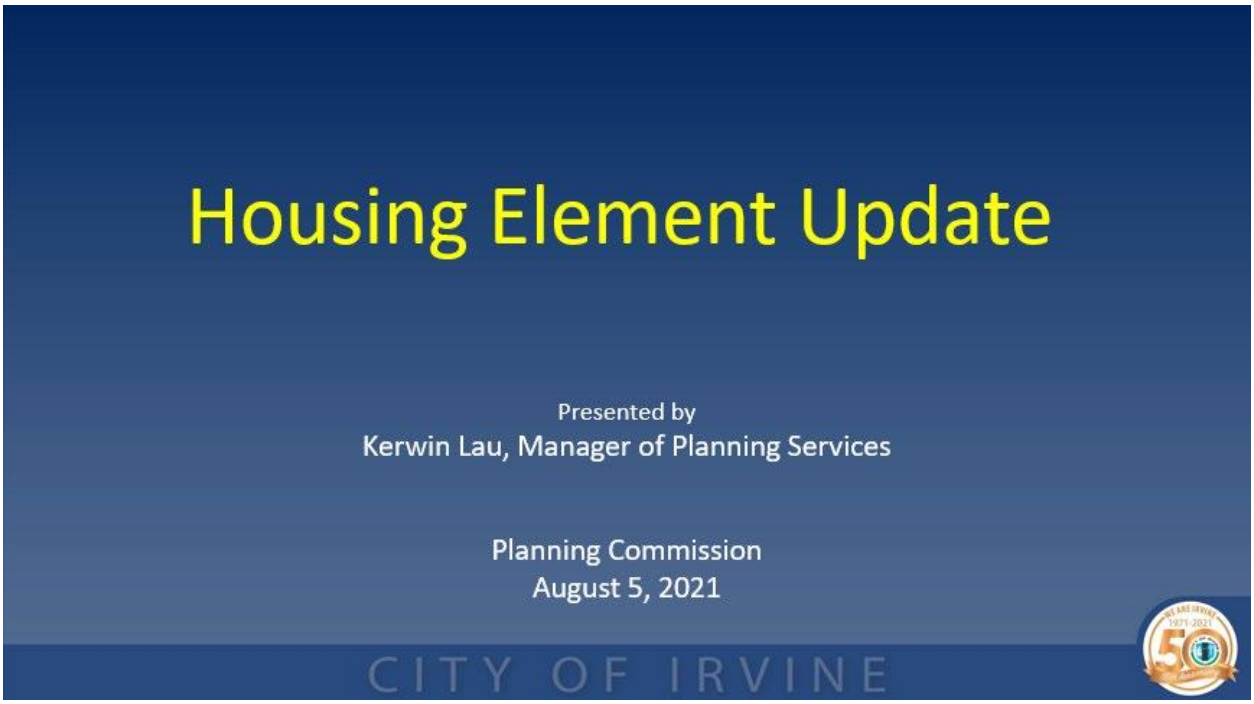
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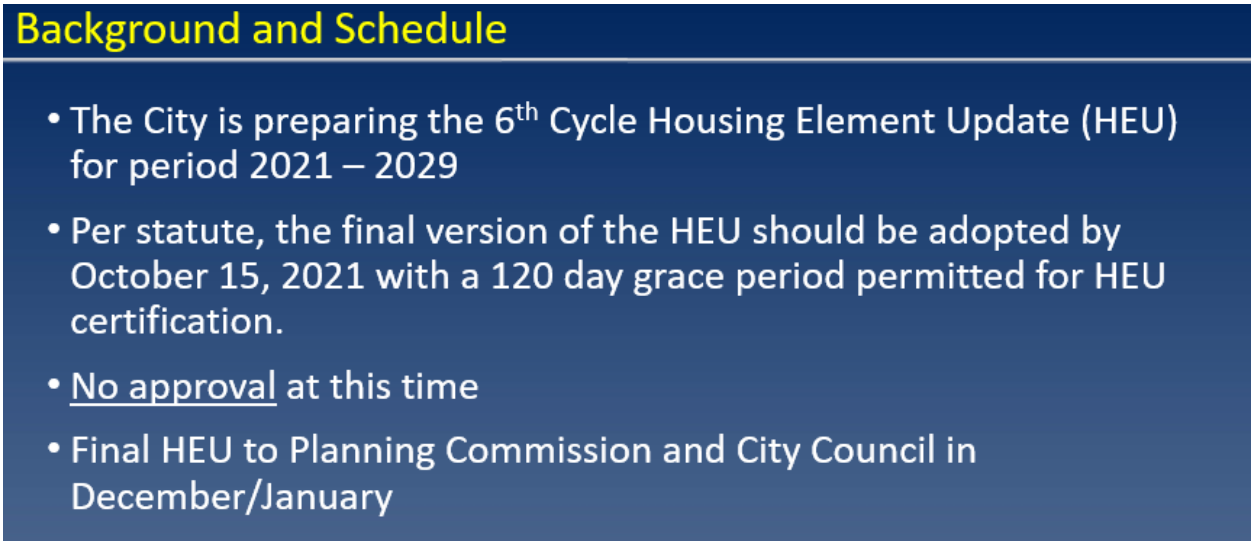
Tables

Table 8-1. Quantified Objectives 21

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4c. Presentation for August 5, 2021



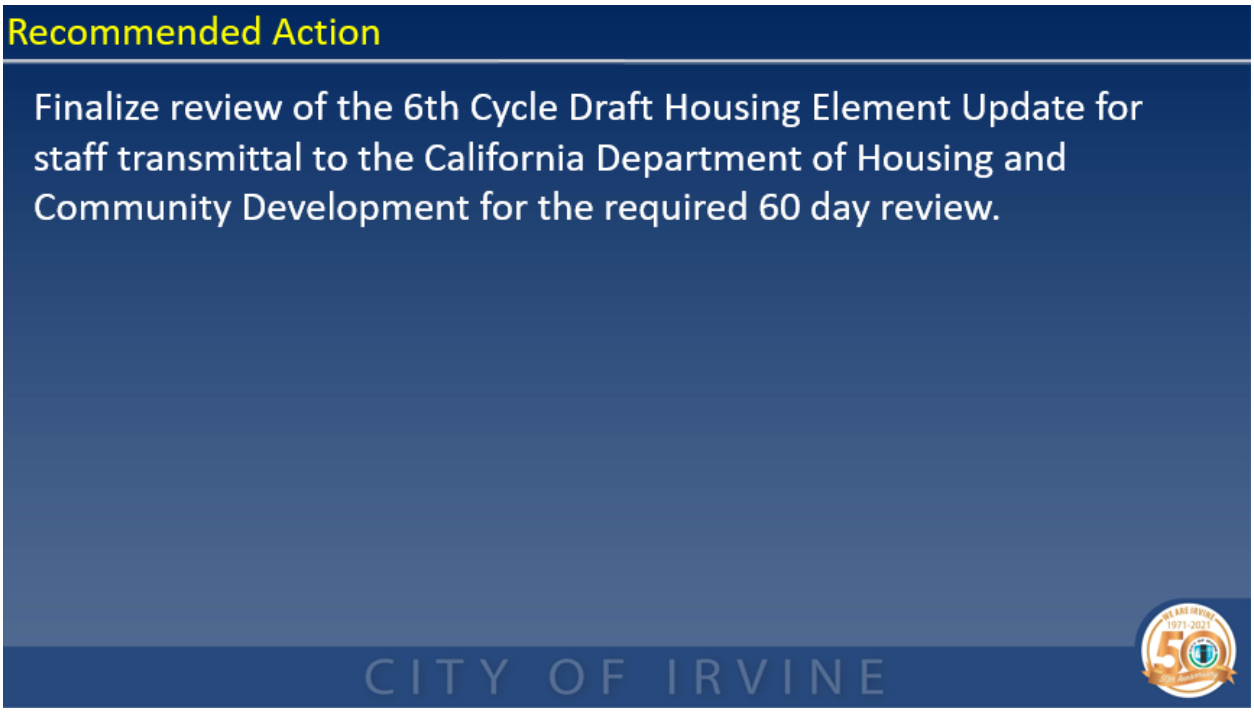


Planning Commission Recommendations

- At the July 15 meeting, Planning Commission requested Community Development staff to strengthen policies and programs associated with the development of affordable housing.

Proposed Revisions to Housing Plan

- Where feasible and appropriate, staff revised the policies and programs to:
  - Establish more detailed timeframes for the proposed fee assessment program (Policy PP-B.1)
  - Include more definitive language expediting the affordable housing entitlement processes (Policy PP-B.5)
  - Strengthen the support for services to renters and homeowners (Policies PP-I.4, PP-J.3)
  - Add new policies to encourage more affordable housing (Policies PP-G.2, PP-G.6, PP-G.7, PP-M.3)



4d. Comment Summary and Analysis for August 5, 2021 PC

Comments and Questions Received at August 5 PC Meeting	Who	Responses and/or How Comment was Addressed in HE (if applicable)
Provided additional revisions to language in Chapter 8, Housing Plan, to make more active per handout.	Commissioner Gaido	All edits have been incorporated into Chapter 8, Housing Plan, of the draft HE.
Ensure all proposed changes have been appropriately reviewed by staff. .	Chair Pierson	All proposed changes have been reviewed and approved by the City Attorney's Office and City staff.
Consider offering a sliding scale of incentives or benefits commensurate with the % of affordable housing within a	Commissioner Knowland	This strategy can be analyzed in a future fee schedule assessment study.

		representatives to coordinate development efforts. Historically, project coordination meetings between City and UCI technical staff have been occurring on a regular basis.
Understand process to establish City's own housing authority to streamline housing voucher process. City staff increased role in housing and ICLT has a role. Don't want duplication for voucher processing. Is it really necessary to establish a separate entity?	Commissioner Knowland	Proposed Program PP-G.6 in Chapter 8, Housing Plan, explores creating an Irvine Housing Authority with the abililty to allocate Federal Housing Choice Vouchers. Bill Ihrke with the City Attorney's Office responded: Housing authorities are separate legal entities with their own governing board (could be City Council, but would require a Housing Commission as an advisory board). State law provides a process to establish one. The City Council must adopt a resolution satisfying specific findings pursuant to State law. . A housing authority can own property, administer programs and projects which could include the abiltity to issue Section 8 voucher (not guaranteed). Housing authorities are frequently staffed by City staff.
Support submitting draft Housing Element to HCD for review as the draft HE will	Vice Chair Huang	Comments noted. Generally, workforce housing is

How is “workforce” housing defined?		
Have we reached critical mass to establish own housing authority? Is there certain size? Are we getting more or less federal funding? Seems like ICLT is somewhat like a proxy for a houisng authority or could be converted to a housing authority.	Commissioner Limb	Bill Ihrke with the City Attorney’s Office responsed: Critical mass is not addressed in State law. However, certain factors are considered when the City Council would declare the need to establish and operate a housing authority including: • Degree of overcrowding in housing • Percentage of land coverage • Light, air, space, and access available to inhabitats of such dwelling accomodations • Size and arrangement of rooms, sanitary facilties, and the extent to which conditions exist in such buildings which endanger life or property by fire or other causes. Housing authorities may administer Section 8 housing vouchers or other vouchers, can own and administer its own properties, obtain financing through participating in tax credit programs. No, the City is not getting any

Commission's purview) and actual policy will need to be set by the City Council. City staff and consultants will analyze the housing authority question (duplication, cost and benefit, and role of ICLT)		Housing Authority with the abililty to allocate Federal Housing Choice Vouchers.
Residents appreciate that the site inventory doesn't include Rancho San Joaquin Golf Course and Raquet Club Irvine. Boomers contributing 48 units to category 3 and 434 units to category 4. Encourage preserving Commercial Recreation in the Recreational Core. South Irvine has a limited amount of recreational open space and once it is gone, it is gone forever. There are many other places to locate housing in other parts of Irvine. We like to think that our Planning Areas (19, 23, and 24) are part of the "core" and we ask that Staff and Planning Commision take this into consideration. Please keep the zoning for recreation in our "core" to preserve leisure activiteis in South and Central Irvine.	Ford Fuji, Irvine resident	Comment noted. See Chapter 7, Adequate Sites Inventory Analysis and Methodology, and Appendix D, Site Inventory Form, of the draft HE.

• Affordable housing units constructed before market rate units • All affordable housing units should be exempt from community facilties districts (CFDs), mello roos, special taxes • If housing authority is established, then priority should be granted to seniors, vets, and disabled		Per State law, costs are factored into affordable unit's rent or cost. When a CFD is set up, the rate and method of apportionment is uniform, so that all units enjoy the benefit of the services provided by the CFD are paying for them equally. If a low income unit pays less than it needs to be made up by the market rate units. State density bonus law specifies affordable rental units must remain affordable for 55 years minimum and 45 years minimum for affordable ownership units. State law encourages longer affordabilty terms, but is not mandated.
Low wages of construction workers and incomplete access to healthcare benefits.	Boris Russley, Carpenters Contractors Cooperation Committee, a non-profit organization committed to the creation of good paying jobs, fair competiton, and high quality construction standards	Comment noted.
Watching very closely the site inventory list in the HEU Interested in maintaining our prescence on this list and look forward to working with the	Wesley Hueler (with father John Hueler), managing officer/member of Irvine Recreation Park dba Irvine Lanes	Site remains in draft site invntory. See Chapter 7, Adequate Sites Inventory Analysis and Methodology, and Appendix D, Site Inventory Form, of the draft HE

Prioritize local workers resulting in better air quality –can have economic and environmental benefits.		
Draft HE will come back to Planning Commission after HCD review. Needs to move forward with Commissioner Gaido's recommended edits.	Chair Pierson	Motion passed 5-0 to submit the draft HE to HCD for its 60-day review.

5. Draft Housing Element Correspondence

Anonymous Comment In-Box (July 1, 2021 through August 9, 2021):

#	Submitted	User	IP address	Message
9	07/07/2021 - 10:04pm	Anonymous (not verified)	198.143.33.18	I sent a snarky message earlier tonight for which I apologize. Please disregard. Having now read the existing July 2015 Housing Element Supplement 9 it is clear the City has put quality time, energy and well-informed thought into developing a Housing Element that serves the gamut of the City's population.
8	07/07/2021 - 8:55pm	Anonymous (not verified)	198.143.33.18	Late to the HEU party. But I've been to similar parties over the years in a number of Pacific Coast cities and counties in various land use/transportation consulting and advisory staff roles. They ALL started with the existing HE. Where the heck is it? OK, some time has passed and I found GP Supplement No. 9, which includes all approved GP amendments from 2012 through April 2015. The existing HE in the form of ONE MASSIVE PDF FILE is only available as a single download as far as I can tell. No hotlinks. No activated ToC. Suppose I should be grateful I only had to scroll to p. 11 to find the ToC. And hey, at least there IS a table of contents. But it's 2021, and many municipalities have been actively using the internet for the better part of four decades. The City's HEU setup makes it appear as if Irvine is brand spankin' new to this whole World Wide Web thingamabob. I do wonder if this is a deliberately amateurish HEU process. But why the secrecy? What's behind the curtain?
7	07/04/2021 - 12:19am	Anonymous (not verified)	198.143.33.19	Late to the HEU party, generally familiar with the issue from spending 20+ years in transportation/land use consulting, spouse of 20+ years who is a mortgage underwriter but has been a RE and mort loan agent in the past, have been looking for place to buy in OC but it's ridiculous this year. My question: WHY OH WHY is there no mention of MIXED USE anywhere in the HEU? If cost of parking is such a major hurdle for housing < 120% AMI, why not make some code tweaks to facilitate parking-compatible uses?

Additional correspondence starting July 1, 2021:

From: GPUpdate 2035
To: GPUpdate 2035; Sullivan, Greg @ Newport Beach
Subject: RE: RHNA "Opportunity Sites"
Date: Wednesday, July 7, 2021 11:29:50 AM

Hi Greg:

By the way, the HEU is on the July 15 Planning Commission agenda. See Commission Business Item #4. Attachment 1 is a preliminary site inventory map.

https://irvine.granicus.com/GeneratedAgendaViewer.php?view_id=81&event_id=1831

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: GPUpdate 2035 <GPUpdate2035@cityofirvine.org>
Sent: Wednesday, July 7, 2021 11:21 AM
To: Sullivan, Greg @ Newport Beach <Greg.Sullivan@cbre.com>; GPUpdate 2035 <GPUpdate2035@cityofirvine.org>
Subject: RE: RHNA "Opportunity Sites"

Hi Greg:

We anticipate releasing the draft HE document with site inventory this Friday at the project webpage: www.cityofirvine.org/HEUpdate

For past meetings (i.e., presentations, staff reports, video recordings), go to https://www.cityofirvine.org/housing-element-update-community-development/housing-element-update-previous-meetings-workshops

The primary focus is near the Irvine Station (Planning Areas 32, 33), Irvine Business Complex (Planning Area 36), Great Park (Planning Area 51), and potentially a retail/church/ sites overlay.

To: GPUpdate 2035 <GPUpdate2035@cityofirvine.org>
Subject: RHNA "Opportunity Sites"

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi, just a quick inquiry on where the City is in identifying sites to meet RHNA numbers? I can't find anything online showing the City's vision on where these could go?

Also, if a stakeholder wants to be considered do we have any time to identify their property as potential rezone?

Thanks,
Greg

Greg Sullivan | First Vice President | Lic. 00920305
CBRE | Infill Land
3501 Jamboree Road, Suite 100 | Newport Beach, CA 92660
T +1 949 725 8670 | F +1 949 725 8545 | C +1 949 251 1100
greg.sullivan@cbre.com | www.cbre.com/greg.sullivan

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From: GPUpdate 2035
To: Alexis Mondares; GPUpdate 2035
Subject: RE: Housing Element Draft Public Comment Deadline
Date: Monday, July 12, 2021 7:43:16 PM

Hi Alexis:

The Planning Commission will be discussing the draft Housing Element (HE) document at its July 15, 2021 meeting and determine if it is ready to submit to HCD. The meeting agenda is available at https://www.cityofirvine.org/community-development/planning-commission-agendas-minutes-0. The City Council will not be reviewing the draft HE document prior to submittal to HCD for the 60-day presubmittal review. The public comment period is open and we will be accepting comments through the adoption hearings. The HE adoption hearings at Planning Commission and City Council are anticipated in Winter 2021/2022.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Alexis Mondares <amondares@publiclawcenter.org>
Sent: Monday, July 12, 2021 11:24 AM
To: GPUpdate 2035 <GPUpdate2035@cityofirvine.org>
Subject: Housing Element Draft Public Comment Deadline

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Good Morning,

On the City's housing element update website, I see that the full draft has been posted for public comment. However, there is also a Planning Commission meeting on July 15 to review some parts of the draft. From there, the draft would presumably go to City Council to review, then be submitted to HCD.

Public Law Center
601 Civic Center Drive West
Santa Ana, CA 92701
Direct: 714-541-1010, ext. 251
amondares@publiclawcenter.org |www.publiclawcenter.org

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From: Emily Yau
To: Melissa Chao
Subject: Re: 6th Cycle Draft Housing Element Released
Date: Thursday, July 15, 2021 9:10:04 AM

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Good morning, Melissa.

Thank you for clarifying our concern.

Have a nice day!

Emily Yau

On Wednesday, July 14, 2021, 04:50:32 PM PDT, Melissa Chao <mchao@cityofirvine.org> wrote:

Hi Emily:

Yes, that's correct. Your potential options as of today, are to develop per the current zoning (bearing in mind the IBC Development Intensity Value or "DIV" allocation for your property) or submit an development applications to "rezone" the parcel primarily for the purposes to increase the maximum number of units allowed in the Irvine Business Complex.

Please feel free to call me with any further questions.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440

mchao@cityofirvine.org

recognize the sender and know the content is safe.

Hi Melissa,

Thank you for your prompt feedbacks.

Just one more thing I would like to clarify. So either we wait for the final result (if residential development is permitted) or apply for rezone now (if approve), we still have option to decide either to keep the current zoning or proceed to do residential development through rezoning, correct?

Thank you,

Emily Yau

On Tuesday, July 13, 2021, 10:57:58 AM PDT, Melissa Chao <mchao@cityofirvine.org> wrote:

Hi Emily:

For Question 1:
2152 Dupont is included in the draft Site Inventory List (i.e., Appendix D of the draft Housing Element document) with assumed units by income levels consistent with State requirements. The assigned units are not a requirement, but represent a best effort to estimate units to demonstrate to the State that Irvine can meet its RHNA allocation by income level and spread affordable units throughout the City.

Technically, you could apply for a General Plan Amendment and Zoning Ordinance Amendment at this

- Chapter 7: Sites Inventory and Methodology (P. 171). This chapter covers the sites, densities, assumptions and methodology used to meet the RHNA

- Figure 7.1 Sites Inventory Map (P. 192). This shows a series of maps displaying all of the sites where residential is proposed to meet the RHNA

- Chapter 8: Housing Plan (P. 207). This chapter walks through the proposed objectives, goals, and policies to facilitate housing production.

- Appendix D: Sites Inventory Form (P. 1051). This is a full list of every site where residential is proposed to meet the RHNA

For Question 3:
The Planning Commission (PC) will be discussing the draft Housing Element document at its July 15, 2021 meeting and determine if it is ready to submit to HCD for the mandatory 60-day review of the draft document. If the PC determines they need more time to review, the item will be placed on the agenda again for a subsequent PC meeting.

The July 15 PC meeting agenda is available at https://www.cityofirvine.org/community-development/planning-commission-agendas-minutes-0. You may attend in-person or via Zoom (follow the instructions on the webpage).

Once received back from the State, the document will be finalized and brought back through the PC and City Council for final review and adoption, likely in the December 2021/January 2022 timeframe.

Please let me know if you have any further questions/concerns.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Emily Yau <emilyyau2020@yahoo.com>
Sent: Tuesday, July 13, 2021 9:54 AM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: Fw: 6th Cycle Draft Housing Element Released

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Hi Melissa,

We received the 6th cycle draft of HEUpdate and would like to know how to understand the report correctly. Please assist to advise the following questions:

2152 Dupont Dr., Irvine, CA 92612

----- Forwarded Message -----
From: City of Irvine <cityofirvine@public.govdelivery.com>
To: "emilyyau2020@yahoo.com" <emilyyau2020@yahoo.com>
Sent: Monday, July 12, 2021, 01:44:31 PM PDT
Subject: 6th Cycle Draft Housing Element Released

The City of Irvine has released its 6th Cycle draft Housing Element for the 2021-2029 planning period. The Housing Element is a mandatory part of the City's General Plan that requires periodic review and updating by the State of California.

Per statute, the 6th Cycle Housing Element should be adopted by October 15, 2021; however, a 120-day grace period is permitted.

The draft update accommodates the City's total 23,610-unit Regional Housing Needs Assessment (RHNA) allocation, a State mandate, and includes a comprehensive plan of housing goals, policies, and programs consistent with State Housing Element laws.

The Draft Housing Element is available on the City's Housing Element Update website at *cityofirvine.org/HEUpdate.* The City welcomes all residents, community stakeholders, and interested parties to review and comment on the document.

Please submit any comments and/or questions on the Draft Housing Element to the City of Irvine's Community Development Department at 1 Civic Center Irvine, CA 92606. Comments and questions may also be sent via email at GPUpdate@cityofirvine.org or phone at 949-724-6395.

For more information about Housing Element Update in the City of Irvine, please visit *cityofirvine.org/HEUpdate*.

City of Irvine
1 Civic Center Plaza
Irvine, CA 92606
949-724-6000
cityofirvine.org

STAY CONNECTED:

From: Karen Martin
To: Melissa Chao
Subject: Re: May we still include another property for Housing Element consideration?
Date: Monday, July 19, 2021 12:19:41 PM

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Thank you Melissa. I appreciate your responsiveness.

Karen

On Mon, Jul 19, 2021, 12:06 PM Melissa Chao <MChao@cityofirvine.org> wrote:

> Hi Karen:
>
> At this time the draft site inventory is complete. We might have the opportunity to include the site prior to adoption of the final version though.
>
> Thanks,
>
> **MELISSA CHAO | SENIOR PLANNER**
> P 949-724-6395 I F 949-724-6440
>
> mchao@cityofirvine.org
>
> ---
>
> **From:** Karen Martin <karen@pacificplanninggroup.com>
> **Sent:** Friday, July 16, 2021 2:12 PM
> **To:** Melissa Chao <MChao@cityofirvine.org>
> **Cc:** karen <karen@pacificplanninggroup.com>
> **Subject:** May we still include another property for Housing Element consideration?

Hi Melissa,

Hope all is well with you and the housing team at the City. Another property owner reached out to me for 2424 McGaw. Is there still time to include this property?

Thank you,

Karen Martin

Pacific Planning Group, Inc

Karen@pacificplanninggroup.com

949.874.2795 mobile

415.367.4286 x101 office

From: GPUpdate 2035
To: Brandon Young; GPUpdate 2035; gpupdate@cityofirvine.org
Cc: Mitchell Tsai; Greg Sonstein; Hind Baki
Subject: RE: 6th Cycle Draft Housing Element Released
Date: Monday, July 19, 2021 5:26:21 PM

Hi Brandon:

The Planning Commission (PC) discussed the draft Housing Element (HE) at its July 15, 2021 meeting and provided input. Staff will be presenting the requested revisions to the Housing Plan chapter at the August 5 PC meeting where the PC will determine if the draft HE is ready to submit to HCD. The City Council will not be reviewing the draft HE document prior to submittal to HCD for its mandatory 60-day pre-submittal review. PC meeting agendas and instructions on how to participate are available at https://www.cityofirvine.org/community-development/planning-commission-agendas-minutes-0.

The public comment period is open and we will be accepting comments through the adoption hearings. The HE adoption hearings at Planning Commission and City Council are anticipated in Winter 2021/2022.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Brandon Young <brandon@mitchtsailaw.com>
Sent: Thursday, July 15, 2021 3:20 PM
To: GPUpdate 2035 <GPUpdate2035@cityofirvine.org>; gpupdate@cityofirvine.org
Cc: Mitchell Tsai <mitch@mitchtsailaw.com>; Greg Sonstein <greg@mitchtsailaw.com>; Hind Baki <hind@mitchtsailaw.com>
Subject: Fwd: 6th Cycle Draft Housing Element Released

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Community Development Department,

Our office is an interested party in the City's 6th Cycle Housing Element Update and received this notice of draft availability from the City of Irvine on Monday, July 12, 2021. Upon researching the City's agenda, we see that the Housing Element is scheduled to go before the Planning Commission today, July 15, 2021.

We would like to know when the next scheduled hearing or comment period will be for the 6th Cycle Housing Element Update, or when the HEU might see the City Council.

*** Our Office Has Recently Moved. Please Note New Mailing Address ****

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---------- Forwarded message ---------
From: **Public Information Officer** <pio@cityofirvine.org>
Date: Mon, Jul 12, 2021 at 2:14 PM
Subject: 6th Cycle Draft Housing Element Released
To: Public Information Officer <pio@cityofirvine.org>

City Hall Council Overlay



The City of Irvine has released its 6th Cycle draft Housing Element for the 2021-2029 planning period. The Housing Element is a mandatory part of the City's General Plan that requires periodic review and updating by the State of California.

Per statute, the 6th Cycle Housing Element should be adopted by October 15, 2021; however, a 120-day grace period is permitted.

The draft update accommodates the City's total 23,610-unit Regional Housing Needs Assessment (RHNA) allocation, a State mandate, and includes a comprehensive plan of housing goals, policies, and programs consistent with State Housing Element laws.



From:	Ross Johnson
To:	housingelements@hcd.ca.gov; GPUpdate 2035
Subject:	Major Concerns with Draft Housing Element
Date:	Friday, July 23, 2021 5:19:07 PM
Attachments:	Irvine Letter.pdf

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Hi Irvine and HCD,

Thank you so much for allowing the public to comment on Irvine's draft housing element. YIMBY Law has major concerns regarding Irvine's draft housing element.

A letter is attached outlining several parts of the housing element are not in compliance with state law.

We respectfully request that Irvine's housing element not be certified until they remedy the concerns mentioned in the letter.

All the best,
Ross Johnson
YIMBY Law

July 23, 2021

Irvine City Council
Irvine Civic Center
1 Civic Center Plaza
Irvine, CA 92606

Dear Irvine Councilmembers:

Thank you for the opportunity to comment on the process of updating the housing element of Irvine's general plan. I am writing on behalf of YIMBY Law regarding Irvine's 6th Cycle housing element update. YIMBY Law's mission is to make housing in California more accessible and affordable through enforcement of state housing law. We support more housing at all levels of affordability and reforms to land use and zoning codes, which are needed in order to make housing more affordable, improve access to jobs and transit, promote greater environmental sustainability, and advance racial and economic equity.

We have reviewed the City's draft Housing Element, **and have major concerns about the City of Irvine's ability to affirmatively further fair housing and meet its state-mandated RHNA targets.**

1. IRVINE PERPETUATES HOUSING SEGREGATION BY FAILING TO PLAN FOR MIXED INCOME HOUSING. THE CURRENT POLICY FAILS TO AFFIRMATIVELY FURTHER FAIR HOUSING

Irvine does not plan for moderate income or above moderate income units to be on the same sites as lower income units (See Appendix D, Table A). By segregating lower income housing and keeping it separate from moderate income housing, Irvine is failing to affirmatively further fair housing.

The California Fair Employment and Housing Act states "'Affirmatively furthering fair housing' means . . . **replacing segregated living patterns with truly integrated and balanced living patterns** . . . . The duty to affirmatively further fair housing extends to all of a [city's] activities and programs relating to housing and community development." Gov. Code, §

2. SEVERAL LOWER INCOME SITES IDENTIFIED IN THE SITE CAPACITY ARE LOCATED ON MARSHLAND AND APPEARS UNLIKELY TO BE DEVELOPED.

Irvine claims that almost 1,000 units of lower income housing will be developed at the Southeast corner of Carlson Avenue. This is highly unlikely to be developed since the site is marshland, meaning development is prohibitively expensive.

Assembly Bill 1397 (2017) requires cities to provide an accurate assessment of realistic site capacity, including "the city's or county's past experience with converting existing uses to higher density residential development, the current demand for the existing use, and an analysis of existing leases or other contracts that would perpetuate the existing use or prevent redevelopment."

While California Housing Element Law does not expressly use the term "likelihood of development," AB 1397 (2017), when read in conjunction with other recent statutes, requires cities to discount sites' capacity by the sites' probability of development during the planning period. (Christopher S. Elmendorf et al., Making It Work: Legal Foundations for Administrative Reform of California's Housing Framework, SSRN Electronic Journal (2019)).

The legislature has also vested HCD with the authority to resolve ambiguities about the definition or calculation of site capacity. Specifically SB 6 (2019) authorizes HCD to promulgate, "standards, forms, and definitions," for the site inventory and associated assessment of site capacity and constraints. Providing an accurate assessment of the site inventory's realistic housing development rate and realistic housing capacity is necessary to ensure that this housing element is effective.

The housing element does not make any findings showing that it is economically feasible to develop any housing, much less lower income housing, on this site. The very fact that the site has not yet been developed only serves as evidence that the site is prohibitively expensive to develop.

We ask that Irvine make at least minimal findings that the Southeast corner of Carlson Avenue is likely to be developed. If the site is not developed, then Irvine's lower income site capacity will be lower than the state mandated Regional Housing Needs Allocation.

Finally, state law imposes penalties on jurisdictions that fail to adopt a compliant 6th Cycle housing element update by October 15, 2021. On that date, noncompliant jurisdictions will forfeit the right to deny residential projects on the basis of local zoning, so long as projects include at least a 20% set-aside for below market-rate units or are 100% moderate-rate projects. Noncompliant jurisdictions may also lose the ability to issue building permits, including permits for kitchen and bath renovations. Jurisdictions that want to maintain local control over new development and maintain the ability to permit kitchen and bath renovations should therefore plan to adopt a compliant housing element update on time.

Kind regards,

Ross Johnson
YIMBY Law

From: Melissa Chao
To: beverly.khosh@gmail.com
Subject: Irvine housing sites inquiry
Date: Tuesday, August 3, 2021 6:09:32 PM
Attachments: Letter - Beverly Khosh 16692 Hale Suite B received 8.2.21.pdf

---

Hi Beverly,

Your mailed letter (attached) was forwarded to me. Please note that Charles Kovac is no longer with Irvine.

You may review the draft Housing Element document and update process at www.cityofirvine.org/heupdate.

I added your email address to the project interest list.

Please feel free to contact me with any questions/concerns.

Thanks,

MELISSA CHAO | SENIOR PLANNER
City of Irvine | Community Development
1 Civic Center Plaza, Irvine, CA 92606
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

VIA E-MAIL

August 5, 2021

Carl Petersen
City Clerk
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606
Em: clerk@cityofirvine.org

Melinda Chao
Senior Planner
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606
Em: mchao@cityofirvine.org

RE: City of Irvine 2021-2029 Draft Housing Element

Dear Mr. Petersen, Ms. Chao, and Community Development Department,

On behalf of the Southwest Regional Council of Carpenters ("**Commenter**" or "**Southwest Carpenters**"), my Office is submitting these comments on the City of Irvine's ("**City**" or "**Lead Agency**") 2021-2029 update to the City's General Plan Housing Element ("**Project**").

The Southwest Carpenters is a labor union representing more than 50,000 union carpenters in six states and has a strong interest in well ordered land use planning and

Project. Cal. Gov. Code § 65009(b); Cal. Pub. Res. Code § 21177(a); *Bakersfield Citizens for Local Control v. Bakersfield* (2004) 124 Cal. App. 4th 1184, 1199-1203; see *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109, 1121.

Commenters incorporates by reference all comments raising issues regarding the EIR submitted prior to certification of the EIR for the Project. *Citizens for Clean Energy v City of Woodland* (2014) 225 Cal. App. 4th 173, 191 (finding that any party who has objected to the Project's environmental documentation may assert any issue timely raised by other parties).

Moreover, Commenter requests that the Lead Agency provide notice for any and all notices referring or related to the Project issued under the California Environmental Quality Act ("**CEQA**"), Cal Public Resources Code ("**PRC**") § 21000 *et seq*, and the California Planning and Zoning Law ("**Planning and Zoning Law**"), Cal. Gov't Code §§ 65000–65010. California Public Resources Code Sections 21092.2, and 21167(f) and Government Code Section 65092 require agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body.

The City should require the use of a local skilled and trained workforce to benefit the community's economic development and environment. The City should require the use of workers who have graduated from a Joint Labor Management apprenticeship training program approved by the State of California, or have at least as many hours of on-the-job experience in the applicable craft which would be required to graduate from such a state approved apprenticeship training program or who are registered apprentices in an apprenticeship training program approved by the State of California.

Community benefits such as local hire and skilled and trained workforce requirements can also be helpful to reduce environmental impacts and improve the positive economic impact of the Project. Local hire provisions requiring that a certain percentage of workers reside within 10 miles or less of the Project Site can reduce the

> [A]ny local hire requirement that results in a decreased worker trip length from the default value has the potential to result in a reduction of construction-related GHG emissions, though the significance of the reduction would vary based on the location and urbanization level of the project site.

March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling.

Skilled and trained workforce requirements promote the development of skilled trades that yield sustainable economic development. As the California Workforce Development Board and the UC Berkeley Center for Labor Research and Education concluded:

> . . . labor should be considered an investment rather than a cost – and investments in growing, diversifying, and upskilling California's workforce can positively affect returns on climate mitigation efforts. In other words, well trained workers are key to delivering emissions reductions and moving California closer to its climate targets.[1]

Local skilled and trained workforce requirements and policies have significant environmental benefits since they improve an area's jobs-housing balance, decreasing the amount of and length of job commutes and their associated greenhouse gas emissions. Recently, on May 7, 2021, the South Coast Air Quality Management District found that that the "[u]se of a local state-certified apprenticeship program or a skilled and trained workforce with a local hire component" can result in air pollutant reductions.[2]

Cities are increasingly adopting local skilled and trained workforce policies and requirements into general plans and municipal codes. For example, the City of Hayward 2040 General Plan requires the City to "promote local hiring . . . to help

achieve a more positive jobs-housing balance, and reduce regional commuting, gas consumption, and greenhouse gas emissions."[3]

In fact, the City of Hayward has gone as far as to adopt a Skilled Labor Force policy into its Downtown Specific Plan and municipal code, requiring developments in its Downtown area to requiring that the City "[c]ontribute to the stabilization of regional construction markets by spurring applicants of housing and nonresidential developments to require contractors to utilize apprentices from state-approved, joint labor-management training programs, . . ."[4] In addition, the City of Hayward requires all projects 30,000 square feet or larger to "utilize apprentices from state-approved, joint labor-management training programs."[5]

Locating jobs closer to residential areas can have significant environmental benefits. As the California Planning Roundtable noted in 2008:

> People who live and work in the same jurisdiction would be more likely to take transit, walk, or bicycle to work than residents of less balanced communities and their vehicle trips would be shorter. Benefits would include potential reductions in both vehicle miles traveled and vehicle hours traveled.[6]

In addition, local hire mandates as well as skill training are critical facets of a strategy to reduce vehicle miles traveled. As planning experts Robert Cervero and Michael Duncan noted, simply placing jobs near housing stock is insufficient to achieve VMT reductions since the skill requirements of available local jobs must be matched to those held by local residents.[7] Some municipalities have tied local hire and skilled and

[3] City of Hayward (2014) Hayward 2040 General Plan Policy Document at p. 3-99, *available at* https://www.hayward-ca.gov/sites/default/files/documents/General_Plan_FINAL.pdf.
[4] City of Hayward (2019) Hayward Downtown Specific Plan at p. 5-24, *available at*

trained workforce policies to local development permits to address transportation issues. As Cervero and Duncan note:

> In nearly built-out Berkeley, CA, the approach to balancing jobs and housing is to create local jobs rather than to develop new housing." The city's First Source program encourages businesses to hire local residents, especially for entry- and intermediate-level jobs, and sponsors vocational training to ensure residents are employment-ready. While the program is voluntary, some 300 businesses have used it to date, placing more than 3,000 city residents in local jobs since it was launched in 1986. When needed, these carrots are matched by sticks, since the city is not shy about negotiating corporate participation in First Source as a condition of approval for development permits.

The City should consider utilizing skilled and trained workforce policies and requirements to benefit the local area economically and mitigate greenhouse gas, air quality and transportation impacts.

Sincerely,

Mitchell M. Tsai
Attorneys for Southwest Regional
Council of Carpenters

Attached:

March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling (Exhibit A);

Air Quality and GHG Expert Paul Rosenfeld CV (Exhibit B); and

Air Quality and GHG Expert Matt Hagemann CV (Exhibit C).

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

2656 29th Street, Suite 201
Santa Monica, CA 90405

Matt Hagemann, P.G, C.Hg.
(949) 887-9013
mhagemann@swape.com

Paul E. Rosenfeld, PhD
(310) 795-2335
prosenfeld@swape.com

March 8, 2021

Mitchell M. Tsai
155 South El Molino, Suite 104
Pasadena, CA 91101

Subject: Local Hire Requirements and Considerations for Greenhouse Gas Modeling

Dear Mr. Tsai,

Soil Water Air Protection Enterprise ("SWAPE") is pleased to provide the following draft technical report explaining the significance of worker trips required for construction of land use development projects with respect to the estimation of greenhouse gas ("GHG") emissions. The report will also discuss the potential for local hire requirements to reduce the length of worker trips, and consequently, reduced or mitigate the potential GHG impacts.

Worker Trips and Greenhouse Gas Calculations

The California Emissions Estimator Model ("CalEEMod") is a "statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and greenhouse gas (GHG) emissions associated with both construction and operations from a variety of land use projects."[1] CalEEMod quantifies construction-related emissions associated with land use projects resulting from off-road construction equipment; on-road mobile equipment associated with workers, vendors, and hauling; fugitive dust associated with grading, demolition, truck loading, and on-road vehicles traveling along paved and unpaved roads; and architectural coating

Specifically, the number and length of vehicle trips is utilized to estimate the vehicle miles travelled ("VMT") associated with construction. Then, utilizing vehicle-class specific EMFAC 2014 emission factors, CalEEMod calculates the vehicle exhaust, evaporative, and dust emissions resulting from construction-related VMT, including personal vehicles for worker commuting.[4]

Specifically, in order to calculate VMT, CalEEMod multiplies the average daily trip rate by the average overall trip length (see excerpt below):

> "$VMT_d = \Sigma(\text{Average Daily Trip Rate}_i * \text{Average Overall Trip Length}_i)_n$
>
> Where:
>
> n = Number of land uses being modeled."[5]

Furthermore, to calculate the on-road emissions associated with worker trips, CalEEMod utilizes the following equation (see excerpt below):

> "$\text{Emissions}_{pollutant} = VMT * EF_{running,pollutant}$
>
> Where:
>
> $\text{Emissions}_{pollutant}$ = emissions from vehicle running for each pollutant
>
> VMT = vehicle miles traveled
>
> $EF_{running,pollutant}$ = emission factor for running emissions."[6]

Thus, there is a direct relationship between trip length and VMT, as well as a direct relationship between VMT and vehicle running emissions. In other words, when the trip length is increased, the VMT and vehicle running emissions increase as a result. Thus, vehicle running emissions can be reduced by decreasing the average overall trip length, by way of a local hire requirement or otherwise.

Default Worker Trip Parameters and Potential Local Hire Requirements

As previously discussed, the number, length, and vehicle class of worker trips are utilized by CalEEMod to calculate emissions associated with the on-road vehicle trips required to transport workers to and from the Project site during construction.[7] In order to understand how local hire requirements and associated worker trip length reductions impact GHG emissions calculations, it is important to consider the CalEEMod default worker trip parameters. CalEEMod provides recommended default values based on site-specific information, such as land use type, meteorological data, total lot acreage, project type and typical equipment associated with project type. If more specific project information is known, the user can change the default values and input project-specific values, but the California Environmental Quality Act ("CEQA") requires that such changes be justified by substantial evidence.[8] The default number of construction-related worker trips is calculated by multiplying the

number of pieces of equipment for all phases by 1.25, with the exception of worker trips required for the building construction and architectural coating phases.[9] Furthermore, the worker trip vehicle class is a 50/25/25 percent mix of light duty autos, light duty truck class 1 and light duty truck class 2, respectively."[10] Finally, the default worker trip length is consistent with the length of the operational home-to-work vehicle trips.[11] The operational home-to-work vehicle trip lengths are:

> "[B]ased on the *location* and *urbanization* selected on the project characteristic screen. These values were *supplied by the air districts or use a default average for the state*. Each district (or county) also assigns trip lengths for urban and rural settings" (emphasis added). [12]

Thus, the default worker trip length is based on the location and urbanization level selected by the User when modeling emissions. The below table shows the CalEEMod default rural and urban worker trip lengths by air basin (see excerpt below and Attachment A).[13]

Worker Trip Length by Air Basin		
Air Basin	**Rural (miles)**	**Urban (miles)**
Great Basin Valleys	16.8	10.8
Lake County	16.8	10.8
Lake Tahoe	16.8	10.8
Mojave Desert	16.8	10.8
Mountain Counties	16.8	10.8
North Central Coast	17.1	12.3
North Coast	16.8	10.8
Northeast Plateau	16.8	10.8
Sacramento Valley	16.8	10.8
Salton Sea	14.6	11
San Diego	16.8	10.8
San Francisco Bay Area	10.8	10.8
San Joaquin Valley	16.8	10.8
South Central Coast	16.8	10.8
South Coast	19.8	14.7
Average	**16.47**	**11.17**
Minimum	**10.80**	**10.80**
Maximum	**19.80**	**14.70**
Range	**9.00**	**3.90**

As demonstrated above, default rural worker trip lengths for air basins in California vary from 10.8- to 19.8-miles, with an average of 16.47 miles. Furthermore, default urban worker trip lengths vary from 10.8- to 14.7-miles, with an average of 11.17 miles. Thus, while default worker trip lengths vary by location, default urban worker trip lengths tend to be shorter in length. Based on these trends evident in the CalEEMod default worker trip lengths, we can reasonably assume that the efficacy of a local hire requirement is especially dependent upon the urbanization of the project site, as well as the project location.

Practical Application of a Local Hire Requirement and Associated Impact

To provide an example of the potential impact of a local hire provision on construction-related GHG emissions, we estimated the significance of a local hire provision for the Village South Specific Plan ("Project") located in the City of Claremont ("City"). The Project proposed to construct 1,000 residential units, 100,000-SF of retail space, 45,000-SF of office space, as well as a 50-room hotel, on the 24-acre site. The Project location is classified as Urban and lies within the Los Angeles-South Coast County. As a result, the Project has a default worker trip length of 14.7 miles.[14] In an effort to evaluate the potential for a local hire provision to reduce the Project's construction-related GHG emissions, we prepared an updated model, reducing all worker trip lengths to 10 miles (see Attachment B). Our analysis estimates that if a local hire provision with a 10-mile radius were to be implemented, the GHG emissions associated with Project construction would decrease by approximately 17% (see table below and Attachment C).

Local Hire Provision Net Change	
Without Local Hire Provision	
Total Construction GHG Emissions (MT CO_2e)	3,623
Amortized Construction GHG Emissions (MT CO_2e/year)	120.77
With Local Hire Provision	
Total Construction GHG Emissions (MT CO2e)	3,024
Amortized Construction GHG Emissions (MT CO_2e/year)	100.80
% Decrease in Construction-related GHG Emissions	***17%***

As demonstrated above, by implementing a local hire provision requiring 10 mile worker trip lengths, the Project could reduce potential GHG emissions associated with construction worker trips. More broadly, any local hire requirement that results in a decreased worker trip length from the default value has the potential to result in a reduction of construction-related GHG emissions, though the significance of the reduction would vary based on the location and urbanization level of the project site.

This serves as an example of the potential impacts of local hire requirements on estimated project-level GHG emissions, though it does not indicate that local hire requirements would result in reduced construction-related

Disclaimer

SWAPE has received limited discovery. Additional information may become available in the future; thus, we retain the right to revise or amend this report when additional information becomes available. Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in this or similar localities at the time of service. No other warranty, expressed or implied, is made as to the scope of work, work methodologies and protocols, site conditions, analytical testing results, and findings presented. This report reflects efforts which were limited to information that was reasonably accessible at the time of the work, and may contain informational gaps, inconsistencies, or otherwise be incomplete due to the unavailability or uncertainty of information obtained or provided by third parties.

Sincerely,



Matt Hagemann, P.G., C.Hg.



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Chemical Fate and Transport & Air Dispersion Modeling

Principal Environmental Chemist

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Education

Ph.D. Soil Chemistry, University of Washington, 1999. Dissertation on volatile organic compound filtration.

M.S. Environmental Science, U.C. Berkeley, 1995. Thesis on organic waste economics.

B.A. Environmental Studies, U.C. Santa Barbara, 1991. Thesis on wastewater treatment.

Professional Experience

Dr. Rosenfeld has over 25 years' experience conducting environmental investigations and risk assessments for evaluating impacts to human health, property, and ecological receptors. His expertise focuses on the fate and transport of environmental contaminants, human health risk, exposure assessment, and ecological restoration. Dr. Rosenfeld has evaluated and modeled emissions from unconventional oil drilling operations, oil spills, landfills, boilers and incinerators, process stacks, storage tanks, confined animal feeding operations, and many other industrial and agricultural sources. His project experience ranges from monitoring and modeling of pollution sources to evaluating impacts of pollution on workers at industrial facilities and residents in surrounding communities.

Dr. Rosenfeld has investigated and designed remediation programs and risk assessments for contaminated sites containing lead, heavy metals, mold, bacteria, particulate matter, petroleum hydrocarbons, chlorinated solvents, pesticides, radioactive waste, dioxins and furans, semi- and volatile organic compounds, PCBs, PAHs, perchlorate, asbestos, per- and poly-fluoroalkyl substances (PFOA/PFOS), unusual polymers, fuel oxygenates (MTBE), among other pollutants. Dr. Rosenfeld also has experience evaluating greenhouse gas emissions from various projects and is an expert on the assessment of odors from industrial and agricultural sites, as well as the evaluation of odor nuisance impacts and technologies for abatement of odorous emissions. As a principal scientist at SWAPE, Dr. Rosenfeld directs air dispersion modeling and exposure assessments. He has served as an expert witness and testified about

Professional History:

Soil Water Air Protection Enterprise (SWAPE); 2003 to present; Principal and Founding Partner
UCLA School of Public Health; 2007 to 2011; Lecturer (Assistant Researcher)
UCLA School of Public Health; 2003 to 2006; Adjunct Professor
UCLA Environmental Science and Engineering Program; 2002-2004; Doctoral Intern Coordinator
UCLA Institute of the Environment, 2001-2002; Research Associate
Komex H_2O Science, 2001 to 2003; Senior Remediation Scientist
National Groundwater Association, 2002-2004; Lecturer
San Diego State University, 1999-2001; Adjunct Professor
Anteon Corp., San Diego, 2000-2001; Remediation Project Manager
Ogden (now Amec), San Diego, 2000-2000; Remediation Project Manager
Bechtel, San Diego, California, 1999 – 2000; Risk Assessor
King County, Seattle, 1996 – 1999; Scientist
James River Corp., Washington, 1995-96; Scientist
Big Creek Lumber, Davenport, California, 1995; Scientist
Plumas Corp., California and USFS, Tahoe 1993-1995; Scientist
Peace Corps and World Wildlife Fund, St. Kitts, West Indies, 1991-1993; Scientist

Publications:

Remy, L.L., Clay T., Byers, V., **Rosenfeld P. E.** (2019) Hospital, Health, and Community Burden After Oil Refinery Fires, Richmond, California 2007 and 2012. *Environmental Health.* 18:48

Simons, R.A., Seo, Y. **Rosenfeld, P**., (2015) Modeling the Effect of Refinery Emission On Residential Property Value. Journal of Real Estate Research. 27(3):321-342

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Rosenfeld, P. E. (1994). Potential Utilization of Small Diameter Trees on Sierra County Public Land. Masters thesis reprinted by the Sierra County Economic Council. Sierra County, California.

Rosenfeld, P. E. (1991). How to Build a Small Rural Anaerobic Digester & Uses Of Biogas In The First And Third World. Bachelors Thesis. University of California.

Presentations:

Rosenfeld, P.E., Sutherland, A; Hesse, R.; Zapata, A. (October 3-6, 2013). Air dispersion modeling of volatile organic emissions from multiple natural gas wells in Decatur, TX. *44th Western Regional Meeting, American Chemical Society.* Lecture conducted from Santa Clara, CA.

Sok, H.L.; Waller, C.C.; Feng, L.; Gonzalez, J.; Sutherland, A.J.; Wisdom-Stack, T.; Sahai, R.K.; Hesse, R.C.; **Rosenfeld, P.E.** (June 20-23, 2010). Atrazine: A Persistent Pesticide in Urban Drinking Water. *Urban Environmental Pollution*. Lecture conducted from Boston, MA.

Feng, L.; Gonzalez, J.; Sok, H.L.; Sutherland, A.J.; Waller, C.C.; Wisdom-Stack, T.; Sahai, R.K.; La, M.; Hesse, R.C.; **Rosenfeld, P.E.** (June 20-23, 2010). Bringing Environmental Justice to East St. Louis, Illinois. *Urban Environmental Pollution.* Lecture conducted from Boston, MA.

Rosenfeld, P.E. (April 19-23, 2009). Perfluoroctanoic Acid (PFOA) and Perfluoroactane Sulfonate (PFOS) Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*, Lecture conducted from Tuscon, AZ.

Rosenfeld, P.E. (April 19-23, 2009). Cost to Filter Atrazine Contamination from Drinking Water in the United States" Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*. Lecture conducted from Tuscon, AZ.

Wu, C., Tam, L., Clark, J., **Rosenfeld, P**. (20-22 July, 2009). Dioxin and furan blood lipid concentrations in populations living near four wood treatment facilities in the United States. Brebbia, C.A. and Popov, V., eds., *Air Pollution XVII: Proceedings of the Seventeenth International Conference on Modeling, Monitoring and Management of Air Pollution*. Lecture conducted from Tallinn, Estonia.

Rosenfeld, P. E. (October 15-18, 2007). Somerville Community Exposure To Contaminants From Wood Treatment Facility Emissions. The *23rd Annual International Conferences on Soils Sediment and Water*. Lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld P. E. (March 2007). Production, Chemical Properties, Toxicology, & Treatment Case Studies of 1,2,3-Trichloropropane (TCP). *The Association for Environmental Health and Sciences (AEHS) Annual Meeting*. Lecture conducted from San Diego, CA.

Rosenfeld P. E. (March 2007). Blood and Attic Sampling for Dioxin/Furan, PAH, and Metal Exposure in Florala, Alabama. *The AEHS Annual Meeting.* Lecture conducted from San Diego, CA.

Hensley A.R., Scott, A., **Rosenfeld P.E.,** Clark, J.J.J. (August 21 – 25, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *The 26th International Symposium on Halogenated Persistent Organic Pollutants – DIOXIN2006*. Lecture conducted from Radisson SAS Scandinavia Hotel in Oslo Norway.

Hensley A.R., Scott, A., **Rosenfeld P.E.,** Clark, J.J.J. (November 4-8, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *APHA 134 Annual Meeting & Exposition.* Lecture conducted from Boston Massachusetts.

Paul Rosenfeld Ph.D. (October 24-25, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. Mealey's C8/PFOA. *Science, Risk & Litigation Conference.* Lecture conducted from The Rittenhouse Hotel, Philadelphia, PA.

Paul Rosenfeld Ph.D. (September 19, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, *Toxicology and Remediation PEMA Emerging Contaminant Conference*. Lecture conducted from Hilton Hotel, Irvine California.

Paul Rosenfeld Ph.D. (September 19, 2005). Fate, Transport, Toxicity, And Persistence of 1,2,3-TCP. *PEMA Emerging Contaminant Conference.* Lecture conducted from Hilton Hotel in Irvine, California.

Paul Rosenfeld Ph.D. (September 26-27, 2005). Fate, Transport and Persistence of PDBEs. *Mealey's Groundwater Conference.* Lecture conducted from Ritz Carlton Hotel, Marina Del Ray, California.

Paul Rosenfeld Ph.D. (June 7-8, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. *International Society of Environmental Forensics: Focus On Emerging Contaminants*. Lecture conducted from Sheraton Oceanfront Hotel, Virginia Beach, Virginia.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Fate Transport, Persistence and Toxicology of PFOA and Related Perfluorochemicals. *2005 National Groundwater Association Ground Water And Environmental Law Conference*. Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, Toxicology and Remediation. *2005 National Groundwater Association Ground Water and Environmental Law Conference.* Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

Paul Rosenfeld, Ph.D. (April 7, 2004). A National Damage Assessment Model For PCE and Dry Cleaners. *Drycleaner Symposium. California Ground Water Association*. Lecture conducted from Radison Hotel, Sacramento, California.

Rosenfeld, P. E., Grey, M., (June 2003) Two stage biofilter for biosolids composting odor control. *Seventh International In Situ And On Site Bioremediation Symposium Battelle Conference* Orlando, FL.

Paul Rosenfeld, Ph.D. and James Clark Ph.D. (February 20-21, 2003) Understanding Historical Use, Chemical Properties, Toxicity and Regulatory Guidance of 1,4 Dioxane. *National Groundwater Association. Southwest Focus Conference. Water Supply and Emerging Contaminants*.. Lecture conducted from Hyatt Regency Phoenix Arizona.

Paul Rosenfeld, Ph.D. (February 6-7, 2003). Underground Storage Tank Litigation and Remediation. *California CUPA Forum*. Lecture conducted from Marriott Hotel, Anaheim California.

Paul Rosenfeld, Ph.D. (October 23, 2002) Underground Storage Tank Litigation and Remediation. *EPA Underground Storage Tank Roundtable*. Lecture conducted from Sacramento California.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Understanding Odor from Compost, *Wastewater and Industrial Processes. Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Using High Carbon Wood Ash to Control Compost Odor. *Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

Rosenfeld, P.E. and Grey, M. A. (September 22-24, 2002). Biocycle Composting For Coastal Sage Restoration. *Northwest Biosolids Management Association*. Lecture conducted from Vancouver Washington..

Rosenfeld, P.E. and Grey, M. A. (November 11-14, 2002). Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Soil Science Society Annual Conferenc*e. Lecture conducted from Indianapolis, Maryland.

Rosenfeld. P.E. (September 16, 2000). Two stage biofilter for biosolids composting odor control. *Water Environment Federation.* Lecture conducted from Anaheim California.

Rosenfeld. P.E. (October 16, 2000). Wood ash and biofilter control of compost odor. *Biofest.* Lecture conducted from Ocean Shores, California.

Rosenfeld, P.E. (2000). Bioremediation Using Organic Soil Amendments. *California Resource Recovery Association*. Lecture conducted from Sacramento California.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. *Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings*. Lecture conducted from Bellevue Washington.

Rosenfeld, P.E, C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings. Lecture conducted from Bellevue Washington.

Rosenfeld, P.E., C.L. Henry, R. B. Harrison, and R. Dills. (1997). Comparison of Odor Emissions From Three Different Biosolids Applied to Forest Soil. *Soil Science Society of America*. Lecture conducted from Anaheim California.

Teaching Experience:

UCLA Department of Environmental Health (Summer 2003 through 20010) Taught Environmental Health Science 100 to students, including undergrad, medical doctors, public health professionals and nurses. Course focused on the health effects of environmental contaminants.

National Ground Water Association, Successful Remediation Technologies. Custom Course in Sante Fe, New Mexico. May 21, 2002. Focused on fate and transport of fuel contaminants associated with underground storage tanks.

National Ground Water Association; Successful Remediation Technologies Course in Chicago Illinois. April 1, 2002. Focused on fate and transport of contaminants associated with Superfund and RCRA sites.

California Integrated Waste Management Board, April and May, 2001. Alternative Landfill Caps Seminar in San Diego, Ventura, and San Francisco. Focused on both prescriptive and innovative landfill cover design.

UCLA Department of Environmental Engineering, February 5, 2002. Seminar on Successful Remediation Technologies focusing on Groundwater Remediation.

University Of Washington, Soil Science Program, Teaching Assistant for several courses including: Soil Chemistry, Organic Soil Amendments, and Soil Stability.

U.C. Berkeley, Environmental Science Program Teaching Assistant for Environmental Science 10.

Academic Grants Awarded:

California Integrated Waste Management Board. $41,000 grant awarded to UCLA Institute of the Environment. Goal: To investigate effect of high carbon wood ash on volatile organic emissions from compost. 2001.

Synagro Technologies, Corona California: $10,000 grant awarded to San Diego State University.
Goal: investigate effect of biosolids for restoration and remediation of degraded coastal sage soils. 2000.

King County, Department of Research and Technology, Washington State. $100,000 grant awarded to University of Washington: Goal: To investigate odor emissions from biosolids application and the effect of polymers and ash on VOC emissions. 1998.

Deposition and/or Trial Testimony:

In the United States District Court For The District of New Jersey
Duarte et al, *Plaintiffs,* vs. United States Metals Refining Company et. al. *Defendant.*
Case No.: 2:17-cv-01624-ES-SCM
Rosenfeld Deposition. 6-7-2019

In the United States District Court of Southern District of Texas Galveston Division
M/T Carla Maersk, *Plaintiffs,* vs. Conti 168., Schiffahrts-GMBH & Co. Bulker KG MS "Conti Perdido" *Defendant.*
Case No.: 3:15-CV-00106 consolidated with 3:15-CV-00237
Rosenfeld Deposition. 5-9-2019

In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica
Carole-Taddeo-Bates et al., vs. Ifran Khan et al., Defendants
Case No.: No. BC615636
Rosenfeld Deposition, 1-26-2019

In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica
The San Gabriel Valley Council of Governments et al. vs El Adobe Apts. Inc. et al., Defendants
Case No.: No. BC646857
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In United States District Court For The District of Colorado
Bells et al. Plaintiff vs. The 3M Company et al., Defendants
Case: No 1:16-cv-02531-RBJ
Rosenfeld Deposition, 3-15-2018 and 4-3-2018

In The District Court Of Regan County, Texas, 112th Judicial District
Phillip Bales et al., Plaintiff vs. Dow Agrosciences, LLC, et al., Defendants
Cause No 1923
Rosenfeld Deposition, 11-17-2017

In The Superior Court of the State of California In And For The County Of Contra Costa
Simons et al., Plaintiffs vs. Chevron Corporation, et al., Defendants
Cause No C12-01481
Rosenfeld Deposition, 11-20-2017

In The Circuit Court Of The Twentieth Judicial Circuit, St Clair County, Illinois
Martha Custer et al., Plaintiff vs. Cerro Flow Products, Inc., Defendants
Case No.: No. 0i9-L-2295
Rosenfeld Deposition, 8-23-2017

In The Superior Court of the State of California, For The County of Los Angeles
Warrn Gilbert and Penny Gilber, Plaintiff vs. BMW of North America LLC

In The Superior Court of the State of Washington, County of Snohomish
Michael Davis and Julie Davis et al., Plaintiff vs. Cedar Grove Composting Inc., Defendants
Case No.: No. 13-2-03987-5
Rosenfeld Deposition, February 2017
Trial, March 2017

In The Superior Court of the State of California, County of Alameda
Charles Spain., Plaintiff vs. Thermo Fisher Scientific, et al., Defendants
Case No.: RG14711115
Rosenfeld Deposition, September 2015

In The Iowa District Court In And For Poweshiek County
Russell D. Winburn, et al., Plaintiffs vs. Doug Hoksbergen, et al., Defendants
Case No.: LALA002187
Rosenfeld Deposition, August 2015

In The Iowa District Court For Wapello County
Jerry Dovico, et al., Plaintiffs vs. Valley View Sine LLC, et al., Defendants
Law No,: LALA105144 - Division A
Rosenfeld Deposition, August 2015

In The Iowa District Court For Wapello County
Doug Pauls, et al.,, et al., Plaintiffs vs. Richard Warren, et al., Defendants
Law No,: LALA105144 - Division A
Rosenfeld Deposition, August 2015

In The Circuit Court of Ohio County, West Virginia
Robert Andrews, et al. v. Antero, et al.
Civil Action N0. 14-C-30000
Rosenfeld Deposition, June 2015

In The Third Judicial District County of Dona Ana, New Mexico
Betty Gonzalez, et al. Plaintiffs vs. Del Oro Dairy, Del Oro Real Estate LLC, Jerry Settles and Deward DeRuyter, Defendants
Rosenfeld Deposition: July 2015

In The Iowa District Court For Muscatine County
Laurie Freeman et. al. Plaintiffs vs. Grain Processing Corporation, Defendant
Case No 4980
Rosenfeld Deposition: May 2015

In the Circuit Court of the 17th Judicial Circuit, in and For Broward County, Florida
Walter Hinton, et. al. Plaintiff, vs. City of Fort Lauderdale, Florida, a Municipality, Defendant.
Case Number CACE07030358 (26)
Rosenfeld Deposition: December 2014

In the County Court of Dallas County Texas

Lisa Parr et al, *Plaintiff*, vs. Aruba et al, *Defendant.*
Case Number cc-11-01650-E
Rosenfeld Deposition: March and September 2013
Rosenfeld Trial: April 2014

In the Court of Common Pleas of Tuscarawas County Ohio

John Michael Abicht, et al., *Plaintiffs,* vs. Republic Services, Inc., et al., *Defendants*
Case Number: 2008 CT 10 0741 (Cons. w/ 2009 CV 10 0987)
Rosenfeld Deposition: October 2012

In the United States District Court of Southern District of Texas Galveston Division

Kyle Cannon, Eugene Donovan, Genaro Ramirez, Carol Sassler, and Harvey Walton, each Individually and on behalf of those similarly situated, *Plaintiffs,* vs. BP Products North America, Inc., *Defendant.*
Case 3:10-cv-00622
Rosenfeld Deposition: February 2012
Rosenfeld Trial: April 2013

In the Circuit Court of Baltimore County Maryland

Philip E. Cvach, II et al., *Plaintiffs* vs. Two Farms, Inc. d/b/a Royal Farms, Defendants
Case Number: 03-C-12-012487 OT
Rosenfeld Deposition: September 2013

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

1640 5th St.., Suite 204 Santa
Santa Monica, California 90401
Tel: (949) 887-9013
Email: mhagemann@swape.com

Matthew F. Hagemann, P.G., C.Hg., QSD, QSP

Geologic and Hydrogeologic Characterization
Industrial Stormwater Compliance
Investigation and Remediation Strategies
Litigation Support and Testifying Expert
CEQA Review

Education:

M.S. Degree, Geology, California State University Los Angeles, Los Angeles, CA, 1984.
B.A. Degree, Geology, Humboldt State University, Arcata, CA, 1982.

Professional Certifications:

California Professional Geologist
California Certified Hydrogeologist
Qualified SWPPP Developer and Practitioner

Professional Experience:

Matt has 25 years of experience in environmental policy, assessment and remediation. He spent nine years with the U.S. EPA in the RCRA and Superfund programs and served as EPA's Senior Science Policy Advisor in the Western Regional Office where he identified emerging threats to groundwater from perchlorate and MTBE. While with EPA, Matt also served as a Senior Hydrogeologist in the oversight of the assessment of seven major military facilities undergoing base closure. He led numerous enforcement actions under provisions of the Resource Conservation and Recovery Act (RCRA) while also working with permit holders to improve hydrogeologic characterization and water quality monitoring.

- Executive Director, Orange Coast Watch (2001 – 2004);
- Senior Science Policy Advisor and Hydrogeologist, U.S. Environmental Protection Agency (1989–1998);
- Hydrogeologist, National Park Service, Water Resources Division (1998 – 2000);
- Adjunct Faculty Member, San Francisco State University, Department of Geosciences (1993 – 1998);
- Instructor, College of Marin, Department of Science (1990 – 1995);
- Geologist, U.S. Forest Service (1986 – 1998); and
- Geologist, Dames & Moore (1984 – 1986).

Senior Regulatory and Litigation Support Analyst:

With SWAPE, Matt's responsibilities have included:

- Lead analyst and testifying expert in the review of over 100 environmental impact reports since 2003 under CEQA that identify significant issues with regard to hazardous waste, water resources, water quality, air quality, Valley Fever, greenhouse gas emissions, and geologic hazards. Make recommendations for additional mitigation measures to lead agencies at the local and county level to include additional characterization of health risks and implementation of protective measures to reduce worker exposure to hazards from toxins and Valley Fever.
- Stormwater analysis, sampling and best management practice evaluation at industrial facilities.
- Manager of a project to provide technical assistance to a community adjacent to a former Naval shipyard under a grant from the U.S. EPA.
- Technical assistance and litigation support for vapor intrusion concerns.
- Lead analyst and testifying expert in the review of environmental issues in license applications for large solar power plants before the California Energy Commission.
- Manager of a project to evaluate numerous formerly used military sites in the western U.S.
- Manager of a comprehensive evaluation of potential sources of perchlorate contamination in Southern California drinking water wells.
- Manager and designated expert for litigation support under provisions of Proposition 65 in the review of releases of gasoline to sources drinking water at major refineries and hundreds of gas stations throughout California.
- Expert witness on two cases involving MTBE litigation.
- Expert witness and litigation support on the impact of air toxins and hazards at a school.
- Expert witness in litigation at a former plywood plant.

With Komex H2O Science Inc., Matt's duties included the following:

- Senior author of a report on the extent of perchlorate contamination that was used in testimony by the former U.S. EPA Administrator and General Counsel

- Expert witness testimony in a case of oil production-related contamination in Mississippi.
- Lead author for a multi-volume remedial investigation report for an operating school in Los Angeles that met strict regulatory requirements and rigorous deadlines.

- Development of strategic approaches for cleanup of contaminated sites in consultation with clients and regulators.

Executive Director:

As Executive Director with Orange Coast Watch, Matt led efforts to restore water quality at Orange County beaches from multiple sources of contamination including urban runoff and the discharge of wastewater. In reporting to a Board of Directors that included representatives from leading Orange County universities and businesses, Matt prepared issue papers in the areas of treatment and disinfection of wastewater and control of the discharge of grease to sewer systems. Matt actively participated in the development of countywide water quality permits for the control of urban runoff and permits for the discharge of wastewater. Matt worked with other nonprofits to protect and restore water quality, including Surfrider, Natural Resources Defense Council and Orange County CoastKeeper as well as with business institutions including the Orange County Business Council.

Hydrogeology:

As a Senior Hydrogeologist with the U.S. Environmental Protection Agency, Matt led investigations to characterize and cleanup closing military bases, including Mare Island Naval Shipyard, Hunters Point Naval Shipyard, Treasure Island Naval Station, Alameda Naval Station, Moffett Field, Mather Army Airfield, and Sacramento Army Depot. Specific activities were as follows:

- Led efforts to model groundwater flow and contaminant transport, ensured adequacy of monitoring networks, and assessed cleanup alternatives for contaminated sediment, soil, and groundwater.
- Initiated a regional program for evaluation of groundwater sampling practices and laboratory analysis at military bases.
- Identified emerging issues, wrote technical guidance, and assisted in policy and regulation development through work on four national U.S. EPA workgroups, including the Superfund Groundwater Technical Forum and the Federal Facilities Forum.

At the request of the State of Hawaii, Matt developed a methodology to determine the vulnerability of groundwater to contamination on the islands of Maui and Oahu. He used analytical models and a GIS to show zones of vulnerability, and the results were adopted and published by the State of Hawaii and County of Maui.

As a hydrogeologist with the EPA Groundwater Protection Section, Matt worked with provisions of the

- Reviewed a number of Environmental Impact Statements for planned major developments, including large hazardous and solid waste disposal facilities, mine reclamation, and water transfer.

Matt served as a hydrogeologist with the RCRA Hazardous Waste program. Duties were as follows:

- Supervised the hydrogeologic investigation of hazardous waste sites to determine compliance with Subtitle C requirements.
- Reviewed and wrote "part B" permits for the disposal of hazardous waste.
- Conducted RCRA Corrective Action investigations of waste sites and led inspections that formed the basis for significant enforcement actions that were developed in close coordination with U.S. EPA legal counsel.
- Wrote contract specifications and supervised contractor's investigations of waste sites.

With the National Park Service, Matt directed service-wide investigations of contaminant sources to prevent degradation of water quality, including the following tasks:

- Applied pertinent laws and regulations including CERCLA, RCRA, NEPA, NRDA, and the Clean Water Act to control military, mining, and landfill contaminants.
- Conducted watershed-scale investigations of contaminants at parks, including Yellowstone and Olympic National Park.
- Identified high-levels of perchlorate in soil adjacent to a national park in New Mexico and advised park superintendent on appropriate response actions under CERCLA.
- Served as a Park Service representative on the Interagency Perchlorate Steering Committee, a national workgroup.
- Developed a program to conduct environmental compliance audits of all National Parks while serving on a national workgroup.
- Co-authored two papers on the potential for water contamination from the operation of personal watercraft and snowmobiles, these papers serving as the basis for the development of nation-wide policy on the use of these vehicles in National Parks.
- Contributed to the Federal Multi-Agency Source Water Agreement under the Clean Water Action Plan.

Policy:

Served senior management as the Senior Science Policy Advisor with the U.S. Environmental Protection Agency, Region 9. Activities included the following:

- Advised the Regional Administrator and senior management on emerging issues such as the potential for the gasoline additive MTBE and ammonium perchlorate to contaminate drinking water supplies

Geology:

With the U.S. Forest Service, Matt led investigations to determine hillslope stability of areas proposed for timber harvest in the central Oregon Coast Range. Specific activities were as follows:

- Mapped geology in the field, and used aerial photographic interpretation and mathematical models to determine slope stability.
- Coordinated his research with community members who were concerned with natural resource protection.
- Characterized the geology of an aquifer that serves as the sole source of drinking water for the city of Medford, Oregon.

As a consultant with Dames and Moore, Matt led geologic investigations of two contaminated sites (later listed on the Superfund NPL) in the Portland, Oregon, area and a large hazardous waste site in eastern Oregon. Duties included the following:

- Supervised year-long effort for soil and groundwater sampling.
- Conducted aquifer tests.
- Investigated active faults beneath sites proposed for hazardous waste disposal.

Teaching:

From 1990 to 1998, Matt taught at least one course per semester at the community college and university levels:

- At San Francisco State University, held an adjunct faculty position and taught courses in environmental geology, oceanography (lab and lecture), hydrogeology, and groundwater contamination.
- Served as a committee member for graduate and undergraduate students.
- Taught courses in environmental geology and oceanography at the College of Marin.

Matt taught physical geology (lecture and lab and introductory geology at Golden West College in Huntington Beach, California from 2010 to 2014.

Invited Testimony, Reports, Papers and Presentations:

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Presentation to the Public Environmental Law Conference, Eugene, Oregon.

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Invited presentation to U.S. EPA Region 9, San Francisco, California.

Brown, A., Farrow, J., Gray, A. and **Hagemann, M.**, 2004. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to the Ground Water and Environmental Law Conference, National Groundwater Association.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Arizona and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Phoenix, AZ (served on conference organizing committee).

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in the Southwestern U.S. Invited presentation to a special committee meeting of the National Academy of Sciences, Irvine, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a tribal EPA meeting, Pechanga, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a meeting of tribal repesentatives, Parker, AZ.

Hagemann, M.F., 2003. Impact of Perchlorate on the Colorado River and Associated Drinking Water Supplies. Invited presentation to the Inter-Tribal Meeting, Torres Martinez Tribe.

Hagemann, M.F., 2003. The Emergence of Perchlorate as a Widespread Drinking Water Contaminant. Invited presentation to the U.S. EPA Region 9.

Hagemann, M.F., 2003. A Deductive Approach to the Assessment of Perchlorate Contamination. Invited presentation to the California Assembly Natural Resources Committee.

Hagemann, M.F., 2003. Perchlorate: A Cold War Legacy in Drinking Water. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. From Tank to Tap: A Chronology of MTBE in Groundwater. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. A Chronology of MTBE in Groundwater and an Estimate of Costs to Address Impacts to Groundwater. Presentation to the annual meeting of the Society of Environmental Journalists.

Hagemann, M.F., 2001. Estimated Cleanup Cost for MTBE in Groundwater Used as Drinking Water. Unpublished report.

Hagemann, M.F., 2001. Estimated Costs to Address MTBE Releases from Leaking Underground Storage Tanks. Unpublished report.

Hagemann, M.F., and VanMouwerik, M., 1999. Potential Water Quality Concerns Related to Snowmobile Usage. Water Resources Division, National Park Service, Technical Report.

VanMouwerik, M. and **Hagemann, M.F**. 1999, Water Quality Concerns Related to Personal Watercraft Usage. Water Resources Division, National Park Service, Technical Report.

Hagemann, M.F., 1999, Is Dilution the Solution to Pollution in National Parks? The George Wright Society Biannual Meeting, Asheville, North Carolina.

Hagemann, M.F., 1997, The Potential for MTBE to Contaminate Groundwater. U.S. EPA Superfund Groundwater Technical Forum Annual Meeting, Las Vegas, Nevada.

Hagemann, M.F., and Gill, M., 1996, Impediments to Intrinsic Remediation, Moffett Field Naval Air Station, Conference on Intrinsic Remediation of Chlorinated Hydrocarbons, Salt Lake City.

Hagemann, M.F., Fukunaga, G.L., 1996, The Vulnerability of Groundwater to Anthropogenic Contaminants on the Island of Maui, Hawaii. Hawaii Water Works Association Annual Meeting, Maui, October 1996.

Hagemann, M. F., Fukanaga, G. L., 1996, Ranking Groundwater Vulnerability in Central Oahu, Hawaii. Proceedings, Geographic Information Systems in Environmental Resources Management, Air and Waste Management Association Publication VIP-61.

Hagemann, M.F., 1994. Groundwater Characterization and Cleanup at Closing Military Bases in California. Proceedings, California Groundwater Resources Association Meeting.

Hagemann, M.F., 1992. Dense Nonaqueous Phase Liquid Contamination of Groundwater: An Ounce of Prevention... Proceedings, Association of Engineering Geologists Annual Meeting, v. 35.

Other Experience:

Selected as subject matter expert for the California Professional Geologist licensing examination, 2009-2011.

From:	Melissa Chao
To:	Brandon Young; Clerk
Cc:	Mitchell Tsai; Greg Sonstein; Hind Baki; David Steinkraus; Kerwin Lau; Melissa Chao
Subject:	RE: SWRCC - [City of Irvine, 6th Cycle Housing Element Update] - 8/5/2021 CPC Comment Letter
Date:	Thursday, August 5, 2021 3:27:23 PM

Hi Brandon,

This response is to confirm receipt of the email and its attachment.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Brandon Young <brandon@mitchtsailaw.com>
Sent: Thursday, August 5, 2021 3:08 PM
To: Clerk <clerk@cityofirvine.org>; Melissa Chao <MChao@cityofirvine.org>
Cc: Mitchell Tsai <mitch@mitchtsailaw.com>; Greg Sonstein <greg@mitchtsailaw.com>; Hind Baki <hind@mitchtsailaw.com>
Subject: SWRCC - [City of Irvine, 6th Cycle Housing Element Update] - 8/5/2021 CPC Comment Letter

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Petersen, Ms. Chao, and Community Development Department,

Please see the attached comment letter for City of Irvine's City Planning Commission meeting today, 8/5/2021 regarding the above referenced Project and confirm receipt of this email and its attachments.

Thank you,

Brandon Young
Office Manager

CONFIDENTIALITY NOTICE: This e-mail transmission, and any documents, files or previous e-mail messages accompanying it, may contain confidential information that is legally privileged. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this message is STRICTLY PROHIBITED and may violate applicable laws including the Electronic Communications Privacy Act. If you have received this transmission in error, please immediately notify us by reply e-mail at mitch@mitchtsailaw.com or by telephone at (626) 381-9248 and destroy the original transmission and its attachments without reading them or saving them to disk. Thank you.

From: Wesley Heuler
To: Melissa Chao
Subject: Re: Site Inventory for Irvine Housing Element Update
Date: Thursday, August 5, 2021 11:37:26 AM

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Melissa,

It was a pleasure speaking with you as well.

As you stated, we are very interested in staying on the draft site inventory list.

Thank you for the supplemental information.

Wesley Heuler
—
Managing Officer / CIO
Irvine Lanes
3415 Michelson Dr.
Irvine, CA 92612
949-337-1017

From: Melissa Chao <MChao@cityofirvine.org>
Sent: Thursday, August 5, 2021 11:23 AM
To: Wesley Heuler
Subject: Site Inventory for Irvine Housing Element Update

Hi Wesley,

It was nice speaking with you. Based on our conversation, my understanding is that as the owner you would like your Boomers/Irvine Lanes property to remain on the draft site inventory list for the 6th Cycle Housing Element Update (HEU). Please confirm.

Additional information on the HEU effort is available at www.cityofirvine.org/heupdate. Of particular interest for the draft HE may be:

MELISSA CHAO | SENIOR PLANNER
City of Irvine | Community Development
1 Civic Center Plaza, Irvine, CA 92606
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Kerwin Lau
To: Melissa Chao
Cc: Hitta Mosesman; Justin Equina
Subject: FW: Updated Housing Elements and Zoning Codes
Date: Monday, August 9, 2021 11:01:20 AM
Attachments: The 200_RHNA_Irvine.pdf

-----Original Message-----
From: Pete Carmichael <PCarmichael@cityofirvine.org>
Sent: Monday, August 9, 2021 10:55 AM
To: Marika Poynter <mpoynter@cityofirvine.org>; Kerwin Lau <klau@cityofirvine.org>; Tim Gehrich <tgehrich@cityofirvine.org>
Subject: FW: Updated Housing Elements and Zoning Codes

For inclusion with our HEU comments.

Pete

-----Original Message-----
From: info@thetwohundred.org <info@thetwohundred.org>
Sent: Friday, August 6, 2021 4:48 PM
To: Farrah Khan Web <FarrahKhan@cityofirvine.org>; Pete Carmichael <PCarmichael@cityofirvine.org>
Subject: Updated Housing Elements and Zoning Codes

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Please see attached correspondence from The 200, a civil rights homeownership advocacy group. Replies and future correspondence can be directed to our Vice-Chair, Robert Apodaca, at robert@thetwohundred.org.

Respectfully,

The 200 Coalition

August 6, 2021

Mayor Farrah N. Khan
The City of Irvine
Delivered via email to farrahkhan@cityofirvine.org

Mr. Peter Carmichael
Director of Community Development
The City of Irvine
Delivered via email to pcarmichael@cityofirvine.org

Re: Updated Housing Elements and Zoning Codes Must Meet Regional Housing Needs Allocation (RHNA) Targets **and Comply with Federal and State Housing Laws Including** Attainable Homeownership, Authorizing Housing That is Affordable by Design Without Reliance on Lottery Outcomes and Taxpayer Subsidies, Affirmatively Further Fair Housing, and Ending Residential Racial Segregation

Dear Mayor Khan and Mr. Carmichael,

The Two Hundred is a civil rights homeownership advocacy group that was founded and remains comprised of veteran civil rights leaders, former legislators and cabinet secretaries, retired judges, and other diverse housing advocacy leaders. Many of us worked for our entire careers to enact federal and state fair housing laws to end agency "redlining" practices such as denying communities of color access to insured home mortgages and veterans' loans, and promoting residential racial segregation through razing historic minority neighborhoods through "redevelopment" and siting freeways to protect "public harmony" by dividing our communities.

California's severe housing shortage, and astronomical (and still-rising) housing prices, have undone decades of civil rights progress. As confirmed by scholars at UC Berkeley, residential racial segregation is worse in the Bay Area than it was before the enactment of civil rights reforms in the 1960s – a pattern repeated in wealthier counties statewide. https://belonging.berkeley.edu/segregationinthebay As we explain in our *Redlining* video, minority homeownership rates, which in the early part of this century had finally started to attain parity with white families who had access to government programs like federally-insured low

40% of our residents cannot reliably pay routine monthly expenses even after receiving public assistance to help buy food and medical care. United Ways of California - The Real Cost Measure in California 2019 (unitedwaysca.org) California leaders should not brag about creating Silicon Valley billionaires without also recognizing the crushing burdens of decades of hostility to starter homes and other housing needed by our communities, nor can California's leaders lawfully hide behind unfunded rhetorical commitments to fund 100% "affordable" rental housing and again force our communities into segregated rental housing "projects."

We write because you have been entrusted with the decade's most important housing task, which is assuring that your agency complies with civil rights housing laws and updates your General Plan and Zoning Code to accommodate your community's share of new homes in compliance with your Regional Housing Needs Assessment (RHNA).

Both federal and state civil rights laws, as well as United States Supreme Court decisions, have long prohibited agencies from directing new "affordable" housing for lower income residents to a limited geographic subarea, and instead require the dispersal of new housing at all affordability levels throughout the community. In 2018, the California Legislature strengthened this longstanding civil rights requirement in AB 686 (effective January 1, 2019) which requires all public agencies to "affirmatively further fair housing" (AFFH) in California. As explained by the Housing and Community Development (HCD) agency, quoting from the new law, **"[p]ublic agencies must now examine existing and future policies, plans, programs, rules, practices, and related activities and make proactive changes to promote more inclusive communities**." AFFH / Fair Housing (ca.gov)

Before the AFFH was enacted in 2018, and based on a complex set of planning, zoning, and environmental laws, policies and principles, most California cities and counties did in fact adopt "policies, plans, programs, rules, practices and related activities" that constrain housing supplies, and raise housing prices so high that our hard working families – the majority of which now include members in our communities of color – can no longer afford to buy, and in many neighborhoods cannot even afford to rent, a home. These status quo housing policies result in unlawful racial segregation, and violate the affirmatively furthering fair housing laws. Our families, many of which are led by the essential workers each community relies on such as teachers, first responders, workers in construction, health care, hospitality, small business employees, and laborers – cannot and should not be asked to wait to have their name drawn in an "affordable" housing lottery, or wait for "magic money" to appear from the repeal of Proposition 13 (or capitalism). State and local agency actions violate civil rights laws, including California's new AFFH, must stop – and housing production, of market-rate housing that can be purchased by median income families, must increase more than tenfold under the current RHNA cycle.

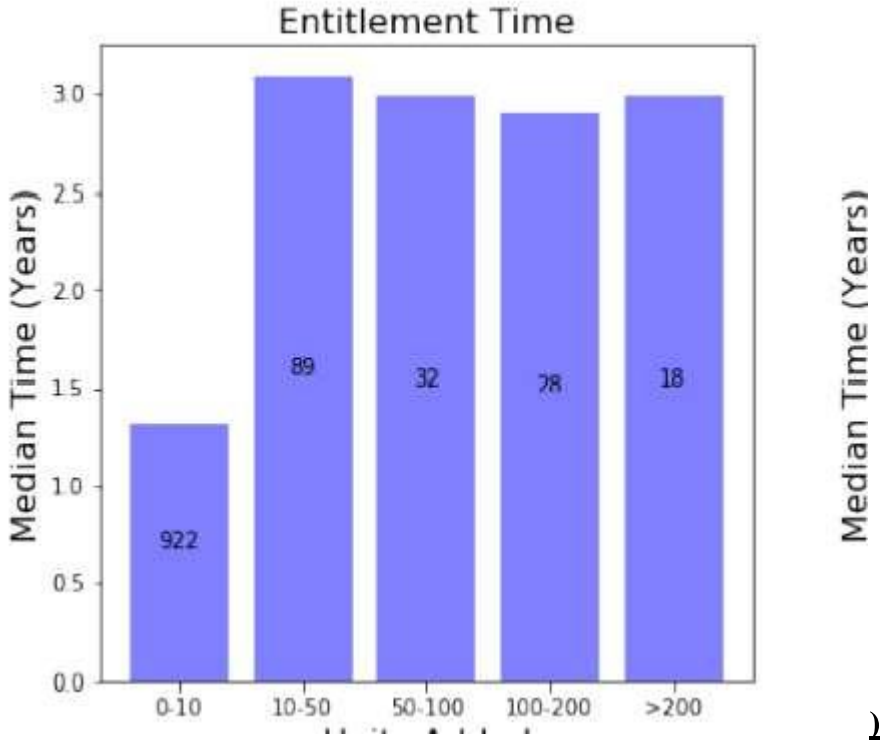
1. **Charging Country Club Initiation Fees for New Housing is Racist and Exclusionary.** Country clubs often charge initiation fees of $50,000 or more, with the express intent to select wealthier members and exclude "those people" who cannot afford steep fees. Many local agencies have imposed fees on new housing that wildly exceed even $50,000, such as San Francisco which has charged fees of $165,000 per apartment! While we appreciate that new homes need to pay for their "hard" infrastructure needs like water and sewage services, too many jurisdictions have allowed well-meaning special interests seeking additional funds for important local priorities like art, affordable housing, and recreational programs to pile these fees onto new housing rather than obtain funding (as or if needed by special assessments or taxes approved by existing residents) equitably, which means paid for equitably by the city's existing (not just future) residents. As documented by UCB, excessive and wildly different housing development fees increase housing costs and decrease housing production and affordability – and these fees are passed along to new residents. Development_Fees_Report_Final_2.pdf (berkeley.edu) Most cities and counties defend high fees on new housing with "nexus" studies, based on made-as-instructed reports prepared by consultants paid by cities. "Nexus" may pass constitutional muster, but violates civil rights housing laws by excluding housing – and "those people" (us) from your community.

   Civil Rights Compliant Solution to Exclusionary Fees: *Residents of new housing should pay no more in fees than existing taxpayers. For example, if a city has 50,000 existing homes and a RHNA obligation to produce 5,000 more homes, housing fees should be capped at the levels paid by taxpayers. If existing city residential households subsidize arts program with $500,000, residents of new housing should pay no more than the same share ($100 per new home). If existing city residents contribute nothing to build affordable housing, then neither should residents of new housing: existing policies created the affordable housing shortage and crisis, and solving this problem on the backs of those shut out of the housing market creates an unfair, unlawful and racially discriminatory burden on new residents. Stop imposing discriminatory fees on new residents.*

2. **Housing Delayed is Housing Denied**. While some jurisdictions have streamlined the housing project review and approval process, most have not. The two most commonly-identified delay factors in the housing project approval process are multi-step, multi-department review processes with no intra-agency deadlines or housing accountability production metrics, and the California Environmental Quality Act (CEQA) review process. As shown in Figure 1, in one recent study of the San Francisco entitlement process, all but the smallest (less than 10 units) took about three years to complete this combined bureaucratic and CEQA process.

Figure 1: Housing Project Entitlement/CEQA Process Time in San Francisco (by Project Size/Unit Count)

Measuring the Housing Permitting Process in San Francisco - Terner Center (berkeley.edu)



)

A. **End Bureaucratic Delays to Housing Approvals**. Also as explained by UCB, "[t]he most significant and pointless factor driving up production costs was the length of time it takes to for a project to get through the city permitting and development process" which in turn caused even higher costs as projects stuck in bureaucratic review proceedings were required to repeatedly modify their projects to deal with the "additional hoops and requirements" that "pop up" at various stages of the permitting and development process. San_Francisco_Construction_Cost_Brief_-_Terner_Center_January_2018.pdf (berkeley.edu), p. 2.

Civil Rights Compliant Solution to Housing Delays Caused by Bureaucrats. *This too has a simple solution: prescribe, disclose, enforce, and publish outcomes of housing review and approval deadlines on every city department (and responsible unit within*

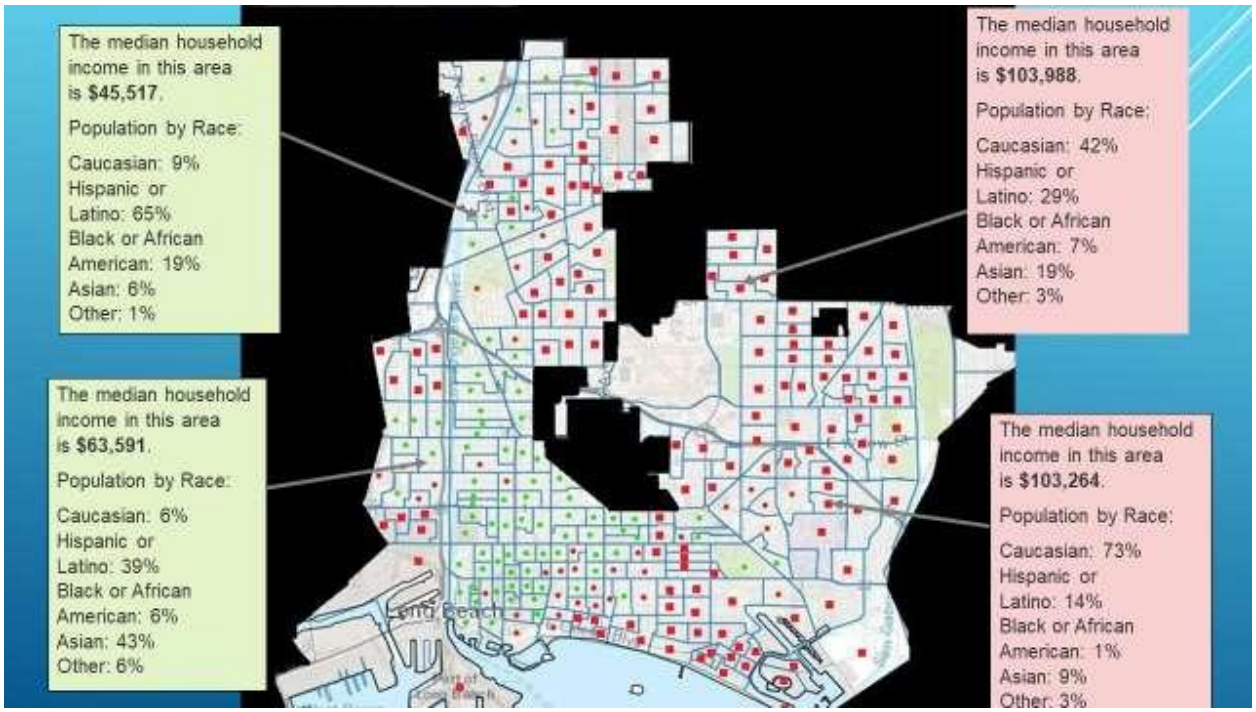
permit" (CUPs) even for code-compliant housing, to allow local agencies to apply a "we know it when we see it" open-ended level of discretion to allow, deny, or condition housing approvals – the same standard the Supreme Court applies to obscenity. In 1984, this CUP process – brought to us all by the same generation of planners that (obscenely) insisted on single-family only residential zoning and outlawed even duplexes that had previously been allowed and common throughout California – unleashed the full force of CEQA delays and lawsuits even on fully compliant housing in "infill" neighborhoods. Friends of Westwood, Inc. v. City of Los Angeles (1987) :: :: California Court of Appeal Decisions :: California Case Law :: California Law :: US Law :: Justia By 2008, housing had become the most frequent target of CEQA lawsuits – and the tool of choice for both those seeking to block housing and those seeking financial and other payoffs for threatening CEQA lawsuits. In one study of all anti-housing CEQA lawsuits in the Los Angeles region, for example, 14,000 housing units were targeted in CEQA lawsuits – 99% of which were located in existing urbanized areas (not "greenfields), 70% of which were located within ½ mile of transit, and 78% of which were located in the region's whiter, wealthier, and environmentally healthier communities. In the Name of the Environment Update: CEQA Litigation Update for SCAG Region (2013-2015) | Insights | Holland & Knight (hklaw.com) Instead of facilitating housing near jobs and transit, CEQA had been distorted into this generation's anti-housing, anti-"those people" (us) redlining tool of choice.

Civil Rights Compliant Solution to Anti-Housing CEQA Abuse. *Under the Housing Accountability Act, cities and counties no longer have the discretion to disallow housing, require fewer units, or impose fees and exactions that make housing projects infeasible. Local control determines the allowable location and density of housing, but these cannot be "paper housing" that is never actually approved (or approved with feasible conditions). Only housing that causes a demonstrable and specific significant adverse consequence to human health or safety can be downsized, delayed, or conditioned with costly obligations.* Housing Accountability Act Technical Assistance Advisory Housing Element implementation procedures should expressly acknowledge this state law as a prohibition on the local agency's exercise of its discretion on any issue other than a demonstrable and specific adverse health or safety risk caused by the proposed housing project, and eliminate or limit subsequent CEQA review under conforming zoning requirements to prescribed objective health and safety standards specifically caused by the proposed housing project. As determined recently by the California Supreme Court, local government may still preserve exterior architecture and design review processes that do not create discretionary authority to add new conditions addressing CEQA topics. McCorkle Eastside Neighborhood Group v. City of St. Helena :: 2019 :: California Courts of Appeal Decisions :: California Case Law :: California Law :: US Law :: Justia. Local General Plan and zoning codes following this recommendation avoid mandatory CEQA processing and litigation risks, and are a mandate

3. **Avoid Exacerbating Racial Segregation with Special Interest Demands that Retard Housing Production and Increase Housing Costs**. Increased production of housing that is affordable that working families can purchase has been repeatedly blocked by many California's environmental organizations and their state agency allies. We and our families experience, and agree we should reduce, pollution – and we too enjoy and want to protect California's spectacular natural resources. We also support California's climate leadership, but do not agree that our working families and poor should be collateral damage in the state's war on climate. Much as California led the nation in past decades in the involuntarily sterilization aimed primarily at women of color in the name of discredited "science," and unleashed civic "redevelopment" schemes that wiped out once-thriving (and now forgotten) Black and Latino communities in the name of discredited economic theories, we now face demands that new housing consist of small rental apartments located near non-operating bus stops with rental rates of more than $4000 per month to reduce "Vehicle Miles Travelled" (VMT). California leads the nation in buying, supporting, and ultimately mandating electric vehicles – but VMT housing policy is redlining, pure and simple.

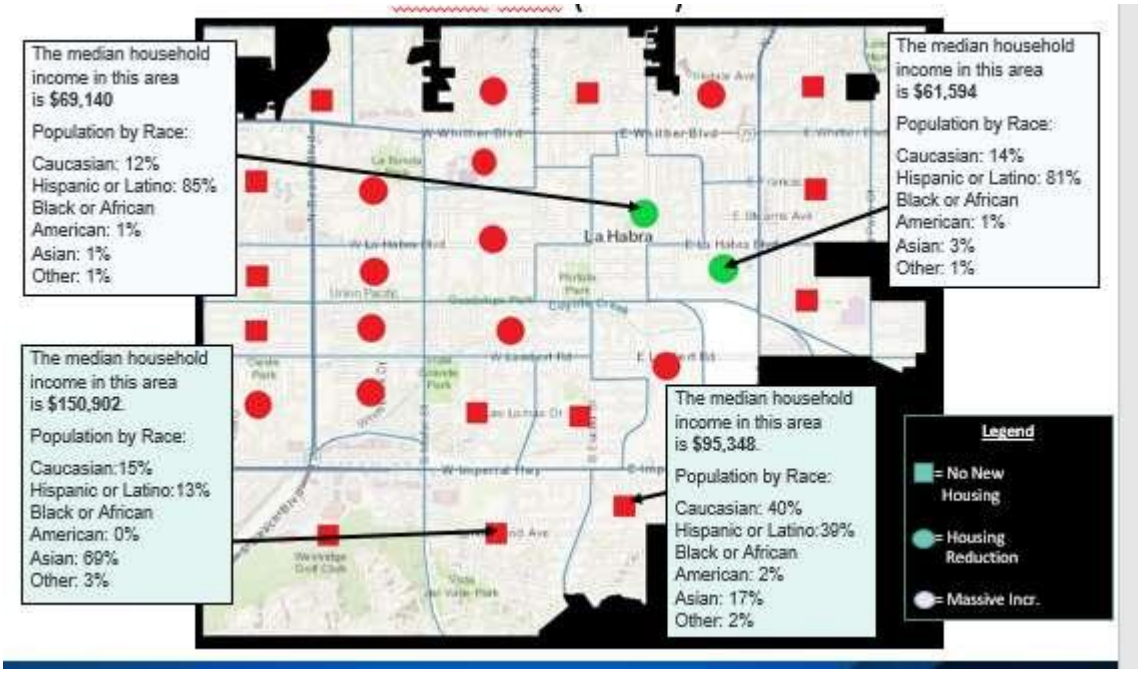
The Southern California Association of Governments (SCAG), which includes 197 cities an 6 counties where collectively the majority of Californians live, was on the verge in 2020 of adopting a VMT-centric regional housing plan that prioritized agency-decreed VMT reductions above all other laws, including federal and state anti-discrimination and housing laws. Under this plan, which conflicted with and undermined almost all city and county General Plans by assuming the massive demolition of existing residential and commercial neighborhoods and replacement with high density apartment housing near planned bus routes, historical and existing residential racial discrimination was intentionally worsened. Figure 2, for example, shows where new housing in Long Beach should be located – noted with green dots in polygons called "Traffic Analysis Zones" (TAZ), which includes many of the most densely-populated, poorest neighborhoods in Long Beach – communities of color highly vulnerable to displacement and gentrification. The TAZ maps showing "red" dots or squares are dominated by single family residences, where even "infill" housing such as townhomes on former strip malls is excluded from SCAG's VMT-reduction housing plan. The "no new housing" neighborhoods are far whiter, and far wealthier, than the neighborhoods slated to receive many thousands of new housing units in a haunting repeat of the "slum clearance" schemes that wiped out minority neighborhoods in years past.

Figure 2: Long Beach VMT Reduction Housing Plan (SCAG 2020)



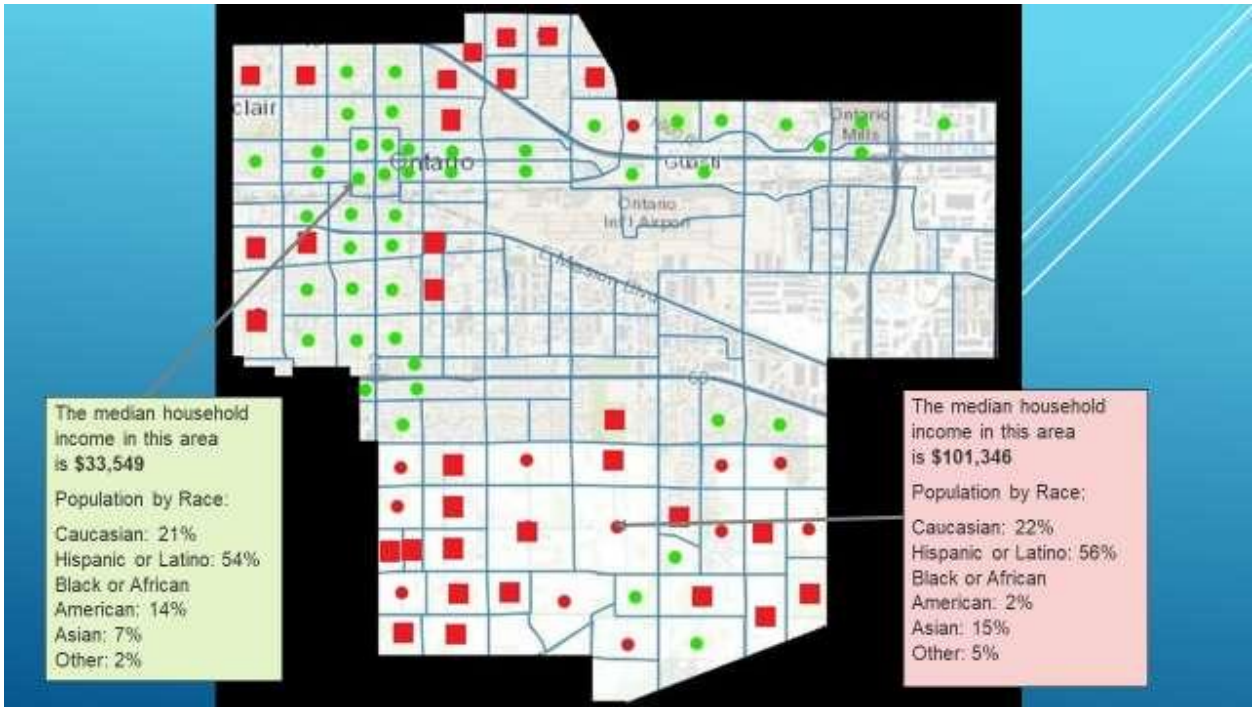
When applied to smaller communities, such as the small town of La Habra in Orange County, SCAG's VMT-reducing housing scheme was even more blatantly racist. As shown in Figure 3, SCAG decreed that housing belonged in the city's two poorest TAZ zone neighborhoods – majority Latino – and excluded from the adjacent "nice" homes in nearby hills occupied primarily by Whites and Asians.

Figure 3: La Habra VMT Reduction Housing Plan (SCAG 2020)



SCAG's VMT-based housing plan would also have created new obstacles under CEQA even to the buildout of approved housing. Figure 4 shows Ontario, with new housing planned along a heavily-commercial freeway corridor (Interstate-10) that also has an express bus route, and along another bus route through existing poorer parts of the city that are also near a bus route. (The bus was not operating in 2020, during COVID, and had consistently low ridership even pre-COVID.) The SCAG VMT-based housing plan wanted no more housing built in southern Ontario, which is actually the best selling new community in all of California – with an affordable price for new homes, and a majority Latino and other minority new home purchasers.

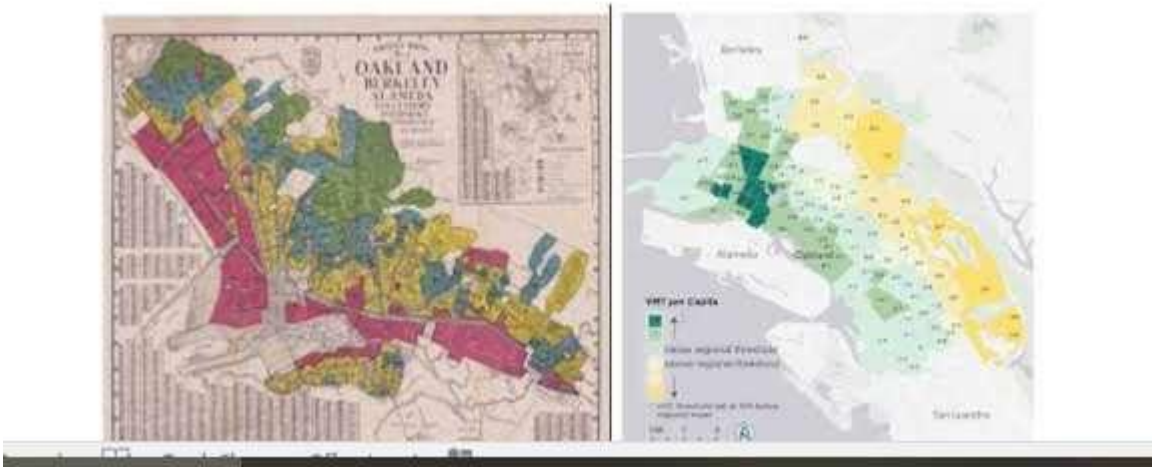
Figure 4: Ontario VMT Reduction Housing Plan (SCAG 2020)



To its credit, when SCAG realized the redlining consequences of its VMT-reduction housing plan, it disavowed the plan and forbade its use in any context (including RHNA and CEQA) in a Regional Council approval Resolution that recognized the "conflict" between California's housing and climate goals. We can achieve climate goals without worsening racial segregation, demolishing disadvantaged communities (again), and ending attainable homeownership even within existing cities for the majority-minority families that have been shut out of the California homeownership market by catastrophic planning and policy decisions (many brought to us by the same advocates and bureaucrats who invented reducing VMT for electric cars as a "necessary" climate mandate) over the past two decades. In fact, the California Legislature has repeatedly declined to mandate reductions in VMT – and has repeatedly found that the housing crisis harms both existing California residents and exacerbates climate change by driving Californians to worse climate states like Texas to find a house they can afford to buy.

wiped out by high density, transit-oriented housing near BART and bus lines. Oakland's "high VMT" map, where housing should not be built, is those lush, wealthy, white, and historically segregated hills.

Figure 5: Oakland Redlining and VMT Map Comparison



Both the future of work, and the future of transportation, are in flux. Even before COVID, however, more people were working from home in the SCAG region than riding fixed-route public transit – with bus ridership suffering the most substantial declines. Fixed-route transit ridership plunged during COVID, and has not recovered. VMT has increased over the past month with the re-opening of the state, although peak hour volumes (and trip durations) have diminished. From remote work, to the explosion of new electric technologies for short-distance localized trips, to the massive expansion of app-based rides and carpools, it's important to know what we don't know – which is the future – and what we do know, which as UCLA's transportation experts repeatedly confirmed, is that low income workers rely on low cost used personal vehicles instead of the bus: people can perform multiple trips (drop kids of at school before, carpool kids to soccer after school), and can reliably access more than twice as many jobs in less than half as much time. https://www.its.ucla.edu/publication/transit-blues-in-the-golden-state-analyzing-recent-california-ridership-trends/

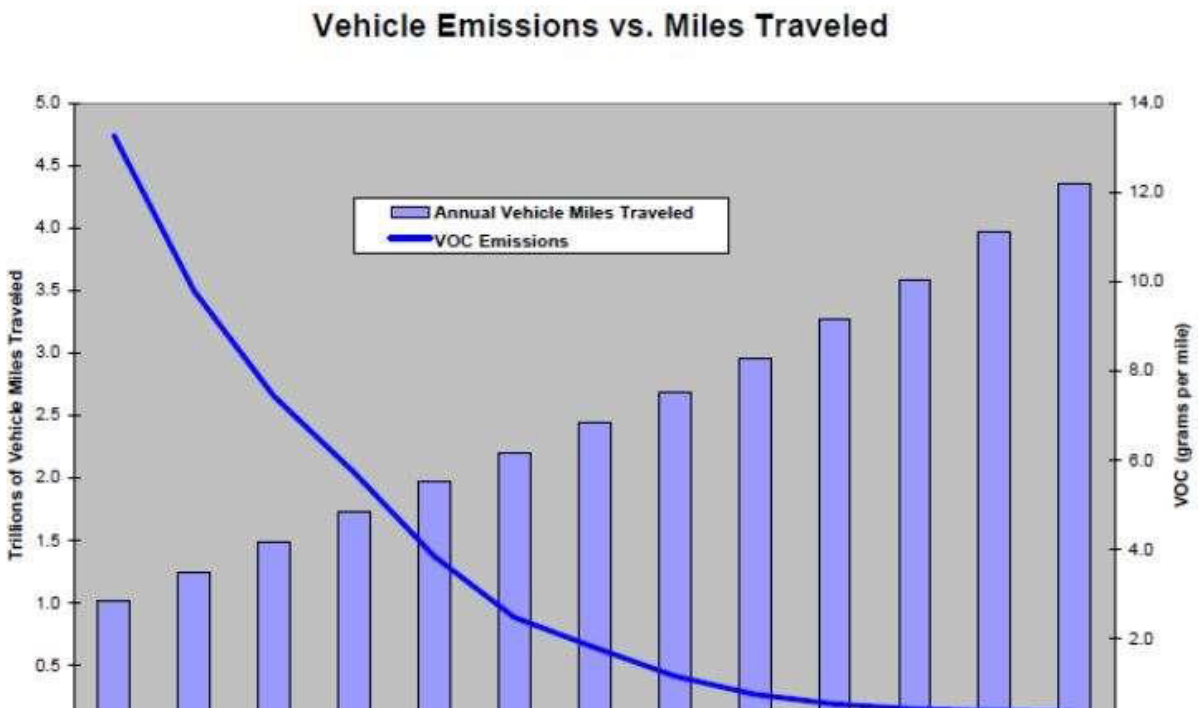
There are two other inconvenient truth about this VMT-based housing policy civil rights violation.

First, there are no proven, or effective, ways of "mitigating" VMT to "below the level of

obligation if this VMT scheme was enforced as proposed by OPR.
https://bosagenda.sandiegocounty.gov/cob/cosd/cob/doc?id=0901127e80d032bb

Second, although the purported purpose of this VMT policy is to reduce greenhouse gases, there are many – many – alternatives to imposing a massive car tax on new housing that are more effective at reducing GHG without engaging in racially discriminatory housing policies. When smog was first identified as a problem in Los Angeles during World War II, initially scientists speculated it was a poison gas attack by the Japanese – only to later learn that smog was domestically produced by our own activities. When the Clean Air Act was passed in 1972, the same no growth special interests initially demanded that that cars and other smog sources be banned, but as shown in Figure 6 we instead banned lead in gas, and used catalytic converters and now clean engine/fuel mandates to cut vehicular emissions by more than 98% while VMT – cars driven by actual people to actual jobs etc. – rose steadily alongside population and employment, as reported by President Obama in 2016:

Figure 6: Reduction in Tailpipe Emissions from Vehicles (line) v. Increase in Vehicle Miles Travelled from Population/Job Growth (bar columns)



densities, and typologies need to match the needs of our communities, including respecting – not just paying lip service – to racial equity and housing civil rights laws we helped enact to create equitable access to the American Dream of homeownership. We have sued the state agencies responsible for this VMT scheme, and the state has been unsuccessful in dismissing our civil rights claims – while engaging in years-long stall tactics like forcing us to file a Public Records Act lawsuit for VMT documents they attempted to hide (a lawsuit we won). VMT is simply a measure of the transportation options – even of 100% clean vehicles – available in a community. It must now be studied under CEQA (at least until our lawsuit is resolved), but it should not distort your Housing Update to worsen residential racial segregation, shield majority-white wealthy neighborhoods from housing in violation of the AFFH laws, and again wipe out our communities in unfunded displacement schemes.

4. **Paper Zoning for Economically Infeasible Housing is Illegal and Racist.** Partly in response to no growth anti-homeownership schemes like VMT, and partly because existing laws requiring that housing meet the actual needs of actual Californians alive today have become as routinely ignored by academics and bureaucrats as civil rights laws, some cities may be tempted to "solve" for RHNA allocations by assuming that mid-rise and high rise apartments costing in excess of $4000 in monthly rent for even for one-bedroom units are lawful housing compliance pathways under RHNA. In fact, because that rental rate – and other real life obstacles to lower cost condo development – are entirely unaffordable to median income households, a Housing Element update that assume high cost higher density product types that cost more than 2.5 times more to build than single family homes, duplexes and townhomes as even admitted by an overly-optimistic UCB study that demanded an "all-infill" higher density housing future for California is a violation of housing civil rights law. (https://www.next10.org/publications/right-housing) The same study also acknowledged that to accommodate what has only grown to ever more severe housing unit shortfalls, "tens or even hundreds of thousands of single family homes" would need to be demolished to make way for the new high density units. We have seen these academic conclusions before, and we have seen the horrendous outcome of targeting the least expensive – aka neighborhoods housing people of color – and thus least costly/most profitable housing demolition/expensive new housing scheme. What is astounding is how often, whether in the name of openly racist segregation goals, or veiled "public harmony" goals, or "urban revitalization" double-speak, and now special interest NIMBY environmentalism, overwhelmingly white academics, bureaucrats, and hired gun consultant "experts," keep finding new ways to destroy our communities and deprive our people of the right to achieve the American Dream of homeownership.

These same "experts" have now inserted yet another poison pill into state housing law, which is

allowed in the General Plan Housing Element. Housing Elements that assume non-existent conditions (e.g., repeal of Proposition 13, end of capitalism, vast new tax revenues dedicated to missing middle housing to fund the millions of additional housing units, etc.) are illegal, as are Housing Elements that prescribe economically infeasible higher density housing and fail to plan for the vast majority of "missing middle" and "affordable" housing required by RHNA, are illegal. The San Francisco Bay Area has led the state in assuming that $4000 per month high rise apartments will be financially feasible in suburbs where median incomes can pay $1500 for housing – or $2000 per month for a mortgage. This "paper zoning" of high rise transit-oriented neighborhoods at every bus stop has resulted in a massive out-migration of higher paid Bay Area workers to Stockton and the Central Valley, Salinas and the South Bay, and Sacramento and beyond – which in turn results in unattainable housing prices for those with local jobs in those areas. This paper zoning academic fiction, pursued for more than two decades by some "woke" Bay Area "experts" alongside "urban limit lines" and "ecosystem service taxes" paid by urban residents to non-profit "stewards" of natural lands, is the modern day form of Jim Crow strategies to deprive the hard working families in our communities access to attainable homeownership.

> ***Civil Rights Solution to Paper Zoning for Infeasible Housing.*** *Just don't do it. Townhomes, stacked flats, quadplexes, garden clusters, and small lot homes are just some of the many examples of lower cost housing that once dominated the "starter" housing market before academics, planners, and special interest no-growthers decided they could intentionally create a housing crisis and nobody would notice because the people most harmed don't earn enough to donate to political campaigns. Housing densities, and locations, need to be designed for the people who need housing. "Move-up" housing for higher income families forced to rent or spend four times more for a home than they would spend in a neighboring state is also needed. General Plan Housing Element updates should include in the disadvantaged community/environmental justice analysis housing affordability criteria to designate housing typologies, densities, and locations, as well as expedited approval processes, to make new housing needed to meet RHNA targets "affordable by design" so that median income families without taxpayer subsidies or winning lottery tickets can buy a home. As recognized by the Legislature itself, solving the housing crisis will help achieve California's climate targets by keeping our families here, in new housing that is hugely more energy efficient, and climate friendly, than existing housing or housing built in our competitor states like Texas, Arizona and Nevada. The more new housing (and people) your agency plans for, the lower your per capita greenhouse gas emissions – a feasible, just, and civil rights compliant outcome that will actually help achieve California (and global) climate goals.*

diversity and inclusion. The time for rhetoric around housing justice should have ended before it started, and we thought for sure was made illegal with the 1960s civil rights laws. We were wrong: as Mr. Brown reports, "public policy" keeps shoving our communities out of neighborhoods that become desirable to white families. Stop it. Just stop it. Comply with civil rights laws, comply with RHNA, and plan for housing that can be purchased by median income households – not just for low income and homeless families, and not just for the wealthy. Housing experts like to call us the "missing middle" – we aren't missing at all. We just aren't being seen by housing "experts" and bureaucrats and special interests who get paid by the wealthy to advocate full-time while members of our communities hold down the essential jobs that make communities work. In fact, some sneeringly dismiss us entirely by concluding the "ship has sailed" on homeownership – and yep, communities of color weren't allowed on the ship, and then got tossed off it with predatory foreclosures, but that's just too bad we should wait for our lottery ticket to come in and move back into the projects if or when they are ever built.

Systemic discrimination doesn't happen by accident – it happens because of bad policy

Come to your senses. Plan housing for people. Welcome us to your communities, not just to work but to live. Let's restore our common love for California and build those diverse and inclusive communities your agency, and its advisors and consultants, have been talking about since our country's racial reckoning last year. Do the right thing, and adopt the right Housing Element and Zoning Code updates.

Please contact me at robert@thetwohundred.org if you'd like to discuss any of this further. We can sue – and we have and will continue to sue to enforce civil rights housing laws – but doing right is by far the cheaper, faster, easier, and just pathway to doing your share to solve the housing crisis.

We look forward to hearing back from you at your earliest convenience.

Respectfully,



Robert Apodaca
Vice-Chair and Director of Public Policy
The Two Hundred
www.thetwohundred.org

From: Melissa Chao
To: Yoo, Lex
Subject: RE: Identify a potential opportuintiy site for residential development: 21 Auto Center Dr., Irvine, CA 92618
Date: Monday, August 16, 2021 9:56:25 AM
Attachments: image006.png
image007.png
image008.png
image009.png
image010.png

Hi Lex,

Charles is no longer with the City Of Irvine.

21 Auto Center Drive is zoned 4.3 Vehicle Related Commercial. To see a list of permitted and conditionally permitted land uses (i.e., use requires a conditional use permit), please refer to https://library.municode.com/ca/irvine/codes/zoning?nodeId=ZOOR_DIV3GEDESTLAUSRE_CH3-37ZODILAUSREDEST_S3-37-214.3VELACO.

The City is not making any assumptions at this time regarding future residential at that location.

Please feel free to contact me with any further questions.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Yoo, Lex <Lex.Yoo@marcusmillichap.com>
Sent: Thursday, August 12, 2021 11:47 PM
To: CKovac@cityofirvine.org
Cc: Melissa Chao <MChao@cityofirvine.org>
Subject: RE: Identify a potential opportuintiy site for residential development: 21 Auto Center Dr., Irvine, CA 92618

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Lex Yoo
Vice President Investment
Director, National Office & Industrial Properties Group

515 S. Flower Street, Suite 500, Los Angeles, CA 90071
O: (213) 943-1844 | C: (213) 537-9691
E: Lex.yoo@marcusmillichap.com

License: CA: 01879695 | NYSE: MMI

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From:	Melissa Chao
To:	fgreenwalt@aaamanagementllc.com
Cc:	Tim Gehrich; Kerwin Lau; Marika Poynter
Subject:	Simpson Chevrolet: 21 Auto Center Dr, Irvine- Future Housing Opportunity
Date:	Thursday, August 26, 2021 2:40:58 PM
Attachments:	AAA Management - Development Portfolio.pdf Future Housing Sites Owner Outreach Letter.pdf

Hi Forrest,

Due to COVID, City staff is primarily working from home, but if you leave a voicemail message at the number below I will return your call.

21 Auto Center Drive is zoned 4.3 Vehicle Related Commercial. To see a list of permitted and conditionally permitted land uses (i.e., use requires a conditional use permit), please refer to https://library.municode.com/ca/irvine/codes/zoning?nodeId=ZOOR_DIV3GEDESTLAUSRE_CH3-37ZODILAUSREDEST_S3-37-214.3VELACO. The City is not making any assumptions at this time regarding future residential at that location.

Note that the City is updating its Housing Element and the draft document is available at www.cityofirvine.org/HEUpdate. Draft Appendix D, Sites Inventory Form, and the associated sites map (pages 7-22 through 7-36 in the Housing Element) may be of particular interest to you as a developer.

Please feel free to contact me with any further questions.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Forrest Greenwalt <fgreenwalt@aaamanagementllc.com>
Sent: Thursday, August 26, 2021 2:01 PM
To: Melissa Chao <MChao@cityofirvine.org>; CKovac@cityofirvine.org
Subject: Simpson Chevrolet: 21 Auto Center Dr, Irvine- Future Housing Opportunity

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We are eager to do a development in Irvine and came across this site and opportunity and would love to learn what you and the city have in mind for this site.

Let me know when you area available to hop on a call to discuss!

Thank you,
Forrest

Forrest Greenwalt
Acquisitions and Development Manager

AAA Management, LLC
1450 Frazee Road, Suite 409
San Diego, CA 92108
Tel: 619-278-0714 ext 122
Cell: 619-558-6054
Email: fgreenwalt@aaamanagementllc.com

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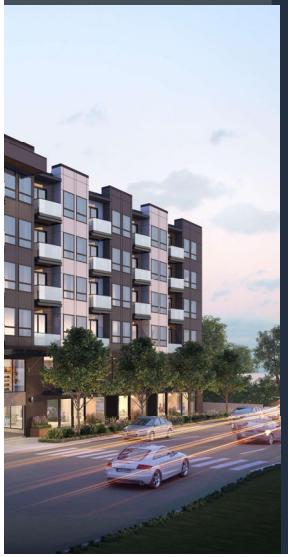
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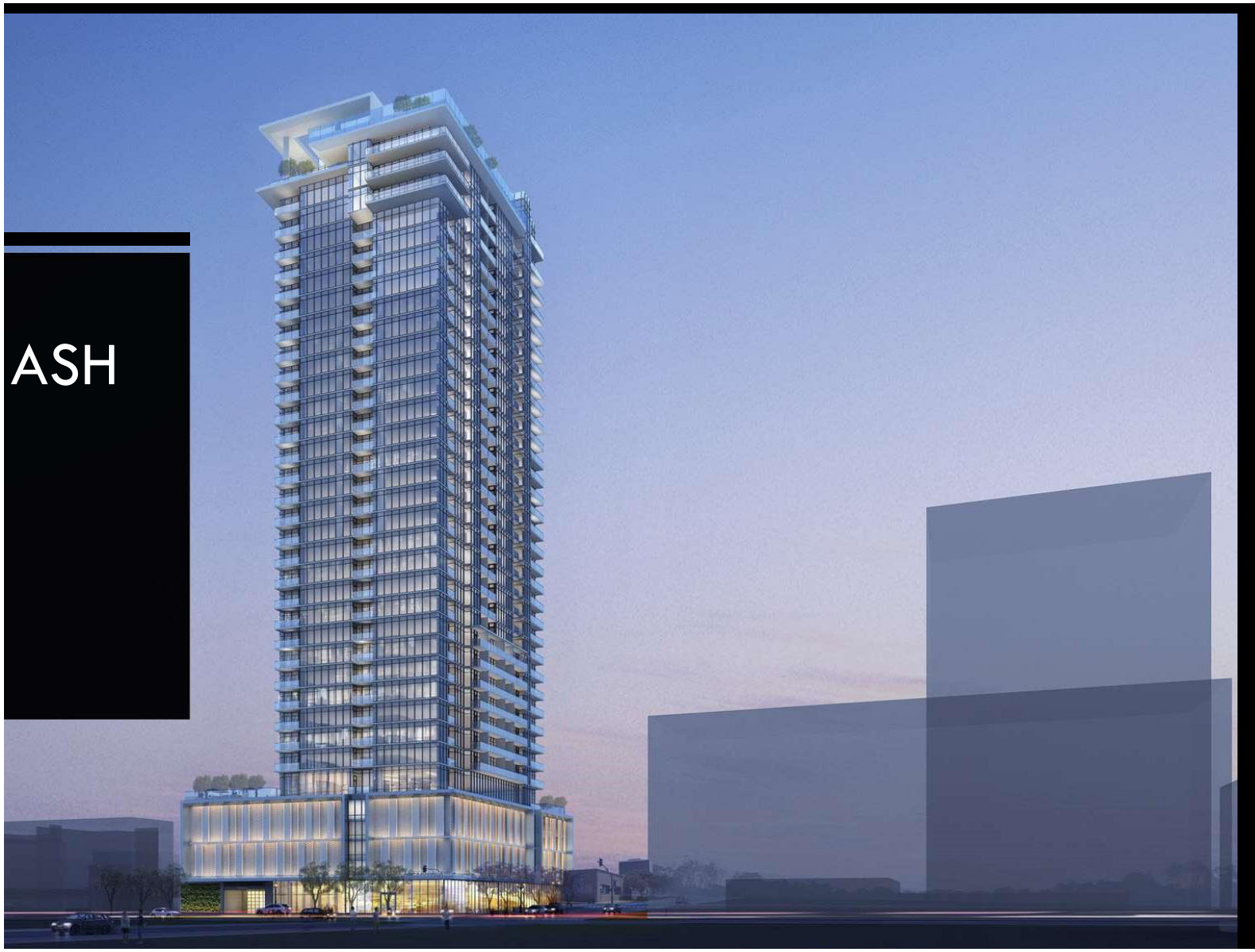
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Community Development cityofirvine.org

City of Irvine, One Civic Center Plaza, P.O. Box 19575, Irvine, California 92623-9575 949-724-6000

March 1, 2021

Subject: Irvine Housing Element Update – Future Housing Sites

Dear Irvine Property Owner:

The City of Irvine is in the process of updating its Housing Element for the 2021-2029 planning period, which is also referred to as the 6th cycle Housing Element Update. Under state mandate, we must plan for a significant number of future housing units, including affordable housing. As part of the 6th cycle update, we are working to identify potential sites that may accommodate residential development in the future. For additional information about the Housing Element update efforts, please visit www.cityofirvine.org/housingelementupdate.

The City is not considering the acquisition of your property for conversion to housing. We are simply attempting to identify possible sites where residential development may be appropriate or feasible in the future regardless of current zoning. While no commitments or decisions have been made, we would like to gauge your interest. If you would like to discuss this potential opportunity in further detail, please contact us via email or phone at:

CHARLES KOVAC
Housing Administrator
CKovac@cityofirvine.org
949-724-7452

MELISSA CHAO
Senior Planner
mchao@cityofirvine.org
949-724-6395

Or via letter to:

Charles Kovac, Housing Administrator
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

We hope to hear back from you by March 25, 2021. If you are interested, please do not let this opportunity pass you by. Please contact us at your earliest convenience.

Thank you for your time and attention to this matter.

From:	GPUpdate 2035
To:	Mildred Perez; Lee, Chelsea@HCD; Housing Elements@HCD
Cc:	McDougall, Paul@HCD; Cesar C; GPUpdate 2035
Subject:	RE: Irvine Housing Element Comment Letter
Date:	Thursday, September 2, 2021 3:04:19 PM

Hi Mildred,

The City of Irvine has received the Commission's comments regarding Irvine's draft housing element.

Thank you,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Mildred Perez <mildredp@kennedycommission.org>
Sent: Thursday, September 2, 2021 10:52 AM
To: Lee, Chelsea@HCD <Chelsea.lee@hcd.ca.gov>; Housing Elements@HCD <HousingElements@hcd.ca.gov>
Cc: McDougall, Paul@HCD <paul.mcdougall@hcd.ca.gov>; Cesar C <cesarc@kennedycommission.org>; GPUpdate 2035 <GPUpdate2035@cityofirvine.org>
Subject: Irvine Housing Element Comment Letter

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Good Morning,

The Kennedy Commission is submitting the attached public comment letter in response to the Irvine Housing Element dated July 2021.

Thank you for your time and consideration,
--
Mildred Perez
Senior Project Manager
The Kennedy Commission
P:323.283.6983

THE Kennedy COMMISSION

www.kennedycommission.org
17701 Cowan Ave., Suite 200
Irvine, CA 92614
949 250 0909

September 1, 2021

Chelsea Lee, Housing Policy Manager, Housing Policy Development
Housing & Community Development
2020 W. El Camino Avenue, Suite 500, Sacramento, CA 95833

RE: Initial Comments to Irvine Draft Housing Element dated July 2021

Department of Housing and Community Development:

Thank you for the opportunity to review and comment on the City of Irvine's 2021-2029 initial draft Housing Element. We have reviewed the draft and are submitting this letter to provide public comments.

The Kennedy Commission (the Commission) is a broad-based coalition of residents and community organizations that advocates for the production of homes affordable for families earning less than $27,000 annually in Orange County. Formed in 2001, the Commission has been successful in partnering and working with Orange County jurisdictions to create effective housing and land-use policies that have led to the new construction of homes affordable to lower-income working families.

Public Engagement

Public engagement is a necessary component of the Housing Element process. As California Housing Element law states: "The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element..."[1] Broad participation and true engagement of the public increase the likelihood that the community members involved in the discussion and planning processes will support new housing strategies and housing developments. Public engagement should include participation from residents of diverse communities, housing consumers, service providers, and advocates. We would like to commend the City of Irvine for its commitment to keeping residents engaged and involved in the Housing Element development process. With various outreach strategies, focus groups, stakeholder meetings, and public meetings, the City provided multiple opportunities for community

on housing costs.[2] Additionally, 13,285 or 26.4% renter households are extremely rent burdened and are paying fifty percent or more of gross income on housing costs. The City of Irvine should take into account its local economy and offer healthy and affordable housing options that the current market-rate housing development is not offering. Considering that the City of Irvine is a large regional employment center and that its daytime population almost doubles during the typical work week, the City must recognize that affordable housing is needed to support the local business economy to have more people living in the city versus commuting from cities in Orange County and nearby counties.

5th Cycle RHNA Performance

During the current 5th cycle planning period the City had a total Regional Housing Needs Assessment (RHNA) of 2,817 at very low-income, 2,034 at low-income, 2,239 at moderate and 5,059 at above moderate.

To date, the City has approved 12,998 units at moderate and 16,825 at above moderate.[3] At very-low income the City has approved 1,149 units and 37 at low-income. The City has not exceeded 5th Cycle targets for very low and low, and has supported an unbalanced production of moderate and above moderate units. The number of moderate and above moderate units approved in the last seven years was 25 times more than those at low and very low income. This unbalanced housing production identifies that affordable housing policies need to be strengthened and updated to prioritize affordable housing development along with market rate housing (see KC policy recommendation section).

5th Cycle Identified Opportunity Sites:

In the 5th cycle Housing Element, the City identified housing opportunity sites for very low and low exclusively in areas with densities of 30 or more units per acre. The sites were identified for lower incomes based primarily on the minimum density requirement of 30 units to the acre. The City's General Plan and zoning offers streamlined development, generous development standards at densities of over 30 units to the acre. These incentives have encouraged significant market rate development, but affordable housing has not been encouraged at a similar scale. Furthermore, the city's efforts to use the density bonus policy to include affordable housing by giving away generous development standards and high densities have not focused on affordable housing for lower incomes, instead they have largely focused on incentivizing moderate income housing. As indicated in the 2020 Housing Element Annual Progress Report, only 4% percent of the total units produced in the current 5th Cycle were affordable to lower income categories even with a significant number

element includes a program-by-program review of implementation in the prior planning period, the review of past programs should also analyze the cumulative effectiveness of programs on addressing special housing needs over the previous planning period. This information provides the basis for developing more effective housing programs.

As the 5th Cycle Housing Element Annual Progress Report indicates, the City's housing policies have developed housing in an unbalanced way and prioritized market-rate housing. As the City reviews the proposed housing policies and opportunity sites, we recommend that it implement affordable housing policies that can be effective on proposed sites while considering all development standards, zoning and past development.

The City can not rely on the market to deliver affordable housing by identifying higher density sites for lower-income RHNA needs. As demonstrated in the 5th Cycle, this strategy has proven to be ineffective and has created an overproduction of luxury, market-rate housing that is unaffordable to most Irvine residents.

The Kennedy Commission recommends that the city strengthen its Inclusionary Ordinance to provide development incentives in exchange for a required 20% of the units to be affordable to extremely low, very low, and low income households.

In addition, we recommend that the city further analyze the effectiveness of its density bonus ordinance to develop affordable housing for lower income households. The city's 5th cycle RHNA progress demonstrates that moderate income housing production has outpaced lower income housing development by a 12 to 1 ratio. The city should prioritize affordable housing for lower income households in its update and implementation of density bonus. It is worth noting that rental developments can only use density bonus to incentive lower income units.

Realistic Program and Policy Goals:
To address the program requirements of Government Code section 65583, subdivisions (c)(1-6), and to facilitate implementation, several programs should be revised to include more discrete timing, rather than "continue to support" or "in process".

Incentivizing Affordable Housing:
To ensure that affordable housing is incentivized on these sites, the City needs to strengthen its programs and policies that will create affordable housing. We recommend that the City's

As part of the analysis of adequate sites, the City has reviewed potential housing sites citywide and has identified opportunity sites for lower-income households in Areas 4, 19, 23, 24, 33, 36, 40, and 51.

Identified Low Income Sites:
The sites identified for lower-income categories are predominantly identified based on default densities for lower income units of 30 dwelling units per acre. The identified Planning Areas have both unique opportunities and challenges. As mentioned previously, both the General Plan and current zoning offer streamlined development standards, generous development standards at high densities. The 5th Cycle Housing Element progress shows that an unbalanced production of luxury market-rate housing has been developed in the previously identified Planning Areas.

University Housing:
As the City considers crediting 4,406 of existing University of California, Irvine housing toward RHNA, it should also take into account that RHNA is credited when creating new housing opportunities, not for existing housing. Student housing is also not eligible for RHNA credit. Additionally, as stated in the Affirmatively Furthering Fair Housing Analysis, Irvine's three areas of racially and ethnically concentrated areas of poverty are all surrounding the University of California, Irvine.[5] With large concentrations of poverty in university housing areas, we also request more clarity and analysis on how low- and very low-income categories housing needs will be met.

Suitability of Non-vacant Sites:
The element must include an analysis demonstrating the potential for redevelopment of non-vacant sites. To address this requirement, the element describes 75 non-vacant sites selected for the inventory but must provide additional analysis on the likelihood of redevelopment in the planning period. For example, the element should describe and support the potential for additional development in the planning period and consider additional factors such as the age of structure, presence of expiring leases, condition of the structure, and expressed interest in development.

Traditional Funding for Affordable Housing:
In addition, identified affordable housing sites should also be evaluated for their viability to compete for traditional funding to create affordable housing. These funding sources prioritize development sites that promote access to community resources and services, such as schools, public transportation, medical services and access to parks.

For the reasons stated above, the City needs to modify its current Inclusionary Housing policy percentage to require 20% of units be affordable at the extremely low, very low- and low-income categories. This will equitably facilitate and incorporate affordable housing at the extremely low-, very low- and low-income categories on these sites.

ADUs

Looking at the City's calculation for lower income ADUs, we believe that affordable housing opportunities in ADUs seem to be high and not supported by local housing costs for rentals and annual production.

The element notes many applications have been received for ADUs in recent years and concludes an assumption of 80 ADUs per year over the planning period. While the number of applications can be utilized as a relevant factor, ADU assumptions must be based on permitted units. The City has permitted an annual average of 7.7 ADUs per year. The element should either reduce the number of ADUs per year or include additional analysis and programs to support an assumption higher than 61 ADUs per year. In addition there is no monitoring program being proposed to track the creation and affordability of ADUs. The City must commit to a mid-cycle review if ADU production is not meeting projected targets.

Affirmatively Furthering Fair Housing

The City of Irvine has provided an adequate analysis of Fair housing issues in the City, but needs to strengthen its recommendations on how it will address the contributing factors to inequities City. Although there is an analysis and summary of fair housing issues utilizing available federal, state, and local data and knowledge, there was no information on trends and patterns within Irvine in comparison to the broader region. The policies and programs must include a schedule of actions with clear timelines and specific commitment to have a "beneficial impact" within the planning period to achieve the goals and objectives of addressing contributing factors to Fair housing issues.[7]

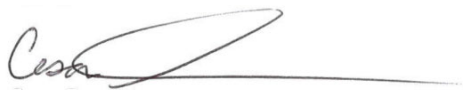
We ask that the City prioritize the housing needs of large families of low, very low and extremely low-income, who encounter difficulties in finding decent, affordable housing during the development of its new Housing Element.

As the City moves forward with the draft Housing Element update, the Commission urges the City to support the development of affordable homes. The Commission has provided the following recommendations for the City to incorporate:

5. Ensure opportunity sites are not simply upzoned or rezoned without including affordable housing policies that will capture the financial and land use incentives being given to property owners and market rate developers. An Affordable Housing program is also needed.
6. Update Density Bonus Law to prioritize affordable housing development for lower income households in rental developments.
7. Affirmatively Furthering Fair Housing – The City of Irvine should provide adequate recommendations on how the City will Affirmatively Further Fair Housing and promote the production of affordable housing in **all** communities.

The Commission looks forward to partnering with the City of Irvine to create opportunities to increase affordable homes for lower income households in the City. If you have any questions, please feel free to contact me at (949) 250-0909 or cesarc@kennedycommission.org.

Sincerely,



Cesar Covarrubias
Executive Director

From:	Melissa Chao
To:	sarah berg
Cc:	Bill Rodrigues
Bcc:	Melissa Chao
Subject:	RE: Irvine Housing Element Inventory sites
Date:	Wednesday, October 6, 2021 2:42:00 PM

Hi Sarah,

I left a voicemail in response to your message yesterday.

You mentioned possibly being interested in a dozen sites. As mentioned. we would need to know the addresses and/or APNs to verify the existing zoning, maximum intensity cap allowed, and if there is any remaining development intensity left. You may want to submit a pre-application, so that various staff can research and respond accordingly to any questions you may have.

- Pre-application information sheet: https://irvineca.seamlessdocs.com/f/PreApplication
- To submit, go to www.irvineready.com (everything is completed on-line). For assistance, contact 949-724-6313.

If the site requires rezoning to allow residential uses, the proposed density is TBD and will be established through the subsequent General Plan Update (GPU) and associated Zoning Ordinance Amendment (ZOA) work effort after the Housing Element is adopted/certified. This subsequent work effort is anticipated to be completed by October 2024 or possibly sooner.

However, if you do not want to wait for the City's GPU/ZOA, you could choose to move forward independently and file all the applicable development applications needed for residential development such as:

- General Plan and Zoning Ordinance Amendment to increase intensity cap and/or change classifications (if necessary)
  https://irvineca.seamlessdocs.com/f/GeneralPlanAmendment
  https://irvineca.seamlessdocs.com/f/ZoneChange

- Conditional Use Permit and/or Master Plan (as required by the zoning requirements)
  https://irvineca.seamlessdocs.com/f/ConditionalUsePermit
  https://irvineca.seamlessdocs.com/f/MasterPlan

- Affordable Housing Plan for meeting the City's 15% inclusionary housing ordinance
- Appropriate CEQA documentation with technical studies
- Note if the site is located in the Irvine Business Complex (Planning Area 36 or "IBC"), it is subject to a Development Intensity Value (DIV) system as further described here: https://irvineca.seamlessdocs.com/f/IrvineBusinessComplex

Bill is the co-principal of the Project Entitlement team. I could set-up a meeting between the three of us if you would like.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: sarah berg <bergenterprises@yahoo.com>
Sent: Wednesday, October 6, 2021 12:41 PM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: Irvine Housing Element Inventory sites

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Melissa:

You and I spoke a couple of weeks ago about several properties that are listed as Inventory sites in the Irvine Housing Element that is being updated.

I reviewed the latest HE link that you mentioned, and I see proposed suggested densities for different zoning areas in the city, but I'm wondering how I can determine proposed multifamily density on individual sites? Also, if someone wants to submit a development application now on one of these sites, what would the process and timeline be to obtain approvals?

If we can schedule a time to discuss these questions, I would greatly appreciate it!

From: Karen Martin
To: Melissa Chao
Cc: Marika Poynter; Hitta Mosesman
Subject: Re: Final property as part of Centerpointe redevelopment 19742 MacArthur Blvd., Irvine, California 92612
Date: Wednesday, October 13, 2021 1:27:02 PM
Attachments: image001.png
7 - Affordable Housing Plan Gillette.PDF

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Hi Melissa, attached is the housing plan that is currently part of the Planning Commission staff report.

On Wed, Oct 13, 2021 at 1:12 PM Melissa Chao <MChao@cityofirvine.org> wrote:

> Hi Karen,
>
> Please forward the most recent version of the previously submitted housing program for the Gillette sites.
>
> Staff conducted Council briefings to share the initial draft site inventory to obtain feedback.
>
> Center Pointe is in the IBC 5.1 zone, but not in the existing IBC mixed-use residential overlay.
>
> Thanks.
>
> **MELISSA CHAO | SENIOR PLANNER**
> P 949-724-6395 I F 949-724-6440
>
> mchao@cityofirvine.org
>
> ---
>
> **From:** Karen Martin <karen@pacificplanninggroup.com>
> **Sent:** Wednesday, October 13, 2021 12:59 PM
> **To:** Melissa Chao <MChao@cityofirvine.org>
> **Cc:** Marika Poynter <mpoynter@cityofirvine.org>; Hitta Mosesman <hitta.mosesman@weareharris.com>
> **Subject:** Re: Final property as part of Centerpointe redevelopment 19742 MacArthur Blvd., Irvine, California 92612

Thank you for getting back to me so quickly.

Gillette - thanks for checking into this one - let me know if you need a copy of the previously submitted Housing program. I appreciate the information on the IBC, since this project does fall within this planning area. This project has already been submitted for the General Plan amendment and CUP and is currently in "continuance" it was heard at the Planning Commission in 2017 and continued. The project has 27 extremely low units with an MOA with Families Forward. We do have a way to move forward and would like to discuss it.

Racquet Club - thank you for letting me know. Was there a vote or some official meeting where they eliminated sites?

Center Pointe - I reviewed the IBC map and I don't think these parcels are within the IBC. However, I think the process would be similar to those projects, in that a rezone and general plan amendment would be required. I will relay your information to the property owners and agree that a pre-application would be a great first step.

Thank you again,

Karen

On Wed, Oct 13, 2021 at 12:46 PM Melissa Chao <MChao@cityofirvine.org> wrote:

> Hi Karen,
>
> The Housing Element is in draft form and currently under review by the HCD. Based on HCD's feedback, we will make further refinements to the document before adopting/certifying. The unit allocations by income level are hypothetical, but I will discuss the Gillette sites assumptions with Marika and Hitta for no net loss implications and keep you posted.
>
> The Council did not choose to include the Racquet Club along with several other requested sites in the draft sites

and file all the applicable development applications needed for residential development such as:

- General Plan and Zoning Ordinance Amendment to increase intensity cap and change classifications (if necessary), etc.

https://irvineca.seamlessdocs.com/f/GeneralPlanAmendment

https://irvineca.seamlessdocs.com/f/ZoneChange

- Conditional Use Permit and/or Master Plan (as required by the zoning requirements)

  https://irvineca.seamlessdocs.com/f/ConditionalUsePermit

  https://irvineca.seamlessdocs.com/f/MasterPlan

- Subdivision Map

https://irvineca.seamlessdocs.com/f/TentativeTractParcelMap

- Park Plan for demonstrating minimum park dedication requirements are met

https://irvineca.seamlessdocs.com/f/ParkPlan

- Park Design (can be processed concurrently with CUP and/or MP or deferred)

https://irvineca.seamlessdocs.com/f/ParkDesign

- Affordable Housing Plan for meeting the City's existing 15% inclusionary housing ordinance

- Appropriate CEQA documentation with technical studies

- Note if the site is located in the Irvine Business Complex (Planning Area 36 or "IBC"), it is subject to a

- To submit, go to www.irvineready.com (everything is completed on-line). For assistance, contact 949-724-6313.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440

mchao@cityofirvine.org

From: Karen Martin <karen@pacificplanninggroup.com>
Sent: Wednesday, October 13, 2021 12:27 PM
To: Melissa Chao <MChao@cityofirvine.org>
Cc: Marika Poynter <mpoynter@cityofirvine.org>
Subject: Re: Final property as part of Centerpointe redevelopment 19742 MacArthur Blvd., Irvine, California 92612

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Sorry, also should we alert the state HCD that the table does not reflect the numbers correctly or will you do that? Just don't want to mess up the counts.

Thanks,

Karen

On Wed, Oct 13, 2021 at 12:22 PM Karen Martin <karen@pacificplanninggroup.com> wrote:

> Hi Melissa,

17832 & 17840 Gillette Ave	92614	435-111-30
17832 & 17840 Gillette Ave	92614	435-111-27
North of Gillette Ave	92614	435-111-28
North of Gillette Ave	92614	435-111-31
2400 Barranca Pkwy	92606	435-061-12

The table seems to indicate that the totality of the number of units 326 is indicated as all low income - this is contrary to the housing program submitted to the city with our application.

Also, I did not see the tennis club in the list - at least based on the 5 Ethel Coplen Way address - can you confirm?

The property owners at Center Pointe are interested in starting an application - any thoughts on this one?

Thank you again!

Karen

(949)874-2795

On Tue, May 11, 2021 at 3:19 PM Melissa Chao <MChao@cityofirvine.org> wrote:

> Hi Karen:
>
> The Racquet Club is on the draft opportunity sites list.
>
> As with all the proposed sites, the City Council will make the final determination for whether a site will be included in the final site inventory submitted for State certification.

mchao@cityofirvine.org

From: Karen Martin <karen@pacificplanninggroup.com>
Sent: Tuesday, May 11, 2021 2:49 PM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: Re: Final property as part of Centerpointe redevelopment 19742 MacArthur Blvd., Irvine, California 92612

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Hi Melissa,

Thank you for sending the list, previously I had understood that you had also included the following property. Is that still the case?

The third is the Racket Club -5 Ethel Coplen Way **Irvine**, CA 92612, I'm working with Greg Michaels who is partners with the Owner.

On Tue, May 11, 2021 at 1:08 PM Melissa Chao <MChao@cityofirvine.org> wrote:

> Hi Karen:
>
> I've added 19742 MacArthur to the opportunity sites list for consideration.
>
> Below is a summary of the properties along with their acreages in the IBC that I have from you:
>
> Centerpointe:

19742 MacArthur Blvd	107/10-12	2	445-132-11	1.34
19722 MacArthur Blvd (19732 MacArthur is on same parcel)	107/10-12	7	445-132-19	2.68
19782 MacArthur Blvd	107/10-12	6	445-132-14	2.3

Other IBC properties:

17832 & 17840 Gillette Ave	99-213	2	435-111-30	1.56
17832 & 17840 Gillette Ave	99-213	2	435-111-27	1.04
?	99-213	3	435-111-28	2.3
?	99-213	3	435-111-31	0.27

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440

mchao@cityofirvine.org

From: Karen Martin <karen@pacificplanninggroup.com>
Sent: Tuesday, May 11, 2021 12:10 PM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: Final property as part of Centerpointe redevelopment 19742 MacArthur Blvd., Irvine, California 92612

Thank you.

Please include the property in the list of properties

1. The property address is 19742 MacArthur Blvd., Irvine, California 92612

2. Property ownership: Bates Johnson Building, Ltd., a California Limited Partnership

3. Orange County Assessor's Parcel Number: 445-132-11

Please confirm we have been successfully added to the list of properties to be included in the planned amendment, and ask that we be added to any mailing list or other information transmittal relative to the City of Irvine's plans in this regard.

Thanks for your help!

Dale T. Falasco, Trustee

Dale T. Falasco Living Trust, General Partner

Bates Johnson Building, Ltd., Landlord

--

Karen Martin

Pacific Planning Group, Inc

Karen@pacificplanninggroup.com

949.874.2795 mobile

949.874.2795 mobile

415.367.4286 x101 office

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GHC Properties, LLC.
Final Affordable Housing Plan
17832 & 17840 Gillette Avenue
October 25, 2017

Project Description and Affordability Level

GHC Properties, LLC ("GHC") is developing a 326-unit residential complex, located at 17832 & 17840 Gillette Avenue on a 5.18 gross acre lot in Planning Area 36, north of the 405-Freeway and north east of the Main Street and MacArthur Boulevard intersection. With the provision of 11% Very Low-Income units, GHC is utilizing a 35 percent density bonus option consistent with Government Code Section 65915. The total of 326 residential units consists of 242 "base" residential units and 84 density bonus residential units. Of the 242 base units, 27 (11%) will be affordable to Very Low-Income households, as defined in California Health and Safe Code Section 50105.b. This will comply with both the provisions of Government Code Section 65915 applicable to a 35% Density Bonus and the City of Irvine ("City") affordable housing ordinance. Twelve (5%) units will be affordable to Moderate Income households, in compliance with the City affordable housing ordinance.

Following is the density bonus computation for the project per Government Code Section 65915:

Table 1. Density Bonus Computation

Gross Acres	5.18
Assumed Allowable Density	62.9
Allowable Units Utilized Before Density Bonus	242
Density Bonus Utilized (35%)	84
Total Units	326

GHC intends to operate the apartment project as a rental community and will meet the affordability requirements as outlined in Chapter 2-3 of the City's Zoning Ordinance (Affordable Housing Implementation Procedure). The 27 Very Low-Income units will remain rent-restricted for a minimum of 55 years, per Government Code Section 65915(c)(1). The 12 Moderate Income units will remain rent-restricted for a minimum of 30 years, consistent with the City's Inclusionary Zoning Ordinance.

The City's Zoning Ordinance requires that 5% of the units at the property be designated as

Table 2a. Affordable Units Required

Income Level	Units Required
Very Low	13
Low	12
Moderate	12

Section 2-3-4-B.2 of the City's Zoning Ordinance provides that to the extent that Very Low Income units are provided in excess of the 5% requirement, that a 2:1 credit will be attributed toward the achievement of the Low Income goal. Accordingly, the following table illustrates the adjustment of the credits which the property is utilizing to meet the 12 Low Income unit requirement as provided for in the City's Zoning Code:

Table 2b. Credits Earned and Applied to City Zoning Ordinance Requirements

Income Level	Units Required	Units Provided	Credits Earned[1]	Credits Applied[1]
Very Low	13	27	14	
Low	12	0		(6)
Moderate	12	12		

Based on the tables above, GHC has met the City of Irvine affordable housing ordinance requirements for Very Low and Low-Income units by providing 27 Very Low-Income units, 14 of those 27 units (5 percent) count 2:1 against the Low-Income requirement. This is in addition to the 12 Moderate Income units provided for a total of 39. While the exact location of each of the affordable units within the project site has yet to be determined, the affordable units will be evenly distributed throughout the complex to avoid an undue concentration of affordable units in any given area. As shown in Table 3 below, the affordable units will be designated in roughly the same proportions as the overall unit mix for the project.

Table 3. Affordable Units by Floor Plan Type

Unit Type	Total Units	Very Low-Income Unit Mix	Low Income Mix	Moderate Income Unit Mix	Total Affordable Units
Studio	62	5	0	3	8
1 Bedroom	148	12	0	5	17
2 Bedroom	116	10	0	4	14

defined as households whose gross income does not exceed 50% of area median income, adjusted for household size and Moderate-Income Households are defined as households whose gross income does not exceed 120% of area median income, adjusted for household size. Table 4 below shows the maximum income levels as determined by the U.S. Department of Housing and Urban Development as adjusted by the California Department of Housing and Community Development ("HCD") for Very Low Income and Moderate-Income Households adjusted for household size.

Table 4. 2017 Maximum Gross Income for Affordable Households

Household Size	Very Low-Income Units Annual Maximum Income	Median Income Level	Moderate Income Units Annual Maximum Income
1	$36,550	$61,600	$73,900
2	$41,750	$70,400	$84,500
3	$46,950	$79,200	$95,050
4	$52,150	$88,000	$105,600
5	$56,350	$95,050	$114,050

Section 50053 of the Health and Safety Code limits affordable rent to 30% of total income, as calculated in Table 5 on the next page. That section also requires that the rent for a studio unit assumes a one-person household, a one-bedroom unit assumes a two-person household, and a two-bedroom unit assumes a three-person household. The rents calculated are then adjusted by a utility allowance as determined by the County of Orange Housing & Community Services Department. As of October 1, 2016, the reduction for the utility allowance is $84 per month for a studio unit, $103 per month for a one-bedroom unit, and $116 per month for a two-bedroom unit. The utility allowance utilized includes: Gas Cooking, Heat & Water; Basic Electric, Water, Trash/ Sewer which will be paid by the tenant.

Table 5. Maximum Affordable Rent (2017 Income Limits)

Income Level and Unit Type	Gross Monthly Rent	Utility Allowance	Net Monthly Rent
Very Low			
Studio	$770.00	$84.00	$686.00
1 Bedroom	$880.00	$103.00	$777.00
2 Bedroom	$990.00	$116.00	$874.00
Moderate			

Requested City of Irvine Assistance

Financial Assistance

The applicant does not request any direct financial assistance from the City of Irvine for this project. The applicant will not be utilizing the reduced parking ratios which are allowed by Government Code Section 65915 (p).

Reduced Park Acreage Dedication Requirement for Affordable Units

As stated in Irvine Code Section 5-5-1004G, the developer of new units affordable to Income Levels II, III or IV households may be allowed to reduce the dedication standard to a minimum of three and one-half acres per 1,000 population, upon review of the Community Services Commission and approval by the Planning Commission during the approval of the park plan. In addition to this affordable housing plan, a park plan has been submitted which demonstrates the park requirement calculations including the allowable reduction from five acres per 1,000 of population to three and one-half acres per 1,000 of population on the affordable units only.

Requested Density Bonus Incentives

As stated in Government Code Section 65915(d)(2), an applicant is entitled to request two incentives or concessions for projects that include at least 10 percent for Very Low-Income households. Although entitled to two concessions, GHC has elected to not use any of their concessions.

Melissa Chao

From: Melissa Chao
Sent: Monday, October 18, 2021 11:56 AM
To: dougstuman@me.com
Subject: Irvine Lanes/Boomers inquiry

Hi Doug,

To follow-up on our call this morning. As you know, the Housing Element is in draft form. Based on HCD's feedback, we will make further refinements to the document before adopting/certifying. The unit allocations by income level are estimates, based on HCD's "realistic" development capacity methodology.

Draft Site Inventory Form – go to Table B on PDF 5 then refer to line items 4 & 5 for assumptions re: Irvine Lanes/Boomers:
https://legacy.cityofirvine.org/civica/filebank/blobdload.asp?BlobID=33472
Go to Chapter 7 here: https://legacy.cityofirvine.org/civica/filebank/blobdload.asp?BlobID=33468 to see the site inventory analysis and methodology used.
The City's HEU webpage is www.cityofirivne.org/HEUpdate.

The Boomers sites would require "rezoning" to allow residential uses where the proposed intensity/density is TBD and will be established through the subsequent General Plan Update (GPU) and associated Zoning Ordinance Amendment (ZOA) work effort after the Housing Element is adopted/certified. This subsequent work effort is anticipated to be completed by October 2024 or possibly sooner.

However, if you do not want to wait for the City's GPU/ZOA, your client could choose to move forward independently and file all the applicable development applications needed for residential development such as:

- General Plan and Zoning Ordinance Amendment to increase intensity cap and/or change classifications (if necessary)
  https://irvineca.seamlessdocs.com/f/GeneralPlanAmendment
  https://irvineca.seamlessdocs.com/f/ZoneChange

- Conditional Use Permit and/or Master Plan (as required by the zoning requirements)
  https://irvineca.seamlessdocs.com/f/ConditionalUsePermit
  https://irvineca.seamlessdocs.com/f/MasterPlan

- Subdivision Map
  https://irvineca.seamlessdocs.com/f/TentativeTractParcelMap

- Note if the site is located in the Irvine Business Complex (Planning Area 36 or "IBC"), it is subject to a Development Intensity Value (DIV) system as further described here: https://irvineca.seamlessdocs.com/f/IrvineBusinessComplex
  (this is not the case with Boomers)

You may want to consider submitting a pre-application, so that various staff can research and respond accordingly to any questions you may have.

- Pre-application information sheet: https://irvineca.seamlessdocs.com/f/PreApplication
- To submit, go to www.irvineready.com (everything is completed on-line). For assistance, contact 949-724-6313.

Please feel free to contact me with any further questions.

Thanks,

MELISSA CHAO | SENIOR PLANNER
City of Irvine | Community Development
1 Civic Center Plaza, Irvine, CA 92606
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

Melissa Chao

From: Mike Wang <mwang@venquest.com>
Sent: Thursday, October 28, 2021 5:27 PM
To: Melissa Chao
Cc: John Wang
Subject: Re: Opportunity Site for 18700 MacArthur Blvd - Housing development

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you Melissa! We will contact you if we have any questions.

Michael Wang

> On Oct 28, 2021, at 3:51 PM, Melissa Chao <MChao@cityofirvine.org> wrote:
>
> Hi Mike,
>
> 18700 MacArthur is included in the draft Sites Inventory Form here: https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Flegacy.cityofirvine.org%2Fcivica%2Ffilebank%2Fblobdload.asp%3FBlobID%3D33472&data=04%7C01%7CMChao%40cityofirvine.org%7Ca921475abfc74d20d5c908d99a72f29b%7C47feb367af81451994d7caab1dfa1872%7C0%7C0%7C637710640751756217%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C1000&sdata=PhnnmLLkgKsU8MsgzTFN3%2FQrq%2FN4LX0JDqCwJDtLIzI%3D&reserved=0
>
> Go to PDF 3 out of 6. 18700 MacArthur is the 25 line item (white) from the bottom of that page (or about 4/5 down from the top of the page).
>
> Just in case, here's the project webpage: https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.cityofirvine.org%2FHEUpdate&data=04%7C01%7CMChao%40cityofirvine.org%7Ca921475abfc74d20d5c908d99a72f29b%7C47feb367af81451994d7caab1dfa1872%7C0%7C0%7C637710640751756217%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C1000&sdata=FC%2BDDsiTfhIR6cE%2B8Ty%2BAfCLXy%2BscFaTXygWIl4kGKs%3D&reserved=0

> Sent: Thursday, October 28, 2021 8:13 AM
> To: Melissa Chao <MChao@cityofirvine.org>
> Subject: Opportunity Site for 18700 MacArthur Blvd - Housing development
>
> CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
>
>
> Hi Melissa Chao,
>
> Hope you are doing well. I am a partner at Atrium Hotel - 18700 MacArthur Blvd. Back in April, 2021, I requested to be included in the " opportunity site" list for the City of Irvine new housing development mandate. Can you please check if our property is included in the opportunity site? Thank you very much.
>
> Sincerely,
>
> Michael Wang
> Atrium Hotel
>
> mwang@venquest.com
> 949)374-7797

6. Notice of Intent to adopt IS/ND

NOTICE OF INTENT TO ADOPT
AN INITIAL STUDY/NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the City of Irvine is considering a recommendation that the project herein identified will have no significant environmental impact in compliance with Section 15070 of the California Environmental Quality Act (CEQA) Guidelines. Copies of the **PROPOSED NEGATIVE DECLARATION (ND)** and **INITIAL STUDY (IS)**, which support the proposed findings, are on file at the City of Irvine.

State Clearinghouse No.: (if applicable) N/A

Project Title and File No.: City of Irvine General Plan Housing Element 2021–2029 Update
File No. 00832121-PGA

Project Applicant: City of Irvine Community Development Department
1 Civic Center Plaza
Irvine, California 92606

Project Location: Citywide

Project Description: The City of Irvine Community Development Department is currently preparing a 6th Cycle update of its Housing Element for the 2021–2029 planning period pursuant to state requirements. The Housing Element Update includes a comprehensive analysis of the community's current and future housing needs and includes policies and actions to help facilitate the preservation, improvement, and development of housing to accommodate the City's share of the state-mandated Regional Housing Needs Assessment (RHNA) allocation by income levels. Although the City does not build the housing, the City's Housing Element creates a plan and regulatory framework, which provide opportunities for the private sector to do so where market conditions determine when and where housing is built.

Information Available: Copies of the **Draft ND** are available for your review at the Community Development Department, 1 Civic Center Plaza, Irvine (City Hall), during normal work hours. In addition, the IS/ND and other project information is accessible online at **www.cityofirvine.org/HEUpdate**.

Citizen Involvement: The Draft IS/ND is being circulated for a 30-day public review period as follows: **beginning on November 15, 2021, and ending on December 15, 2021.** All written comments on the Draft IS/ND must be received by the close of business on December 15, 2021, and can be emailed and/or mailed to:

Melissa Chao, Senior Planner
City of Irvine, Community Development Department
1 Civic Center Plaza
Irvine, CA 92606
mchao@cityofirvine.org

Mailing List				
	Association	**Address**	**City State**	**Zip**
ficer	Airport Land Use Commission for Orange County	3160 Airway Avenue	Costa Mesa, CA	92626
AT&T	AT&T California	430 Bush Street, 5th Floor	San Francisco, CA	94108
	California Department of Fish and Wildlife	3883 Ruffin Road	San Diego, CA	92123
egional-	California Department of Transportation - District 12	1750 East 4th Street, Suite 100	Santa Ana, CA	92705
	California Regional Water Quality Control Board - Santa Ana Region	3737 Main Street, Suite 550	Riverside, CA	92501
	California State Parks	1416 9th Street	Sacramento, CA	95814
velopment	City of Costa Mesa	77 Fair Drive	Costa Mesa, CA	92626
mmunity	City of Laguna Beach	505 Forest Avenue	Laguna Beach, CA	92651
unity	City of Laguna Hills	24035 El Toro Road	Laguna Hills, CA	92653
gement	City of Laguna Woods	24264 El Toro Road	Laguna Woods, CA	92637
f	City of Lake Forest	25550 Commerce Center Drive, Suite 100	Lake Forest, CA	92630
mmunity	City of Newport Beach	100 Civic Center Drive	Newport Beach, CA	92660
or of	City of Santa Ana	20 Civic Center Plaza, Ross Annex	Santa Ana, CA	92702
	City of Tustin	300 Centennial Way	Tustin, CA	92780
der	County of Orange	PO Box 238	Santa Ana, CA	92702

nager,	County of Orange Planning & Development Services	PO Box 4048	Santa Ana, CA	927 02
nental	Cox Communications	6205-B Peachtree Dunwoody Road NE	Atlanta, GA	303 28
ty Director	Department of Toxic Substances Control	1001 Street	Sacarmento, CA	958 14
	Gabrieleno Band of Mission Indians - Kizh Nation	PO Box 393	Covina, CA	917 23
	Gabrielino Tongva Nation	PO Box 86908	Los Angeles, CA	900 86
	Gabrielino/Tongva San Gabriel Band of Mission Indians	PO Box 693	San Gabriel, CA	917 78
ban	HUD (Federal Office)	451 7th Street S.W.	Washington, DC	204 10
gional	HUD (Office of the Regional Administrator)	1 Sansome Street, Suite 1200	San Francisco, CA	941 04
ector	HUD (Santa Ana Federal Building - Field Office)	34 Civic Center Plaza	Santa Ana, CA	927 01
Services	OC Waste & Recycling	601 N. Ross Street, Suite 500	Santa Ana, CA	927 01
ctor of uction	Irvine Unified School District	5050 Barranca Parkway	Irvine, CA	926 04
	Irvine Water Ranch District	15600 Sand Canyon Avenue	Irvine, CA	926 18
Director	John Wayne Airport	Eddie Martin Administration Building, 3159 Airway Avenue	Costa Mesa, CA	926 26
	Juaneno Band of Mission Indians	PO Box 25628	Santa Ana, CA	927 99
	Juaneno Band of Mission Indians - Acjachemen Nation	31411-A La Matanza Street	San Juan Capistrano, CA	926 75
	Juaneno Band of Mission Indians - Acjachemen Nation	32161 Avenida Los Amigos	San Juan Capistrano, CA	926 75
Manager	Juaneno Band of Mission Indians - Acjachemen Nation	4955 Paseo Segovia	Irvine, CA	926 03

Executive	Metrolink	900 Wilshire, Suite 1500	Los Angeles, CA	900 12
	Native American Heritage Commission	1550 Harbor Blvd., Suite 100	West Sacramento, CA	956 91
nt Assistant	Orange County Fire Authority	1 Fire Authority Road	Irvine, CA	926 02
	Orange County Flood Control District	300 North Flower, 7th floor	Santa Ana, CA	927 03
fficer	Orange County Local Agency Formation Commission	2677 N. Main Street, Suite 1050	Santa Ana, CA	927 05
n Manager	Orange County Parks	13042 Old Myford Road	Irvine CA	926 02
	Orange County Transportation Authority - Environmental Review	550 S Main Street	Orange, CA	928 68
eer	Public Utilities Commission	320 West 4th Street, Suite 500	Los Angeles, CA	900 13
	Saddleback Valley Unified School District	25631 Peter A. Hartman Way	Mission Viejo	926 91
esource	Soboba Band of Luiseno Indians	PO Box 487	San Jacinto, CA	925 81
or, CEQA	South Coast Air Quality Management District	21865 Copley Drive	Diamond Bar, CA	917 65
ector	Southern California Association of Governments	900 Wilshire Blvd., Suite 1700	Los Angeles, CA	900 17
al Public	Southern California Edison Company	1325 S. Grand Avenue	Santa Ana, CA	927 05
eview	Southern California Edison Company	2244 Walnut Grove Avenue, GO-1, Quad 2C	Rosemead, CA	917 70
ations	Southern California Gas Company	1919 State College Boulevard	Anaheim, CA	928 06
Projects	Southern California Regional Rail Authority (SCRRA)	1 Gateway Plaza, Floor 12	Los Angeles, CA	900 12
ghouse	State Clearinghouse - Office of Planning and Research	PO Box 3044	Sacramento, CA	958 12

	State Lands Commission	100 Howe Avenue, Suite 100 South	Sacramento, CA	958 25
	Transportation Corridor Agencies	125 Pacifica, Suite 100	Irvine, CA	926 18
	U.S. Army Corps of Engineers - LA District	915 Wilshire Boulevard, Suite 980	Los Angeles, CA	900 17
	U.S. Fish and Wildlife Service	2177 Salk Avenue, Suite 250	Carlsbad, CA	920 08
t Vice	UCI - Environmental Planning and Sustainability	380 University Tower	Irvine, CA	926 97
	Lozeau Drury LLP on behalf of Supporters Alliance for Environmental Responsibility	1939 Harrison Street, Suite 150	Oakland, CA	946 12
	Lozeau Drury LLP on behalf of Supporters Alliance for Environmental Responsibility	1939 Harrison Street, Suite 150	Oakland, CA	946 12
	Lozeau Drury LLP on behalf of Supporters Alliance for Environmental Responsibility	1939 Harrison Street, Suite 150	Oakland, CA	946 12
acilties and	Santa Ana Unified School District	1601 E Chestnut Ave	Santa Ana, CA	927 01
Facilities &	Tustin Unified School District	300 South C St.	Tustin, CA	**927 80**
		1715 Bayadere Terrace	Corona del Mar, CA	926 25

AFFIDAVIT OF POSTING
NOTICE OF INTENT TO ADOPT AN INITIAL STUDY/
NEGATIVE DECLARATION

STATE OF CALIFORNIA)
COUNTY OF ORANGE)
CITY OF IRVINE)

I, Melissa Chao, Senior Planner with the City of Irvine, HEREBY DO CERTIFY that on the **12th of November, 2021**, I caused to be posted the foregoing true and correct copy of the Notice of Intent to Adopt an Initial Study/Negative Declaration for the General Plan 6th Cycle Housing Element Update (00832121-PGA) for the City of Irvine in the following public places in the City:

1. Bulletin Board in Walnut Village Shopping Center
   - Culver Drive and Walnut Avenue

2. Bulletin Board in University Park Shopping Center
   - Culver Drive and Michelson Drive

3. Bulletin Board in Northwood Shopping Center
   - Yale Avenue and Irvine Boulevard

4. Bulletin Board and Public Safety Department Lobby at City Hall
   - Harvard Avenue and Alton Parkway

IN WITNESS WHEREOF, I have hereunto set my hand this **12th day of November, 2021.**



CITY OF IRVINE

Melissa Chao

From: City of Irvine <CityofIrvine@public.govdelivery.com>
Sent: Monday, November 15, 2021 9:02 AM
To: Melissa Chao
Subject: Notice of Intent to Adopt Initial Study for 6th Cycle Housing Element Update



Notice of Intent to Adopt an Initial Study/Negative Declaration for Irvine's Proposed 6th Cycle Housing Element Update

Pursuant to the California Environmental Quality Act (CEQA), a Draft Initial Study/Negative Declaration (IS/ND) was prepared for the proposed 6th Cycle Housing Element Update and is being circulated for a 30-day public review period as follows: November 15, 2021 and ends on December 15, 2021. All written comments on the Draft IS/ND must be received by the close of business December 15, 2021, and can be emailed and/or mailed to:

Melissa Chao, Senior Planner
City of Irvine, Community Development Department
1 Civic Center Plaza
Irvine, CA 92606
mchao@cityofirvine.org

- HEU IS-ND NOI final 11.11.21_CLEAN.pdf

Since its incorporation in 1971, Irvine has become a nationally recognized city, with a population of 307,670 that spans 66 square miles and is recognized as one of America's safest and most successful master-planned urban communities. Top-rated educational institutions, an enterprising business atmosphere, sound environmental stewardship, and respect for diversity all contribute to Irvine's enviable quality of life. This family-friendly city features more than 16,000 acres of parks, sports fields and dedicated open space and is the home of Great Park. For more information, please visit cityofirvine.org.

# # #

برای کسب اطلاعات به‌زبان فارسی، لطفاً با شمارهٔ 949-724-6395 تماس بگیرید.
한국어로된 정보를 원하시면 949-724-6395 로 연락 바랍니다 .
如需中文資訊，請致電 949-724-6395。
有关中文信息，请致电 949-724-6395。
日本語で情報を共有する場合、電話番号949-724-6395までご連絡ください
Para obtener información en español, llame al 949-724-6395.
Để biết thêm thông tin bằng tiếng Việt, xin vui lòng gọi đến số 949-724-6395.
للحصول على المعلومات باللغة العربية، اتصل بالرقم 949-724-6395.



City of Irvine
1 Civic Center Plaza
Irvine, CA 92606
949-724-6000
cityofirvine.org



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This email was sent to mchao@cityofirvine.org using GovDelivery Communications Cloud on behalf of: City of Irvine · 1 Civic Center Plaza ·

From: Esther Daigneault
To: Melissa Chao
Subject: FW: [External]SCH Number 2021110203
Date: Tuesday, November 16, 2021 11:27:18 AM
Attachments: image001.png

CAUTION: EXTERNAL EMAIL

Here you go!

Esther

Esther Daigneault | Environmental Analyst, Environmental Planning & Compliance

Harris & Associates

cell: 301-379-3546
www.WeAreHarris.com

From: Meng Heu <Meng.Heu@OPR.CA.GOV>
Sent: Monday, November 15, 2021 8:30 AM
To: Esther Daigneault <esther.daigneault@weareharris.com>
Subject: [External]SCH Number 2021110203

Your project is published and is available for review. Please note the review 'start' and 'end' period.

You can use the "navigation" and select "published document" to view your project and any attachments on CEQAnet.

Closing Letters: The State Clearinghouse (SCH) would like to inform you that at this time, our office has transitioned from providing close of review period acknowledgement on your CEQA environmental document. During the phase of not receiving notice on the close of review period, comments submitted by state agencies at the close of review period (and after) are available on CEQAnet.

Please visit: https://ceqanet.opr.ca.gov/Search/Advanced

To view your submission, use the following link.
https://ceqasubmit.opr.ca.gov/Document/Index/274131/1

Public Engagement

Appendix A-R: Airport Land Use Commission Review

Table of Contents

1. ALUC Meeting Agenda - *DUE TO PUBLICATION DEADLINES, PLEASE SEE PROJECT CASE FILE 00832121-PGA*
2. Staff Report - *DUE TO PUBLICATION DEADLINES, PLEASE SEE PROJECT CASE FILE 00832121-PGA*
3. Presentation - *DUE TO PUBLICATION DEADLINES, PLEASE SEE PROJECT CASE FILE 00832121-PGA*
4. ALUC Letter

1. Meeting Agenda
2. Staff Report
3. Presentation

4. ALUC Letter

AIRPORT LAND USE COMMISSION
FOR ORANGE COUNTY
3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

April 30, 2021

Pete Carmichael, Community Development Director
City of Irvine
1 Civic Center Plaza
Irvine, CA 92623-9575

Dear Mr. Carmichael:

We are aware that cities in Orange County are in the process of updating their respective Housing Elements in accordance with state law. Please be aware that portions of your city are within the Planning Area for John Wayne Airport, as shown on the attached exhibit. Pursuant to California Public Utilities Code Section 21676(b):

> "Prior to the amendment of a general plan or specific plan, or the adoption or approval of a zoning ordinance or building regulation within the planning boundary established by the airport land use commission pursuant to Section 21675, the local agency shall first refer the proposed action to the commission."

As such, please incorporate ALUC review into your schedule for the Housing Element Update process. We request that items be referred to ALUC after consideration/approval by your city's Planning Commission. The ALUC meets the third Thursday of each month at 4:00 p.m. In the Airport Commission meeting room at 3160 Airway Avenue, Costa Mesa. For additional submittal information please see Section 4.7 of the AELUP which can be found here:

https://www.ocair.com/about/administration/airport-governance/commissions/airport-land-use-commission/.

If you have any questions, feel free to contact me at lchoum@ocair.com, or Julie Fitch at jfitch@ocair.com. You may also contact us by phone at (949) 252-5170.

Thank you.

Public Engagement

Appendix A-S: 6th Cycle Housing Element Adoption Hearings

Table of Contents

1. Department of Housing and Community Development (HCD) Preliminary Findings Letter for Draft Housing Element Update (version dated August 19, 2021) – October 18, 2021

2. Email Notification of Revised Draft HEU Re-release – November 19, 2021

3. Draft Housing Element Correspondence - *DUE TO PUBLICATION DEADLINES, PLEASE SEE PROJECT CASE FILE 00832121-PGA*

4. Draft IS/ND Public Comment Letters

5. Planning Commission – December 2, 2021
   a. Meeting Agenda
   b. Staff Report
   c. Presentation
   d. Comment Summary and Analysis
   e. Public Notice
   f. Affidavit of Publication

7. City Council – January 11, 2022 – *DUE TO PUBLICATION DEADLINES, PLEASE SEE PROJECT CASE FILE 00832121-PGA*
    a. Meeting Agenda
    b. Staff Report
    c. Presentation
    d. Public Notice
    e. Affidavit of Publication

8. City Council – January 25, 2022 – TBD IF NEEDED. *DUE TO PUBLICATION DEADLINES, PLEASE SEE PROJECT CASE FILE 00832121-PGA*

    a. Meeting Agenda
    b. Staff Report
    c. Presentation

1. HCD Preliminary Findings Letter for Draft HEU (version dated August 19, 2021)

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY GAVIN NEWSOM, *Governor*

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

October 18, 2021

Pete Carmichael, Director
Community Development Department
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

Dear Pete Carmichael:

RE: City of Irvine's 6th Cycle (2021-2029) Draft Housing Element

Thank you for submitting the City of Irvine's (City) draft housing element received for review on August 19, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a telephone conversation on September 27, 2021, with you and your staff, Marika Poynter, Melissa Chao, Justin Equina, Tim Gehrich, Lisa Varon, Kerwin Lau, and consultants Hitta Mosesman and Jordan Perez. In addition, HCD considered comments from YIMBY Law and the Kennedy Commission pursuant to Government Code section 65585, subdivision (c).

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes the revisions needed to comply with State Housing Element Law.

The City's statutory deadline to adopt a housing element is October 15, 2021. For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a local government fails to adopt a compliant housing element within 120 days of this statutory deadline, then any rezoning to accommodate the regional housing needs allocation (RHNA), including for lower-income households, shall be completed no later

Upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to sitesinventory@hcd.ca.gov.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate. Specifically, the City must proactively make future revisions available to the public, including any commenters, prior to submitting any revisions to HCD and diligently consider and address comments, including making revisions to the document where appropriate. HCD's future review will consider the extent to which the revised element documents how the City solicited, considered, and addressed public comments in the element.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

HCD is committed to assisting the City of Irvine in addressing all statutory requirements of housing element law and appreciates the efforts of your team in the preparation of your draft element. If you have any questions or need additional technical assistance, please contact Chelsea Lee at Chelsea.Lee@hcd.ca.gov.

Sincerely,



APPENDIX
CITY OF IRVINE

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml. Among other resources, the housing element section contains HCD's latest technical assistance tool, Building Blocks for Effective Housing Elements (Building Blocks), available at http://www.hcd.ca.gov/community-development/building-blocks/index.shtml and includes the Government Code addressing State Housing Element Law and other resources.

A. Review and Revision

Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element. (Gov. Code, § 65588 (a) and (b).)

The review requirement is one of the most important features of the element update. The review of past programs should analyze the City's accomplishments over the previous planning period. This information provides the basis for developing a more effective housing program.

A thorough program-by-program review is necessary to evaluate City's performance in addressing housing goals. As part of the evaluation of programs in the past cycle (Table 3-1), the element should provide additional information that expands upon the effectiveness of program activities for Programs 1 (Housing Rehabilitation), 2 (Preservation of At-Risk Units), and 8 (Universal Design).

B. Housing Needs, Resources, and Constraints

1. *Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. (Gov. Code, § 65583, subd. (a)(2).)*

   Overpayment: Although the element indicates the total number of lower-income households who are cost burdened, it must quantify and analyze these households by tenure (renter and owner).

   Extremely Low-Income Households (ELI): The element indicates the total number of existing ELI households, but it must also quantify and analyze these households by

estimate the number of units in need of rehabilitation and replacement. For example, the analysis could include estimates from a recent windshield survey or sampling, estimates from the code enforcement agency, or information from knowledgeable builders/developers, including non-profit housing developers or organizations.

For additional information, see the *Building Blocks* at http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/housing-stock-characteristics.shtml.

Housing Costs: The element identifies median home sales prices for existing homes on pages 2-17 to 2-18, but it should also include analysis on rental prices in the City.

2. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2…shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*

   The element includes information in Appendix B on affirmatively furthering fair housing (AFFH). However, additional information is required as follows:

   Public Outreach: The element provides a discussion of community outreach conducted on page B-2 but generally does not address AFFH requirements. While AFFH outreach can be conducted with the other portions of the housing element, it must also be specific to AFFH. For example, the outreach could specifically target fair housing organizations or neighborhoods with relatively concentrated poverty for input related to housing and community development needs and access to opportunities such as education and transportation.

   Fair Housing Enforcement and Outreach: The element notes the City currently contracts with the Fair Housing Foundation (FHF) for fair housing education and direct client services and provides data on reported housing discrimination cases. However, the element does not clearly describe whether this information is local or regional data for the County of Orange. The analysis should be revised to include most recent local data and analyze the data for any patterns or trends by community area or census tract and include additional local knowledge, relevant factors, and a conclusion of summary of issues. Additionally, the element must also describe compliance with existing fair housing laws and regulations.

   Local Data and Knowledge and Other Relevant Factors: The element contains some analysis that addresses this requirement; however, additional information is needed. The City's analysis for each of these areas must also be informed by regional and local data and knowledge from stakeholders within the City. In several areas, either local or regional knowledge for the following areas is missing or insufficient: Fair Housing Enforcement and Capacity, Segregation and Integration, Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs), Access to Opportunity, and Disproportionate Housing Needs and Displacement Risk. The analysis could incorporate local and

can analyze historical governmental and nongovernmental land use, zoning and investment practices (e.g., infrastructure) or other information and demographic trends.

Sites Inventory: The element includes some general discussion and conclusions on pages B-22 to B-24 that indicates sites for lower-income households are concentrated in areas of the City with moderate to high resource opportunity and that no concentration of sites for lower-income households exist. However, the analysis must also include discussion of all regional housing need allocation (RHNA) categories, including above moderate-income households in relation to areas with a higher proportion of white residents and higher median incomes. In addition, the element should include analysis to support these conclusions, including the number of units per site by income group for each of the AFFH categories relative to the impacts on patterns of disproportionate housing needs (e.g., overpayment, overcrowding, displacement).

Contributing Factors: The element identifies several contributing factors to fair housing issues in the City but should also prioritize them (e.g., low, medium, high).

Goals, Priorities, Metrics, and Milestones: The element addresses some of these requirements but must be revised to add or modify goals and actions based on the outcomes of a complete analysis. Goals and actions must specifically respond to the analysis and to the identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Actions must have metrics and milestones as appropriate and must address housing mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection.

3. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

   The City has a (RHNA) of 23,610 housing units, of which 10,631 are for lower-income households. To address this need, the element relies on vacant residential sites, mixed-use sites, and ADUs. To demonstrate the adequacy of these sites and strategies to accommodate the City's RHNA, the element must include complete analyses:

   RHNA Progress: The element identifies one pending high-density residential project in Planning Area 40 with 175 permitted units indicating they are affordable to lower-income households, but it must also demonstrate how the units are affordable. The element

University Housing: The element credits 4,406 of existing faculty and graduate school housing on the University of California, Irvine campus. Please be aware, pursuant to Government Code 65583.1, subdivision (d), the element can only credit units constructed since the beginning of the projection period (June 30, 2021). HCD researched the issue related to how other university housing was counted in previous planning cycles and reviewed housing elements (4th cycle and 5th cycle housing elements) for the cities and counties of Santa Cruz and Santa Barbara referenced on page 7-14. These elements did not include crediting existing units from the University of California, Santa Cruz and University of California, Santa Barbara. In addition, HCD consulted with the California Department of Finance (DOF). DOF creates the population projections used in the RHNA, which includes both households and group quarters and verified that these units would have been accounted for in the number of existing occupied units used in in the development of the RHNA for the Southern California Association of Governments (SCAG).

However, the City can credit family and faculty housing that is proposed to be developed with in the planning period. Sites controlled by exempt entities can be credited towards the RHNA when documentation is provided that demonstrates the likelihood that the planned housing will be developed within the current RHNA/housing element cycle. Sites located on land controlled by exempt entities are analyzed differently because the jurisdiction may not have control over the planning, permitting, and decision-making processes of land owned by another public entity. While adequate documentation can vary due to differences in planning processes on land controlled by exempt entities, the following examples of documentation demonstrate the likelihood of housing being developed on sites outside the control of a local government:

- Agreement with the entity controlling the land that grants the jurisdiction authority regarding approving, permitting, certifying occupancy, and/or reporting new units to DOF.
- Documentation from the entity controlling the land that demonstrates planned housing has been approved to be built within the current RHNA cycle.
- Data pertaining to the timing of the project construction and unit affordability by household income category.

Please note, while none of the projects identified in the element appear to be exclusively college and university student housing, this type of housing may be considered noninstitutional group quarters and not a housing unit for purposes of meeting the RHNA. Residents typically enter “by the bed” leases (i.e., single-liability leases). Another distinguishing factor is that the unit is not available for rent to non-students. For further information on whether university housing meets the definition of a housing unit, please contact DOF at (916) 323-4086.

Adequate Site Alternative: Table 7-2 indicates the City is crediting the preservation of 823 units affordable to lower income households towards its RHNA. To credit the preservation of these units toward the City's housing need, the element must

development, and will be affordable to very low and low-income households at the time the units were identified for preservation, among other things

For additional information and an Alternative Adequate Sites Checklist, see the Building Blocks at https://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/adequate-sites-alternatives/docs/adequate_site_alt_checklist.pdf.

City-Owned Sites: The sites inventory lists certain sites as owned by the City. The housing element must include a description of whether there are any plans and schedule to sell or lease the property during the planning period and how the jurisdiction will comply with the Surplus Land Act Article 8 (commencing with Section 54220) of Chapter 5 of Part 1 of Division 2 of Title 5.

Suitability of Nonvacant Sites: The element must also analyze the extent to which existing uses may impede additional residential development and include an analysis of any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development. (Gov. Code, § 65583.2, subd. (g)(1).) Specifically, the site inventory contains several sites described as apartments in Tables A and B of Appendix C. Sites with existing uses should include additional analysis on the factors that led to selecting these sites for inclusion in the inventory. Trends related to experience with converting existing uses to higher density residential development or the current market demand should relate to the sites listed in the inventory.

In addition, specific analysis and actions are necessary if the housing element relies upon nonvacant sites to accommodate more than 50 percent of the RHNA for lower-income households. For your information, the housing element must demonstrate existing uses are not an impediment to additional residential development and will likely discontinue in the planning period. (Gov. Code, § 65583.2, subd. (g)(2).) Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the RHNA.

Realistic Capacity: The element indicates on page 7-8 that realistic capacity assumptions were determined to be 70% for vacant and nonvacant sites. However, it must demonstrate how the likelihood of nonresidential development (e.g., commercial) was considered for mixed use and nonresidential zones in the City was factored into realistic capacity assumptions. The estimate must also account for land use controls such as allowing 100 percent nonresidential uses. To demonstrate the likelihood for residential development in nonresidential zones, the element could describe any performance standards mandating a specified portion of residential and any factors increasing the potential for residential development such as incentives for residential use, and residential development trends in the same nonresidential zoning districts.

to accommodate housing for lower-income housing unless it is demonstrated that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower-income housing units as projected for the site or unless the housing element describes other evidence to HCD that the site is adequate to accommodate lower-income housing. (Gov. Code, § 65583.2, subd. (c)(2)(A).) For example, a site with a proposed and approved housing development that contains units affordable to lower income households would be an appropriate site to accommodate housing for lower-income households. (Gov. Code, § 65583.2, subd. (c)(2)(C).)

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Suitability and Availability of Infrastructure: The element provides a general overview of water and sewer infrastructure on pages 7-20 to 7-21, but it must also clarify sufficient dry utilities capacity to meet the RHNA.

Environmental Constraints: While the element generally describes several environmental conditions within the City (pp. 5-4 to 5-7), it must also describe any known environmental constraints or other conditions on identified sites that could impact housing development in the planning period. For example, the element should specifically address potential development constraints related to marshland on the Irvine Ranch Water District sites. For additional information and sample analysis, see the Building Blocks at http://www.hcd.ca.gov/communitydevelopment/building-blocks/site-inventory-analysis/analysis-of-sites-andzoning.shtml#environmental.

Accessory Dwelling Units (ADUs): The element projects 80 ADUs over the planning period or approximately 10 ADUs per year over the eight-year planning period. According to HCD records, one unit was permitted in 2018, 0 were permitted in 2019, and 0 were permitted in 2020. These trends do not support an assumption of 10 ADUs per year. To support assumptions for ADUs in the planning period, the element should reconcile trends with HCD records, adjust assumptions as appropriate and include additional information such as more recent permitted units and inquiries, resources and incentives, other relevant factors and modify policies and programs as appropriate, including monitoring and addressing the production and affordability of ADUs.

Water and Sewer Priority: For your information, water and sewer service providers must establish specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households. (Gov. Code, § 65589.7.) Local governments are required to immediately deliver the housing element to water and sewer service providers. HCD recommends including a cover memo describing the City's housing element, including the City's housing needs and regional housing need. For additional information and sample cover memo, see the *Building Blocks* at http://www.hcd.ca.gov/community-development/building-blocks/other-requirements/priority-for-water-sewer.shtml.

Zoning for a Variety of Housing Types: The element must demonstrate zoning to encourage and facilitate a variety of housing types, as follows:

Employee Housing: The element must demonstrate zoning is consistent with the Employee Housing Act (Health and Safety Code, § 17000 et seq.), specifically, sections 17021.5 and 17021.6 or add or modify programs as appropriate. Section 17021.5 requires employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. Section 17021.6 requires employee housing consisting of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone. For additional information and sample analysis, see the *Building Blocks* at http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/farmworkers.shtml.

Emergency Shelters: The element provides information on zoning for emergency shelters but must be revised to ensure parking standards are consistent with AB 139, which only allows parking for staff. The element notes on page 5-43 that current parking requirements for emergency shelters in the City are one space per four beds, plus one pace per employee which is inconsistent with state law.

Transitional and Supportive Housing: The element provides some information on pages 5-44 and 5-45 regarding transitional and supportive housing but must demonstrate these housing types are permitted as a residential use in all zones allowing residential uses and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone in compliance with Government Code section 65583, subdivision (c)(3).

Accessory Dwelling Units (ADUs): Table 5-11 indicates ADUs are prohibited in the IBC Residential and Multi-Use Zones. However, ADUs must be ministerially approved in all residential and mixed-use zones. In addition, page 5-18 indicates that ADUs with one or more bedrooms requires an additional parking space. These constraints must be addressed, and a program(s) must be included to update the City's Zoning Ordinance to comply with State ADU Law. In addition, per conversations with staff, it is HCD's understanding that the City is defaulting to permit and processing procedures for approval of ADU's. The element must explicitly state how ADU's are currently allowed, including applicable development standards.

4. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land-use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. (Gov. Code, § 65583, subd. (a)(5).)*

   Land-Use Controls: The element must identify and analyze all relevant land-use controls

densities given these restrictions and include programs as necessary to address identified constraints.

Fees and Exactions: The element must describe all required fees for single family and multifamily housing development, including impact fees, and analyze their impact as potential constraints on housing supply and affordability. In particular, the City should include additional comparative analysis from similar cities on the cost of its Environmental Impact Report (EIR) fee to examine whether the EIR poses a potential constraint to housing development.

SB 35 Streamlined Ministerial Approval Process: The element must clarify whether there are written procedures for the SB 35 (Chapter 366, Statutes of 2017) Streamlined Ministerial Approval Process and add a program as necessary to address these requirements.

Processing and Permit Procedures: The element must describe and analyze the design review, guidelines and process, including approval procedures and decision-making criteria, for their impact as potential constraints on housing supply, affordability, timing and approval certainty. For example, the analysis could describe required findings and discuss whether objective standards and guidelines improve development certainty and mitigate cost impacts. The element must demonstrate this process is not a constraint or it must include a program to address this permitting requirement, as appropriate.

In addition, the element indicates multifamily development in zones intended for permitting multifamily development (Multi-Use, Medium-Density Residential, and Medium-High Density Residential on page 5-42) are subject to a conditional use permit (CUP). The element must analyze the CUP process as a potential constraint on housing supply and affordability. The analysis should identify findings of approval for the CUP and their potential impact on development approval certainty, timing, and cost. The element must demonstrate this process is not a constraint or it must include a program to address and remove or mitigate the CUP requirement.

Zoning and Fees Transparency: The element must clarify its compliance with new transparency requirements for posting all zoning and development standards for each parcel on the jurisdiction's website pursuant to Government Code section 65940.1, subdivision (a)(1).

Constraints on Housing for Persons with Disabilities: The element includes some analysis of zoning, development standards, building codes, and process and permit procedures as potential constraints on housing for persons with disabilities. However, more information is required. Specifically, the element notes the City has established reasonable accommodation procedures in the Building Code (pp. 5-38 to 5-39) but it does not provide a description of the procedure or analysis on whether such procedures

constraint on housing for persons with disabilities and add or modify programs as appropriate to ensure zoning permits group homes objectively with approval certainty.

5. *An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Government Code section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional housing need in accordance with Government Code section 65584. (Gov. Code, § 65583, subd. (a)(6).)*

   The element includes some analysis on pages 5-2 to 5-3 of nongovernmental constraints, including the availability of financing and the length of time between project approval and request for a building permit. However, the element must also address requests to develop housing at densities below those anticipated in the sites inventory. Depending on the outcomes of that analysis, a program(s) must be added that identify local efforts to address nongovernmental constraints that create a gap in the jurisdiction's ability to meet its RHNA by income category.

6. *Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female-heads of households; and families and persons in need of emergency shelter. (Gov. Code, § 65583, subd. (a)(7).)*

   The element indicates on page 2-45 that there are 158 farmworkers employed in the agricultural industry within the City. However, the analysis does not specify whether regional contexts were taken into consideration. Farmworkers from the broader area and those employed seasonally may have housing needs that are not currently reflected in the analysis. As a result, the element should at least acknowledge the housing needs of permanent and seasonal farmworkers at a county-level (e.g., USDA county-level farmworker data) and include programs as appropriate.

7. *Analyze existing assisted housing developments that are eligible to change to non-low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions. (Gov. Code, § 65583, subd. (a)(9) through 65583, subd. (a)(9)(D).)*

   The element currently provides a general overview of assisted housing projects at-risk of converting to non-low income uses (Table 4-1). However, the element should include an assessment of risk (e.g., low, moderate, high) for each of the housing developments and identify any at-risk units as a result of termination of local funding or regulatory agreements (e.g., inclusionary agreements, redevelopment funds, or density bonus).

ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions. (Gov. Code, § 65583, subd. (c).)

To have a beneficial impact in the planning period and address the goals of the housing element, the following programs must be modified to include specific and clear commitments (ex. beyond "exploring," "reviewing," or "initiating"): Programs C.4 (Plan to Encourage and Incentivize ADUs), D.2 (Continue the Conservation and Monitoring of Existing and Future Affordable Units), G.3 (Zoning Changes), J.1 (Cooperating with Community-Based Organizations), J.2 (Displacement Prevention), L.1 (Update and Implement the City's General Plan – Land Use Element/Amend Zoning Ordinance), L.2 (Implement the One Irvine Program to Support Placemaking Through its Neighborhood Revitalization Efforts), M.2 (Cooperation with Community Based Organizations) and M.3 (Density Bonus Eligibility).

In addition, the following programs must be revised with discrete timelines: Programs A.3 (Residential Overlays in Nonresidential Areas), B.1 (Assist with Development of Lower-Income Housing), B.3 (Review the City's Development Standards), B.4 (Provide a Menu of Incentives/Concessions to Developers, C.4 (Plan to Encourage and Incentivize ADUs), D.2 (Continue the Conservation and Monitoring of Existing and Future Affordable Units), G.2 (Adopt Ordinances and Policies that Encourage a Diverse Housing Stock), G.3 (Zoning Changes), G.6 (Irvine Housing Authority), G.7 (Terms of Affordability) J.3 (Legal Assistance for Renters), K.1 (Homeownership Education), K.2 (Residential Rehabilitation Program), L.1 (Update and Implement the City's General Plan – Land Use Element/ Amend Zoning Ordinance), and L.2 (Implement the One Irvine Program to Support Placemaking Through its Neighborhood Revitalization Efforts).

2. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (*Gov. Code, § *65583, subd. (c)(1).)*

address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:

Replacement Housing Requirements: The sites inventory identifies sites with existing residential uses. Absent a replacement housing program (Gov. Code, § 65583.2, subd. (g)(3)), these sites are not adequate sites to accommodate lower-income households. The replacement housing program has the same requirements as set forth in Government Code section 65915, subdivision (c)(3). The element must be revised to include a program(s) as necessary.

Adequate Sites Alternate Program: As the element appears to rely on the preservation of housing projects to accommodate a portion of the RHNA for lower-income households pursuant to Government Code section 65583.1, subdivision (c). The element must include a program that commits the City to provide committed assistance through a legally enforceable agreement by the end of the third year of the housing-element planning period. The dollar amount or related in-kind services of the committed assistance must be substantial enough to make the targeted units available for occupancy within two years of the execution date of the agreement. In addition, the program must commit to report the status of the committed assistance program in the annual progress report no later than the fourth year of the planning period. If the City does not enter into an enforceable agreement of committed assistance for all the units initially identified by the end of the third year of the planning period, the local government must adopt an amendment to its housing element, no later than the end of the fourth year of the planning period, identifying additional adequate sites sufficient to accommodate the number of units for which committed assistance was not provided.

Rezone Program for Adequate Sites: The City appears to be relying on sites that require rezoning to accommodate a portion of its housing need for lower-income households. While the element includes Program PP-A.3 (Residential Overlays in Nonresidential Areas), it must specifically commit to rezoning pursuant to all the provisions outlined in Government Code section 65583.2, subdivisions (h) and (i).

3. *The housing element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)*

   While the element includes programs to assist in the development of very low-, low-, and moderate-income households, it must also include a program(s) to assist in the development of housing affordable ELI households. Programs must be revised or added to the element to assist in the development of housing for ELI households. Program actions could include prioritizing some funding for housing developments affordable to ELI households and offering financial incentives or regulatory concessions to encourage the development of housing types, such as multifamily, single-room occupancy (SRO) units, to address the identified housing needs for ELI households.
   For additional information, see the Building Blocks at http://www.hcd.ca.gov/community

housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)

As noted in Findings B4 and B5, the element requires a complete analysis of potential governmental and nongovernmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs to address and remove or mitigate any identified constraints.

5. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)*

   As noted in Finding B2 the element must include a complete assessment of fair housing. Based on the outcomes of that analysis, the element must add or modify programs. For additional guidance on program requirements to AFFH, please see HCD's guidance at https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml.

6. *The housing program shall preserve for low-income household the assisted housing developments identified pursuant to paragraph (9) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (9) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance. (Gov. Code, § 65583, subd. (c)(6).)*

   The element identifies 913 units at-risk of converting to market-rate uses in the planning period (page 4-1). The element includes Program D.2 (Continue the Conservation and Monitoring of Existing and Future Affordable Units) to preserve the at-risk units but provides vague program language and commitments. The Program must be revised with clear and specific commitment. For example, the Program should support applications by non-profits for funding to purchase at-risk units, strengthen relationships with the listed non-profits and develop a plan or strategy for quickly moving forward in the case units are noticed to convert to market-rate uses in the planning period, and consider pursuing funding on at least an annual basis. The program should also commit to contacting non-profits immediately to develop a preservation strategy by a date certain and be ready to quickly act when notice of conversion is received and monitoring the units to ensure tenants receive proper notifications, education and support. For additional information and a sample program, see the Building Blocks at http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/assisted-housing-developments.shtml

2. Email notification of Revised Draft HEU Re-Release – November 19, 2021



6th Cycle Draft Housing Element Update Re-Release

In response to the California Department of Housing and Community Development and community feedback, the City of Irvine has re-released its revised 6th Cycle draft Housing Element for 2021–2029. The Housing Element is a mandatory chapter of the City's General Plan that requires review and updating every eight years by the State of California.

Per state statute, the 6th Cycle Housing Element should be adopted by October 15, 2021; however, a 120-day grace period is permitted (i.e., on or before February 11, 2021).

The draft update accommodates the City's total 23,610-unit Regional Housing Needs Assessment (RHNA) allocation, a state mandate, and includes a comprehensive plan of housing goals, policies, and programs consistent with State Housing Element laws.

The revised Draft Housing Element is available on the City's Housing Element Update website at *cityofirvine.org/heupdate*. The City welcomes all residents, community stakeholders, and interested parties to review and comment on the revised document.

Please submit any comments and/or questions on the revised Draft Housing Element to the City of Irvine's Community Development Department at 1 Civic Center Plaza, Irvine, CA 92606. Comments and questions may also be sent via email at *GPUpdate@cityofirvine.org* or phone at 949-724-6395.

For more information about the Housing Element Update in the City of Irvine, please visit *cityofirvine.org/heupdate*.

Since its incorporation in 1971, Irvine has become a nationally recognized city, with a population of 307,670 that spans 66 square miles and is recognized as one of America's safest and most successful master-planned urban communities. Top-rated educational institutions, an enterprising business atmosphere, sound environmental

# # #

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한국어로된 정보를 원하시면 949-724-6395 로 연락 바랍니다 .
如需中文資訊，請致電 949-724-6395。
有关中文信息，请致电 949-724-6395。
日本語で情報を共有する場合、電話番号949-724-6395までご連絡ください
Para obtener información en español, llame al 949-724-6395.
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cityofirvine.org



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3. Draft Housing Element Correspondence

Anonymous Comment In-Box on www.cityofirvine.org/HEUpdate:

Previous submission Next submission

Submission information

Form: Housing Element Update Feedback
Submitted by Anonymous (not verified)
Mon, 11/22/2021 - 12:26am
198.143.33.21

Message

Please build most of the new housing close to the transit center (train station) at Great Park. There already too much traffic and air pollution in the area. There are still wildlife in the South West part of Irvine. Please protect them by leaving open spaces as they are.

Previous submission Next submission

From: Neal Swerdlow
To: Melissa Chao
Subject: Re: Housing Element Update
Date: Wednesday, November 17, 2021 4:13:38 PM
Attachments: image003.png
image001.png
image002.png

CAUTION: EXTERNAL EMAIL

Thanks Melissa.

And a Happy Thanksgiving to you and your family also!

-----Original Message-----
From: Melissa Chao <MChao@cityofirvine.org>
To: Neal Swerdlow <nssfinance@aol.com>
Sent: Wed, Nov 17, 2021 4:09 pm
Subject: RE: Housing Element Update

Hi Neal,

No problem at all. Please feel free to reach out anytime with questions/concerns.

The draft (revised) HEU re-release for further public comment is anticipated this Friday, Nov. 19. A notification email will be sent out.

Please note on December 2 and 16, the Planning Commission will consider the draft 6th Cycle Housing Element and associated Initial Study/Negative Declaration and provide recommendations to the City Council (for anticipated adoption hearings in January 2022). Additional meeting information will be posted on www.cityofirvine.org/HEUpdate as it becomes available.

Hope you have a wonderful Thanksgiving holiday.

Thank you,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Neal Swerdlow <nssfinance@aol.com>
Sent: Wednesday, November 17, 2021 3:53 PM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: Re: Housing Element Update

CAUTION: EXTERNAL EMAIL

Hi Melisa,

Your number is correct. Somebody provided me with outdated information which is not correct.

Sorry for the inconvenience.

Neal Swerdlow

-----Original Message-----
From: Melissa Chao <MChao@cityofirvine.org>
To: Neal Swerdlow <nssfinance@aol.com>
Cc: Hitta Mosesman <hitta.mosesman@weareharris.com>; Jordan Perez <Jordan.Perez@weareharris.com>; Melissa Chao <MChao@cityofirvine.org>
Sent: Wed, Nov 17, 2021 3:35 pm
Subject: RE: Housing Element Update

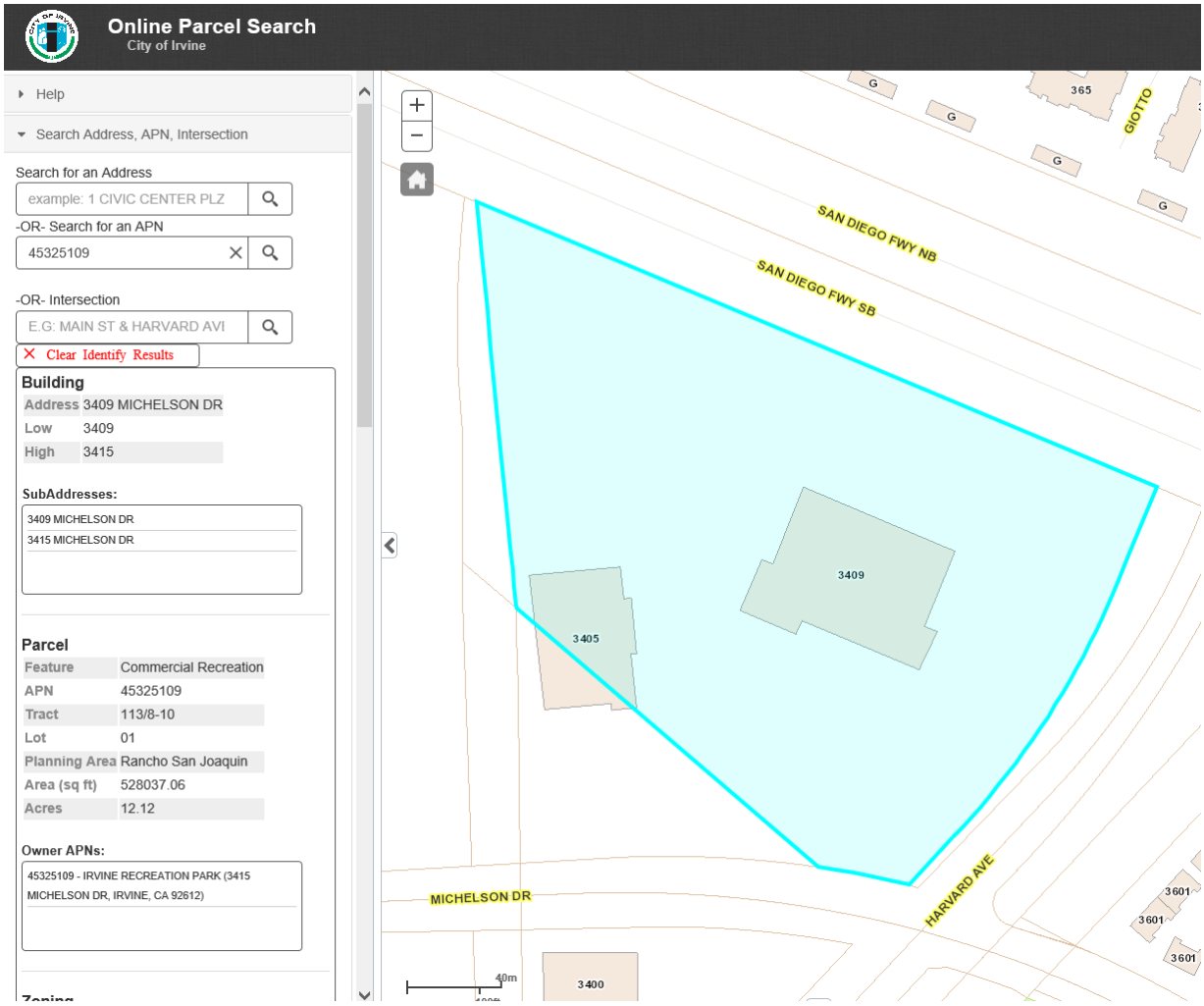
Hi Neal,

Below is what comes up in the City's GIS—based online parcel search. When I search for APN 453-251-08, no results show. The attached County's APN map does not show 453-251-08 either. Do you have other documentation that shows otherwise?

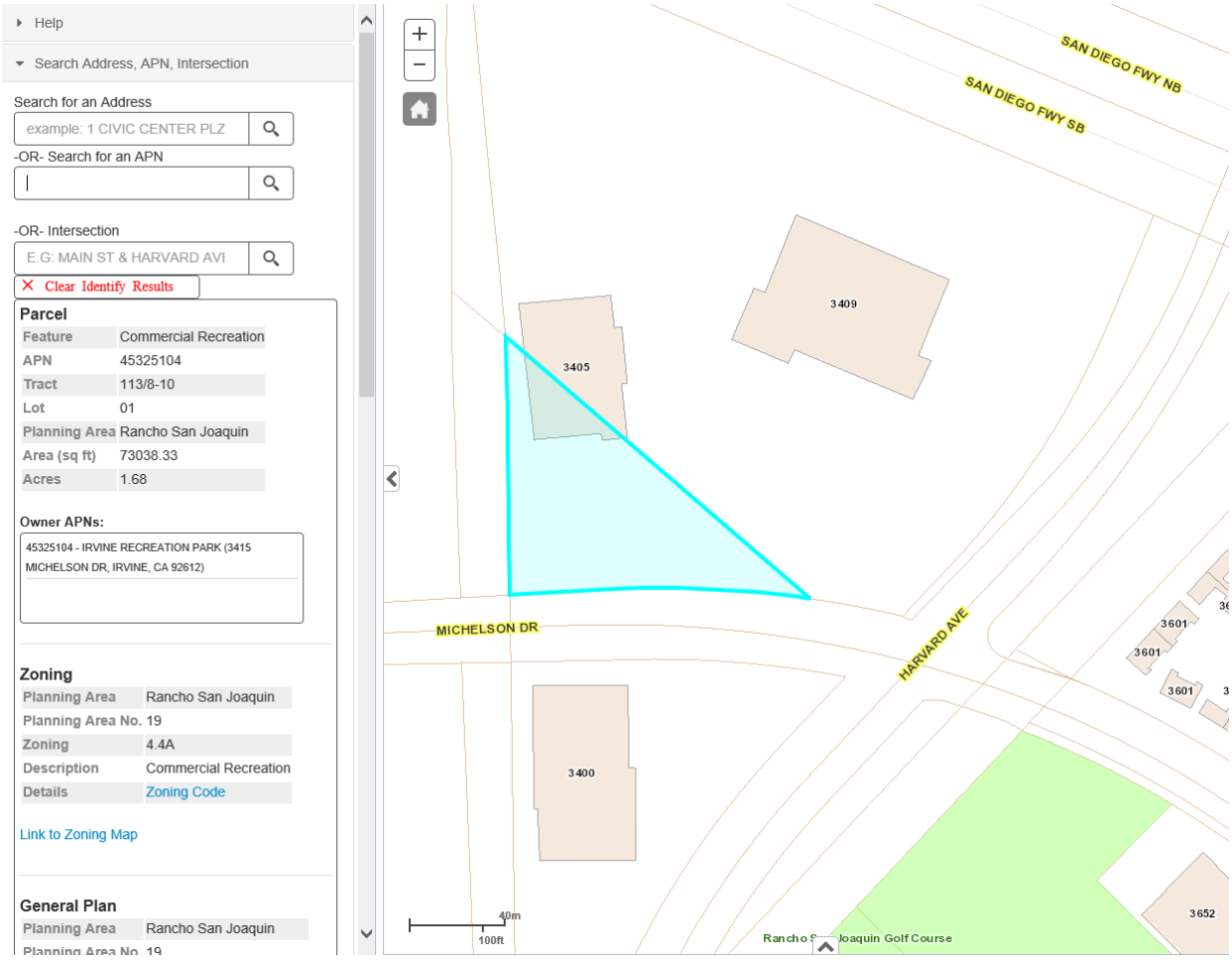
For 453-251-04, I've requested our consultant revise use from Vet Hospital to Amusement Park.

Thanks,
Melissa

Line 4 of Table B:



Line 5 of Table B:



Map with 2020 aerial overlay with parcel lines:

Building

Address	3405 MICHELSON DR
Low	3405
High	3405

Parcel

Feature	Commercial Recreation
APN	45325109
Tract	113/8-10
Lot	01
Planning Area	Rancho San Joaquin
Area (sq ft)	528037.06
Acres	12.12

Owner APNs:

45325109 - IRVINE RECREATION PARK (3415 MICHELSON DR, IRVINE, CA 92612)

Zoning

Planning Area	Rancho San Joaquin
Planning Area No.	19
Zoning	4.4A
Description	Commercial Recreation
Details	Zoning Code

Link to Zoning Map

General Plan

Planning Area	Rancho San Joaquin
Planning Area No.	19
Description	COMMER. RECREATION

School Districts

IRVINE UNIFIED SCHOOL DISTRICT



MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Neal Swerdlow <nssfinance@aol.com>
Sent: Wednesday, November 17, 2021 2:49 PM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: Fwd: Housing Element Update

CAUTION: EXTERNAL EMAIL

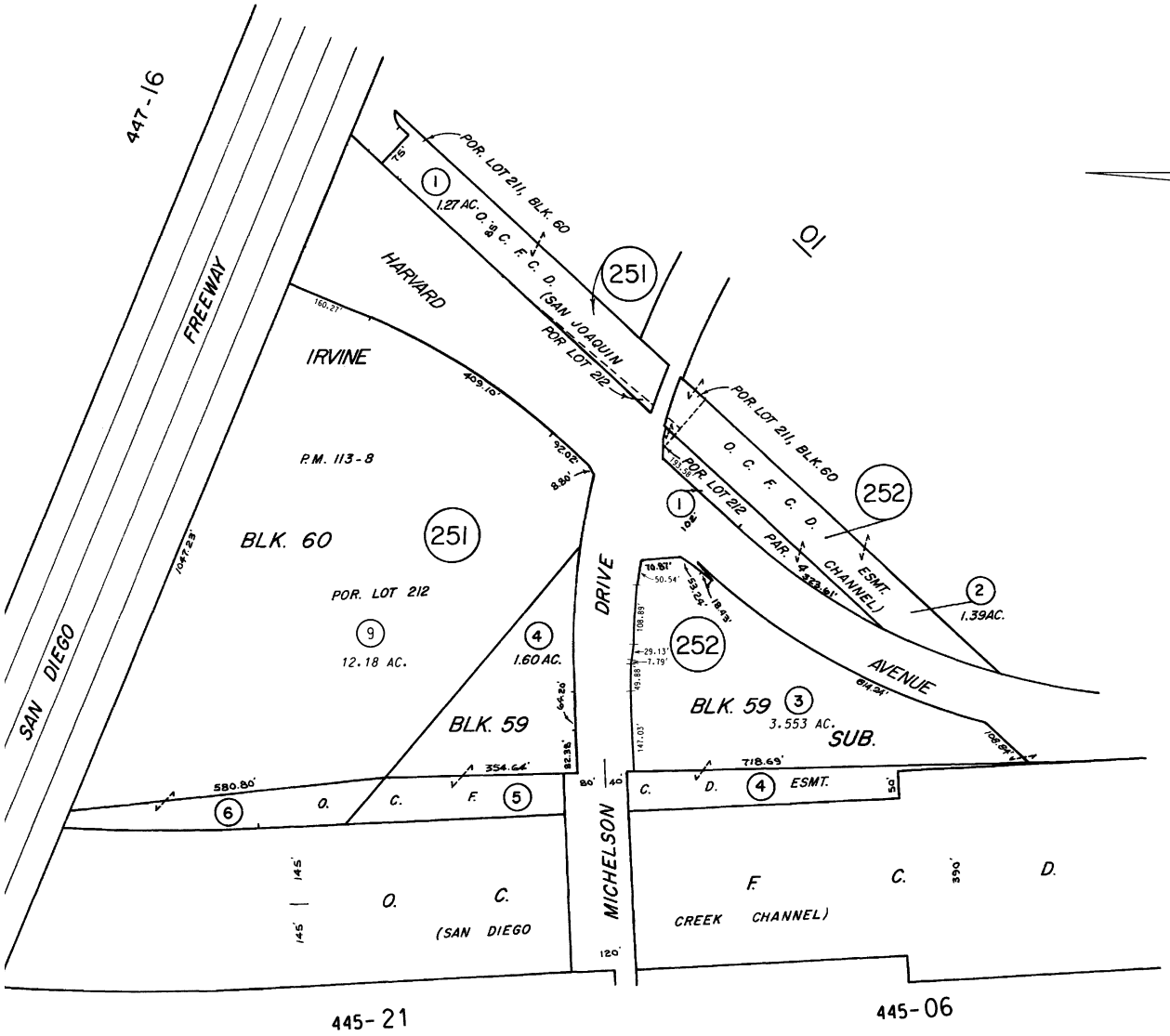
Melissa,

Followup question, why is 453-251-04 showing existing use as Vet Hospital?

Thank you,

Neal Swerdlow

-----Original Message-----
From: Neal Swerdlow <nssfinance@aol.com>
To: mchao@cityofirvine.org <mchao@cityofirvine.org>
Sent: Wed, Nov 17, 2021 2:34 pm
Subject: Housing Element Update



1" = 200'

IRVINE SUB. M.M. 1-88
PARCEL MAP P.M. 113-8

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP
BOOK 453 PAGE 25
COUNTY OF ORANGE

From: Andrew Nelson
To: Melissa Chao
Cc: Marika Poynter; Hitta Mosesman; Jordan Perez; Sean Cao
Subject: Re: Irvine HEU - 18872 MacArthur Blvd
Date: Thursday, November 18, 2021 6:16:22 PM

CAUTION: EXTERNAL EMAIL

Thank you for this helpful message Melissa. Excellent service at 6 pm on a Thursday!

Sean Cao, copied, is the owner of the property and can indicate his wishes relative to this property's designation as a potential site for affordable housing.

We will review the rest of this helpful information you have sent and will respond.

With thanks,

Andrew Nelson
Red Oak Investments
310-880-0888-cell

On Thu, Nov 18, 2021, 5:58 PM Melissa Chao <MChao@cityofirvine.org> wrote:

> Hi Andrew,
>
> Based on our telephone discussion, you indicated the property owner of 18872 MacArthur may have potential concerns being designated as an affordable housing site on the City's draft HEU site inventory list (see attached Table A showing 442 lower income units), which is a companion to the color coded site map. Please provide feedback to our team (who are copied on this email) in the next week or two. For additional project information, please go to www.cityofirvine.org/HEUpdate.
>
> If the site requires rezoning to allow residential uses, the proposed density is TBD and will be established through the subsequent General Plan Update (GPU) and associated Zoning Ordinance Amendment (ZOA) work effort after the Housing Element is adopted/certified

- General Plan and Zoning Ordinance Amendment to increase intensity cap and/or change classifications (if necessary)

https://irvineca.seamlessdocs.com/f/GeneralPlanAmendment

https://irvineca.seamlessdocs.com/f/ZoneChange

- Conditional Use Permit and/or Master Plan (as required by the zoning requirements)

https://irvineca.seamlessdocs.com/f/ConditionalUsePermit

https://irvineca.seamlessdocs.com/f/MasterPlan

- Subdivision Map

https://irvineca.seamlessdocs.com/f/TentativeTractParcelMap

- Park Plan for demonstrating minimum park dedication requirements are met

https://irvineca.seamlessdocs.com/f/ParkPlan

- Park Design (can be processed concurrently with CUP and/or MP or deferred as a separate application)

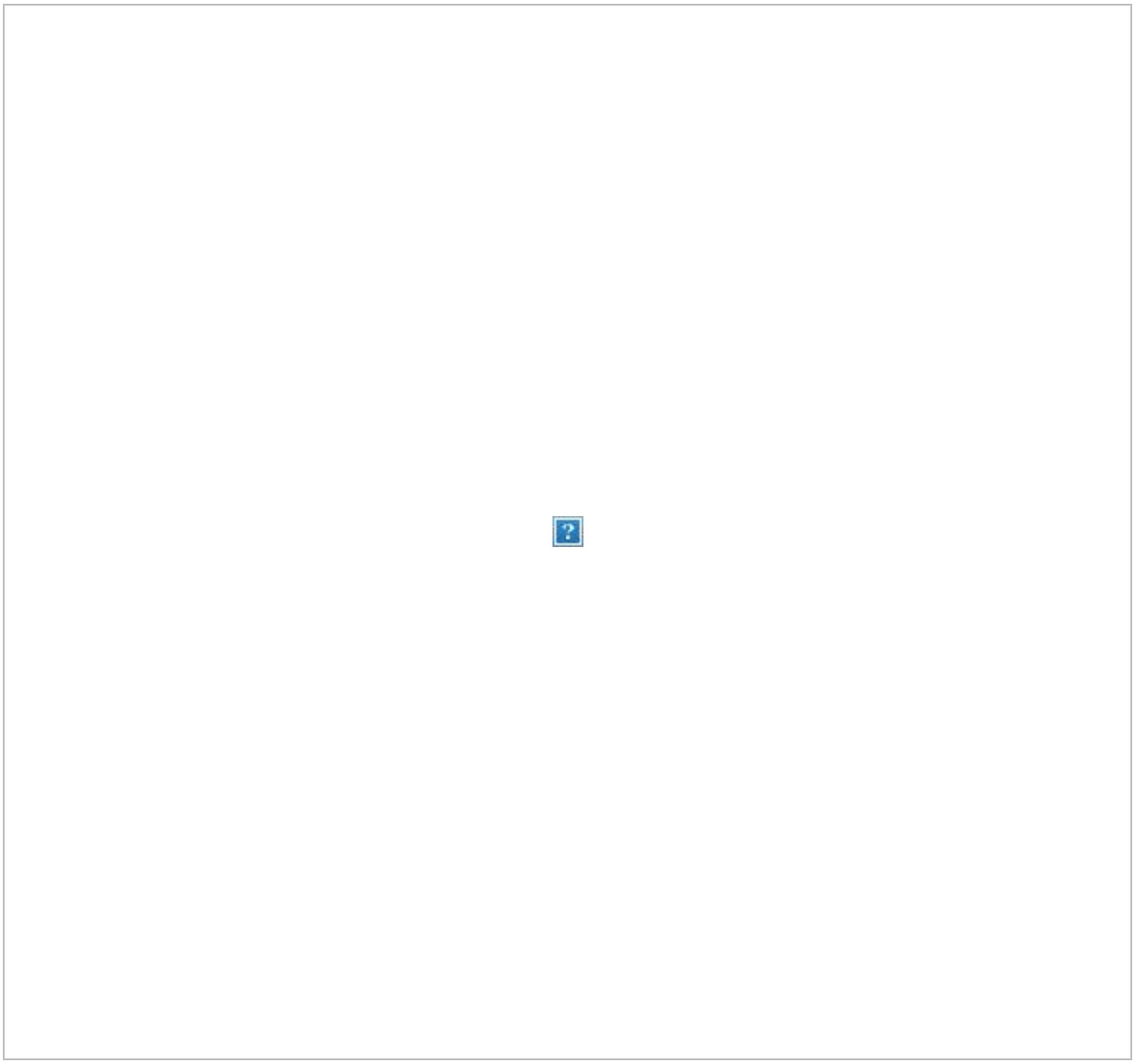
https://irvineca.seamlessdocs.com/f/ParkDesign

- Affordable Housing Plan for meeting the City's existing 15% inclusionary housing ordinance:

https://library.municode.com/ca/irvine/codes/zoning?nodeId=ZOOR_DIV2AD_CH2-3AFHOIMPR

https://irvineca.seamlessdocs.com/f/IrvineBusinessComplex

Below is a snapshot of the existing DIV allocation:



contact 949-724-6313.

Thanks,

MELISSA CHAO | SENIOR PLANNER
City of Irvine | Community Development

1 Civic Center Plaza, Irvine, CA 92606
P 949-724-6395 I F 949-724-6440

mchao@cityofirvine.org

From: Melissa Chao
To: Katie Flores
Subject: RE: Housing Element Update - Opportunity List
Date: Monday, November 29, 2021 10:16:59 AM
Attachments: image001.png
image003.png
image004.png

Hi Katie,

Sorry for the delay in responding, I just returned to the office today. Hope you had a wonderful Thanksgiving!

The latest version of the draft Housing Element site inventory as of 11/19/21 is available here: https://legacy.cityofirvine.org/civica/filebank/blobdload.asp?BlobID=33742

Please refer to pages A-228 through A-456 in Section A-K, Future Housing Sites, in Appendix A, Public Engagement, for correspondence with property owners that have expressed interest in being included in the site inventory.

The project webpage is routinely updated with new information and can be accessed at www.cityofirvine.org/HEUpdate.

Please let me know if you have any further questions.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Katie Flores <kflores@intracorphomes.com>
Sent: Monday, November 22, 2021 3:28 PM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: FW: Housing Element Update - Opportunity List

CAUTION: EXTERNAL EMAIL

www.intracorphomes.com

From:	Melissa Chao
To:	Brandon Young; Clerk; Planning Commission
Cc:	Mitchell Tsai; Greg Sonstein; Hind Baki; Rebekah Youngblood; Melissa Chao
Subject:	RE: SWRCC - City of Irvine, 6th Cycle Housing Element Update] - 12/2/2021 CPC Comment Letter
Date:	Thursday, December 2, 2021 3:44:44 PM

Hi Brandon,

This confirms receipt of this email and its attachment.

Thanks,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Brandon Young <brandon@mitchtsailaw.com>
Sent: Thursday, December 2, 2021 3:35 PM
To: Clerk <clerk@cityofirvine.org>; Planning Commission <PlanningCommission@cityofirvine.org>; Melissa Chao <MChao@cityofirvine.org>
Cc: Mitchell Tsai <mitch@mitchtsailaw.com>; Greg Sonstein <greg@mitchtsailaw.com>; Hind Baki <hind@mitchtsailaw.com>; Rebekah Youngblood <rebekah@mitchtsailaw.com>
Subject: SWRCC - City of Irvine, 6th Cycle Housing Element Update] - 12/2/2021 CPC Comment Letter

CAUTION: EXTERNAL EMAIL

Dear Mr. Petersen, Ms. Chao, and Community Development Department,

Please see the attached comment letter on City of Irvine's 12/2/2021 City Planning Commission meeting for the above referenced Project and confirm receipt of this email and its attachment.

Thank you,

Brandon Young

CONFIDENTIALITY NOTICE: This e-mail transmission, and any documents, files or previous e-mail messages accompanying it, may contain confidential information that is legally privileged. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this message is STRICTLY PROHIBITED and may violate applicable laws including the Electronic Communications Privacy Act. If you have received this transmission in error, please immediately notify us by reply e-mail at mitch@mitchtsailaw.com or by telephone at (626) 381-9248 and destroy the original transmission and its attachments without reading them or saving them to disk. Thank you.

VIA E-MAIL

December 2, 2021

Carl Petersen
City Clerk
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606
Em: clerk@cityofirvine.org; planningcommission@cityofirvine.org

Melinda Chao
Senior Planner
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606
Em: mchao@cityofirvine.org

RE: Agenda Item No. 2 - GENERAL PLAN - DRAFT 2021 - 2029 HOUSING ELEMENT UPDATE

Dear Mr. Petersen, Ms. Chao, and Community Development Department,

On behalf of the Southwest Regional Council of Carpenters ("**Commenter**" or "**Southwest Carpenters**"), my Office is submitting these comments on the City of Irvine's ("**City**" or "**Lead Agency**") 2021-2029 update to the City's General Plan Housing Element ("**Project**"), Agenda Item No. 2, for the December 2, 2021 City Planning Commission meeting.

Commenters expressly reserves the right to supplement these comments at or prior to hearings on the Project, and at any later hearings and proceedings related to this Project. Cal. Gov. Code § 65009(b); Cal. Pub. Res. Code § 21177(a); *Bakersfield Citizens for Local Control v. Bakersfield* (2004) 124 Cal. App. 4th 1184, 1199-1203; see *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109, 1121.

Commenters incorporates by reference all comments raising issues regarding the EIR submitted prior to certification of the EIR for the Project. *Citizens for Clean Energy v City of Woodland* (2014) 225 Cal. App. 4th 173, 191 (finding that any party who has objected to the Project's environmental documentation may assert any issue timely raised by other parties).

Moreover, Commenter requests that the Lead Agency provide notice for any and all notices referring or related to the Project issued under the California Environmental Quality Act ("**CEQA**"), Cal Public Resources Code ("**PRC**") § 21000 *et seq*, and the California Planning and Zoning Law ("**Planning and Zoning Law**"), Cal. Gov't Code §§ 65000–65010. California Public Resources Code Sections 21092.2, and 21167(f) and Government Code Section 65092 require agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body.

The City should require the use of a local skilled and trained workforce to benefit the community's economic development and environment. The City should require the use of workers who have graduated from a Joint Labor Management apprenticeship training program approved by the State of California, or have at least as many hours of on-the-job experience in the applicable craft which would be required to graduate from such a state approved apprenticeship training program or who are registered apprentices in an apprenticeship training program approved by the State of California.

Community benefits such as local hire and skilled and trained workforce requirements can also be helpful to reduce environmental impacts and improve the positive

reduce greenhouse gas emissions and providing localized economic benefits. As environmental consultants Matt Hagemann and Paul E. Rosenfeld note:

> [A]ny local hire requirement that results in a decreased worker trip length from the default value has the potential to result in a reduction of construction-related GHG emissions, though the significance of the reduction would vary based on the location and urbanization level of the project site.

March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling.

Skilled and trained workforce requirements promote the development of skilled trades that yield sustainable economic development. As the California Workforce Development Board and the UC Berkeley Center for Labor Research and Education concluded:

> . . . labor should be considered an investment rather than a cost – and investments in growing, diversifying, and upskilling California's workforce can positively affect returns on climate mitigation efforts. In other words, well trained workers are key to delivering emissions reductions and moving California closer to its climate targets.[1]

Local skilled and trained workforce requirements and policies have significant environmental benefits since they improve an area's jobs-housing balance, decreasing the amount of and length of job commutes and their associated greenhouse gas emissions. Recently, on May 7, 2021, the South Coast Air Quality Management District found that that the "[u]se of a local state-certified apprenticeship program or a skilled and trained workforce with a local hire component" can result in air pollutant reductions.[2]

Cities are increasingly adopting local skilled and trained workforce policies and requirements into general plans and municipal codes. For example, the City of Hayward 2040 General Plan requires the City to "promote local hiring . . . to help achieve a more positive jobs-housing balance, and reduce regional commuting, gas consumption, and greenhouse gas emissions."[3]

In fact, the City of Hayward has gone as far as to adopt a Skilled Labor Force policy into its Downtown Specific Plan and municipal code, requiring developments in its Downtown area to requiring that the City "[c]ontribute to the stabilization of regional construction markets by spurring applicants of housing and nonresidential developments to require contractors to utilize apprentices from state-approved, joint labor-management training programs, . . ."[4] In addition, the City of Hayward requires all projects 30,000 square feet or larger to "utilize apprentices from state-approved, joint labor-management training programs."[5]

Locating jobs closer to residential areas can have significant environmental benefits. As the California Planning Roundtable noted in 2008:

> People who live and work in the same jurisdiction would be more likely to take transit, walk, or bicycle to work than residents of less balanced communities and their vehicle trips would be shorter. Benefits would include potential reductions in both vehicle miles traveled and vehicle hours traveled.[6]

In addition, local hire mandates as well as skill training are critical facets of a strategy to reduce vehicle miles traveled. As planning experts Robert Cervero and Michael Duncan noted, simply placing jobs near housing stock is insufficient to achieve VMT reductions since the skill requirements of available local jobs must be matched to those held by local residents.[7] Some municipalities have tied local hire and skilled and

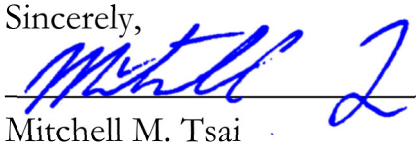
[3] City of Hayward (2014) Hayward 2040 General Plan Policy Document at p. 3-99, *available at*

trained workforce policies to local development permits to address transportation issues. As Cervero and Duncan note:

> In nearly built-out Berkeley, CA, the approach to balancing jobs and housing is to create local jobs rather than to develop new housing." The city's First Source program encourages businesses to hire local residents, especially for entry- and intermediate-level jobs, and sponsors vocational training to ensure residents are employment-ready. While the program is voluntary, some 300 businesses have used it to date, placing more than 3,000 city residents in local jobs since it was launched in 1986. When needed, these carrots are matched by sticks, since the city is not shy about negotiating corporate participation in First Source as a condition of approval for development permits.

The City should consider utilizing skilled and trained workforce policies and requirements to benefit the local area economically and mitigate greenhouse gas, air quality and transportation impacts.

Sincerely,



Mitchell M. Tsai
Attorneys for Southwest Regional
Council of Carpenters

Attached:

March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling (Exhibit A);

Air Quality and GHG Expert Paul Rosenfeld CV (Exhibit B); and

Air Quality and GHG Expert Matt Hagemann CV (Exhibit C).

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

2656 29th Street, Suite 201
Santa Monica, CA 90405

Matt Hagemann, P.G, C.Hg.
(949) 887-9013
mhagemann@swape.com

Paul E. Rosenfeld, PhD
(310) 795-2335
prosenfeld@swape.com

March 8, 2021

Mitchell M. Tsai
155 South El Molino, Suite 104
Pasadena, CA 91101

Subject: Local Hire Requirements and Considerations for Greenhouse Gas Modeling

Dear Mr. Tsai,

Soil Water Air Protection Enterprise ("SWAPE") is pleased to provide the following draft technical report explaining the significance of worker trips required for construction of land use development projects with respect to the estimation of greenhouse gas ("GHG") emissions. The report will also discuss the potential for local hire requirements to reduce the length of worker trips, and consequently, reduced or mitigate the potential GHG impacts.

Worker Trips and Greenhouse Gas Calculations

The California Emissions Estimator Model ("CalEEMod") is a "statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and greenhouse gas (GHG) emissions associated with both construction and operations from a variety of land use projects."[1] CalEEMod quantifies construction-related emissions associated with land use projects resulting from off-road construction equipment; on-road mobile equipment associated with workers, vendors, and hauling; fugitive dust associated with grading, demolition, truck loading, and on-road vehicles traveling along paved and unpaved roads; and architectural coating

Specifically, the number and length of vehicle trips is utilized to estimate the vehicle miles travelled ("VMT") associated with construction. Then, utilizing vehicle-class specific EMFAC 2014 emission factors, CalEEMod calculates the vehicle exhaust, evaporative, and dust emissions resulting from construction-related VMT, including personal vehicles for worker commuting.[4]

Specifically, in order to calculate VMT, CalEEMod multiplies the average daily trip rate by the average overall trip length (see excerpt below):

> "$VMT_d = \Sigma(\text{Average Daily Trip Rate}_i * \text{Average Overall Trip Length}_i)_n$
>
> Where:
>
> n = Number of land uses being modeled."[5]

Furthermore, to calculate the on-road emissions associated with worker trips, CalEEMod utilizes the following equation (see excerpt below):

> "$\text{Emissions}_{pollutant} = VMT * EF_{running,pollutant}$
>
> Where:
>
> $\text{Emissions}_{pollutant}$ = emissions from vehicle running for each pollutant
>
> VMT = vehicle miles traveled
>
> $EF_{running,pollutant}$ = emission factor for running emissions."[6]

Thus, there is a direct relationship between trip length and VMT, as well as a direct relationship between VMT and vehicle running emissions. In other words, when the trip length is increased, the VMT and vehicle running emissions increase as a result. Thus, vehicle running emissions can be reduced by decreasing the average overall trip length, by way of a local hire requirement or otherwise.

Default Worker Trip Parameters and Potential Local Hire Requirements

As previously discussed, the number, length, and vehicle class of worker trips are utilized by CalEEMod to calculate emissions associated with the on-road vehicle trips required to transport workers to and from the Project site during construction.[7] In order to understand how local hire requirements and associated worker trip length reductions impact GHG emissions calculations, it is important to consider the CalEEMod default worker trip parameters. CalEEMod provides recommended default values based on site-specific information, such as land use type, meteorological data, total lot acreage, project type and typical equipment associated with project type. If more specific project information is known, the user can change the default values and input project-specific values, but the California Environmental Quality Act ("CEQA") requires that such changes be justified by substantial evidence.[8] The default number of construction-related worker trips is calculated by multiplying the

number of pieces of equipment for all phases by 1.25, with the exception of worker trips required for the building construction and architectural coating phases.[9] Furthermore, the worker trip vehicle class is a 50/25/25 percent mix of light duty autos, light duty truck class 1 and light duty truck class 2, respectively."[10] Finally, the default worker trip length is consistent with the length of the operational home-to-work vehicle trips.[11] The operational home-to-work vehicle trip lengths are:

> "[B]ased on the *location* and *urbanization* selected on the project characteristic screen. These values were *supplied by the air districts or use a default average for the state*. Each district (or county) also assigns trip lengths for urban and rural settings" (emphasis added). [12]

Thus, the default worker trip length is based on the location and urbanization level selected by the User when modeling emissions. The below table shows the CalEEMod default rural and urban worker trip lengths by air basin (see excerpt below and Attachment A).[13]

Worker Trip Length by Air Basin		
Air Basin	**Rural (miles)**	**Urban (miles)**
Great Basin Valleys	16.8	10.8
Lake County	16.8	10.8
Lake Tahoe	16.8	10.8
Mojave Desert	16.8	10.8
Mountain Counties	16.8	10.8
North Central Coast	17.1	12.3
North Coast	16.8	10.8
Northeast Plateau	16.8	10.8
Sacramento Valley	16.8	10.8
Salton Sea	14.6	11
San Diego	16.8	10.8
San Francisco Bay Area	10.8	10.8
San Joaquin Valley	16.8	10.8
South Central Coast	16.8	10.8
South Coast	19.8	14.7
Average	**16.47**	**11.17**
Minimum	**10.80**	**10.80**
Maximum	**19.80**	**14.70**
Range	**9.00**	**3.90**

As demonstrated above, default rural worker trip lengths for air basins in California vary from 10.8- to 19.8-miles, with an average of 16.47 miles. Furthermore, default urban worker trip lengths vary from 10.8- to 14.7-miles, with an average of 11.17 miles. Thus, while default worker trip lengths vary by location, default urban worker trip lengths tend to be shorter in length. Based on these trends evident in the CalEEMod default worker trip lengths, we can reasonably assume that the efficacy of a local hire requirement is especially dependent upon the urbanization of the project site, as well as the project location.

Practical Application of a Local Hire Requirement and Associated Impact

To provide an example of the potential impact of a local hire provision on construction-related GHG emissions, we estimated the significance of a local hire provision for the Village South Specific Plan ("Project") located in the City of Claremont ("City"). The Project proposed to construct 1,000 residential units, 100,000-SF of retail space, 45,000-SF of office space, as well as a 50-room hotel, on the 24-acre site. The Project location is classified as Urban and lies within the Los Angeles-South Coast County. As a result, the Project has a default worker trip length of 14.7 miles.[14] In an effort to evaluate the potential for a local hire provision to reduce the Project's construction-related GHG emissions, we prepared an updated model, reducing all worker trip lengths to 10 miles (see Attachment B). Our analysis estimates that if a local hire provision with a 10-mile radius were to be implemented, the GHG emissions associated with Project construction would decrease by approximately 17% (see table below and Attachment C).

Local Hire Provision Net Change	
Without Local Hire Provision	
Total Construction GHG Emissions (MT CO_2e)	3,623
Amortized Construction GHG Emissions (MT CO_2e/year)	120.77
With Local Hire Provision	
Total Construction GHG Emissions (MT CO2e)	3,024
Amortized Construction GHG Emissions (MT CO_2e/year)	100.80
% Decrease in Construction-related GHG Emissions	***17%***

As demonstrated above, by implementing a local hire provision requiring 10 mile worker trip lengths, the Project could reduce potential GHG emissions associated with construction worker trips. More broadly, any local hire requirement that results in a decreased worker trip length from the default value has the potential to result in a reduction of construction-related GHG emissions, though the significance of the reduction would vary based on the location and urbanization level of the project site.

This serves as an example of the potential impacts of local hire requirements on estimated project-level GHG emissions, though it does not indicate that local hire requirements would result in reduced construction-related

Disclaimer

SWAPE has received limited discovery. Additional information may become available in the future; thus, we retain the right to revise or amend this report when additional information becomes available. Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in this or similar localities at the time of service. No other warranty, expressed or implied, is made as to the scope of work, work methodologies and protocols, site conditions, analytical testing results, and findings presented. This report reflects efforts which were limited to information that was reasonably accessible at the time of the work, and may contain informational gaps, inconsistencies, or otherwise be incomplete due to the unavailability or uncertainty of information obtained or provided by third parties.

Sincerely,



Matt Hagemann, P.G., C.Hg.



Paul E. Rosenfeld, Ph.D.

Location Type	Location Name	Rural H-W (miles)	Urban H-W (miles)
Air Basin	Great Basin	16.8	10.8
Air Basin	Lake County	16.8	10.8
Air Basin	Lake Tahoe	16.8	10.8
Air Basin	Mojave Desert	16.8	10.8
Air Basin	Mountain	16.8	10.8
Air Basin	North Central	17.1	12.3
Air Basin	North Coast	16.8	10.8
Air Basin	Northeast	16.8	10.8
Air Basin	Sacramento	16.8	10.8
Air Basin	Salton Sea	14.6	11
Air Basin	San Diego	16.8	10.8
Air Basin	San Francisco	10.8	10.8
Air Basin	San Joaquin	16.8	10.8
Air Basin	South Central	16.8	10.8
Air Basin	South Coast	19.8	14.7
Air District	Amador County	16.8	10.8
Air District	Antelope Valley	16.8	10.8
Air District	Bay Area AQMD	10.8	10.8
Air District	Butte County	12.54	12.54
Air District	Calaveras	16.8	10.8
Air District	Colusa County	16.8	10.8
Air District	El Dorado	16.8	10.8
Air District	Feather River	16.8	10.8
Air District	Glenn County	16.8	10.8
Air District	Great Basin	16.8	10.8
Air District	Imperial County	10.2	7.3
Air District	Kern County	16.8	10.8
Air District	Lake County	16.8	10.8
Air District	Lassen County	16.8	10.8
Air District	Mariposa	16.8	10.8
Air District	Mendocino	16.8	10.8

Air District	San Diego	16.8	10.8
Air District	San Joaquin	16.8	10.8
Air District	San Luis Obispo	13	13
Air District	Santa Barbara	8.3	8.3
Air District	Shasta County	16.8	10.8
Air District	Siskiyou County	16.8	10.8
Air District	South Coast	19.8	14.7
Air District	Tehama County	16.8	10.8
Air District	Tuolumne	16.8	10.8
Air District	Ventura County	16.8	10.8
Air District	Yolo/Solano	15	10
County	Alameda	10.8	10.8
County	Alpine	16.8	10.8
County	Amador	16.8	10.8
County	Butte	12.54	12.54
County	Calaveras	16.8	10.8
County	Colusa	16.8	10.8
County	Contra Costa	10.8	10.8
County	Del Norte	16.8	10.8
County	El Dorado-Lake	16.8	10.8
County	El Dorado-	16.8	10.8
County	Fresno	16.8	10.8
County	Glenn	16.8	10.8
County	Humboldt	16.8	10.8
County	Imperial	10.2	7.3
County	Inyo	16.8	10.8
County	Kern-Mojave	16.8	10.8
County	Kern-San	16.8	10.8
County	Kings	16.8	10.8
County	Lake	16.8	10.8
County	Lassen	16.8	10.8
County	Los Angeles-	16.8	10.8
County	Los Angeles-	19.8	14.7
County	Madera	16.8	10.8
County	Marin	10.8	10.8

County	Nevada	16.8	10.8
County	Orange	19.8	14.7
County	Placer-Lake	16.8	10.8
County	Placer-Mountain	16.8	10.8
County	Placer-	16.8	10.8
County	Plumas	16.8	10.8
County	Riverside-	16.8	10.8
County	Riverside-	19.8	14.7
County	Riverside-Salton	14.6	11
County	Riverside-South	19.8	14.7
County	Sacramento	15	10
County	San Benito	16.8	10.8
County	San Bernardino-	16.8	10.8
County	San Bernardino-	19.8	14.7
County	San Diego	16.8	10.8
County	San Francisco	10.8	10.8
County	San Joaquin	16.8	10.8
County	San Luis Obispo	13	13
County	San Mateo	10.8	10.8
County	Santa Barbara-	8.3	8.3
County	Santa Barbara-	8.3	8.3
County	Santa Clara	10.8	10.8
County	Santa Cruz	16.8	10.8
County	Shasta	16.8	10.8
County	Sierra	16.8	10.8
County	Siskiyou	16.8	10.8
County	Solano-	15	10
County	Solano-San	16.8	10.8
County	Sonoma-North	16.8	10.8
County	Sonoma-San	10.8	10.8
County	Stanislaus	16.8	10.8
County	Sutter	16.8	10.8
County	Tehama	16.8	10.8

Worker Trip Length by Air Basin		
Air Basin	**Rural (miles)**	**Urban (miles)**
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Average	**16.47**	**11.17**
Mininum	**10.80**	**10.80**
Maximum	**19.80**	**14.70**
Range	**9.00**	**3.90**

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Size	Metric	Lot Acreage	Floor Surface Area	Population
45.00	1000sqft	1.03	45,000.00	0
36.00	1000sqft	0.83	36,000.00	0
50.00	Room	1.67	72,600.00	0
8.00	1000sqft	0.18	8,000.00	0
25.00	Dwelling Unit	1.56	25,000.00	72
975.00	Dwelling Unit	25.66	975,000.00	2789
56.00	1000sqft	1.29	56,000.00	0

Wind Speed (m/s)	2.2	**Precipitation Freq (Days)**	33
		Operational Year	2028
CH4 Intensity (lb/MWhr)	0.029	**N2O Intensity (lb/MWhr)**	0.006

n-Default Data

the DEIR's model.

ding residential and retail land uses.

nent regarding individual construction phase lengths.

model. See SWAPE comment regarding demolition.

with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

rning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

ion - See SWAPE comment on construction-related mitigation.

regarding operational mitigation measures.

t regarding operational mitigation measures.

Column Name	Default Value	New Value
FireplaceWoodMass	1,019.20	0.00
FireplaceWoodMass	1,019.20	0.00
NumberWood	1.25	0.00
NumberWood	48.75	0.00
ST_TR	7.16	6.17
ST_TR	6.39	3.87
ST_TR	2.46	1.39
ST_TR	158.37	79.82
ST_TR	8.19	3.75
ST_TR	94.36	63.99
ST_TR	49.97	10.74
SU_TR	6.07	6.16
SU_TR	5.86	4.18
SU_TR	1.05	0.69
SU_TR	131.84	78.27

SU_TR	5.95	3.20
SU_TR	72.16	57.65
SU_TR	25.24	6.39
WD_TR	6.59	5.83
WD_TR	6.65	4.13
WD_TR	11.03	6.41
WD_TR	127.15	65.80
WD_TR	8.17	3.84
WD_TR	89.95	62.64
WD_TR	42.70	9.43
NumberCatalytic	1.25	0.00
NumberCatalytic	48.75	0.00
NumberNoncatalytic	1.25	0.00
NumberNoncatalytic	48.75	0.00
WoodstoveDayYear	25.00	0.00
WoodstoveDayYear	25.00	0.00
WoodstoveWoodMass	999.60	0.00
WoodstoveWoodMass	999.60	0.00

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
2.4000e-003	0.4169	0.0817	0.4986	0.1795	0.0754	0.2549	0.0000	213.1969	213.1969	0.0601	0.0000	214.6993
0.0189	1.3058	0.1201	1.4259	0.3460	0.1128	0.4588	0.0000	1,721.6826	1,721.6826	0.1294	0.0000	1,724.9187
0.0178	1.1963	0.0996	1.2959	0.3203	0.0935	0.4138	0.0000	1,627.5295	1,627.5295	0.1185	0.0000	1,630.4925
5.9000e-004	0.0325	6.4700e-003	0.0390	8.6300e-003	6.0400e-003	0.0147	0.0000	52.9078	52.9078	8.0200e-003	0.0000	53.1082
0.0189	**1.3058**	**0.1201**	**1.4259**	**0.3460**	**0.1128**	**0.4588**	**0.0000**	**1,721.6826**	**1,721.6826**	**0.1294**	**0.0000**	**1,724.9187**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
2.4000e-003	0.4169	0.0817	0.4986	0.1795	0.0754	0.2549	0.0000	213.1967	213.1967	0.0601	0.0000	214.6991
0.0189	1.3058	0.1201	1.4259	0.3460	0.1128	0.4588	0.0000	1,721.6823	1,721.6823	0.1294	0.0000	1,724.9183
0.0178	1.1963	0.0996	1.2959	0.3203	0.0935	0.4138	0.0000	1,627.5291	1,627.5291	0.1185	0.0000	1,630.4921
5.9000e-004	0.0325	6.4700e-003	0.0390	8.6300e-003	6.0400e-003	0.0147	0.0000	52.9077	52.9077	8.0200e-003	0.0000	53.1082
0.0189	**1.3058**	**0.1201**	**1.4259**	**0.3460**	**0.1128**	**0.4588**	**0.0000**	**1,721.6823**	**1,721.6823**	**0.1294**	**0.0000**	**1,724.9183**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
0.00	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
-2021	1.4103	1.4103
2022	1.3613	1.3613
2022	1.1985	1.1985
2022	1.1921	1.1921
-2022	1.1918	1.1918
2023	1.0774	1.0774
2023	1.0320	1.0320
2023	1.0260	1.0260

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-2023	1.0265	1.0265
2024	2.8857	2.8857
2024	1.6207	1.6207
nest	2.8857	2.8857

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	3,896.0732	3,896.0732	0.1303	0.0468	3,913.2833
0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
		0.0000	0.0000		0.0000	0.0000	207.8079	0.0000	207.8079	12.2811	0.0000	514.8354
		0.0000	0.0000		0.0000	0.0000	29.1632	556.6420	585.8052	3.0183	0.0755	683.7567
0.0914	**7.7979**	**0.2260**	**8.0240**	**2.0895**	**0.2219**	**2.3114**	**236.9712**	**12,294.1807**	**12,531.1519**	**15.7904**	**0.1260**	**12,963.4751**

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SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	3,896.0732	3,896.0732	0.1303	0.0468	3,913.2833
0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
		0.0000	0.0000		0.0000	0.0000	207.8079	0.0000	207.8079	12.2811	0.0000	514.8354
		0.0000	0.0000		0.0000	0.0000	29.1632	556.6420	585.8052	3.0183	0.0755	683.7567
0.0914	**7.7979**	**0.2260**	**8.0240**	**2.0895**	**0.2219**	**2.3114**	**236.9712**	**12,294.1807**	**12,531.1519**	**15.7904**	**0.1260**	**12,963.4751**

O	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
molition	9/1/2021	10/12/2021	5	30	
e Preparation	10/13/2021	11/9/2021	5	20	
ading	11/10/2021	1/11/2022	5	45	
lding Construction	1/12/2022	12/12/2023	5	500	
ving	12/13/2023	1/30/2024	5	35	
hitectural Coating	1/31/2024	3/19/2024	5	35	

ase): 0

2.5

ntial Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped g – sqft)

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road Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
'Industrial Saws	1	8.00	81	0.73
rs	3	8.00	158	0.38
ired Dozers	2	8.00	247	0.40
ired Dozers	3	8.00	247	0.40
_oaders/Backhoes	4	8.00	97	0.37
rs	2	8.00	158	0.38
	1	8.00	187	0.41
ired Dozers	1	8.00	247	0.40
	2	8.00	367	0.48
_oaders/Backhoes	2	8.00	97	0.37
	1	7.00	231	0.29
	3	8.00	89	0.20
r Sets	1	8.00	84	0.74
_oaders/Backhoes	3	7.00	97	0.37
	1	8.00	46	0.45
	2	8.00	130	0.42
quipment	2	8.00	132	0.36
	2	8.00	80	0.38
ressors	1	6.00	78	0.48

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rker Trip umber	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
15.00	0.00	458.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
801.00	143.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
160.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

ion

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
	0.0496	0.0000	0.0496	7.5100e-003	0.0000	7.5100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
5.8000e-004		0.0233	0.0233		0.0216	0.0216	0.0000	51.0012	51.0012	0.0144	0.0000	51.3601
5.8000e-004	**0.0496**	**0.0233**	**0.0729**	**7.5100e-003**	**0.0216**	**0.0291**	**0.0000**	**51.0012**	**51.0012**	**0.0144**	**0.0000**	**51.3601**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
1.8000e-004	3.9400e-003	1.9000e-004	4.1300e-003	1.0800e-003	1.8000e-004	1.2600e-003	0.0000	17.4566	17.4566	1.2100e-003	0.0000	17.4869
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
2.0000e-005	2.4700e-003	2.0000e-005	2.4900e-003	6.5000e-004	2.0000e-005	6.7000e-004	0.0000	2.2251	2.2251	7.0000e-005	0.0000	2.2267
2.0000e-004	**6.4100e-003**	**2.1000e-004**	**6.6200e-003**	**1.7300e-003**	**2.0000e-004**	**1.9300e-003**	**0.0000**	**19.6816**	**19.6816**	**1.2800e-003**	**0.0000**	**19.7136**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
	0.0496	0.0000	0.0496	7.5100e-003	0.0000	7.5100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
5.8000e-004		0.0233	0.0233		0.0216	0.0216	0.0000	51.0011	51.0011	0.0144	0.0000	51.3600
5.8000e-004	**0.0496**	**0.0233**	**0.0729**	**7.5100e-003**	**0.0216**	**0.0291**	**0.0000**	**51.0011**	**51.0011**	**0.0144**	**0.0000**	**51.3600**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
1.8000e-004	3.9400e-003	1.9000e-004	4.1300e-003	1.0800e-003	1.8000e-004	1.2600e-003	0.0000	17.4566	17.4566	1.2100e-003	0.0000	17.4869
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
2.0000e-005	2.4700e-003	2.0000e-005	2.4900e-003	6.5000e-004	2.0000e-005	6.7000e-004	0.0000	2.2251	2.2251	7.0000e-005	0.0000	2.2267
2.0000e-004	**6.4100e-003**	**2.1000e-004**	**6.6200e-003**	**1.7300e-003**	**2.0000e-004**	**1.9300e-003**	**0.0000**	**19.6816**	**19.6816**	**1.2800e-003**	**0.0000**	**19.7136**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
	0.1807	0.0000	0.1807	0.0993	0.0000	0.0993	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
3.8000e-004		0.0204	0.0204		0.0188	0.0188	0.0000	33.4357	33.4357	0.0108	0.0000	33.7061
3.8000e-004	**0.1807**	**0.0204**	**0.2011**	**0.0993**	**0.0188**	**0.1181**	**0.0000**	**33.4357**	**33.4357**	**0.0108**	**0.0000**	**33.7061**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
2.0000e-005	1.9700e-003	2.0000e-005	1.9900e-003	5.2000e-004	1.0000e-005	5.4000e-004	0.0000	1.7801	1.7801	5.0000e-005	0.0000	1.7814
2.0000e-005	**1.9700e-003**	**2.0000e-005**	**1.9900e-003**	**5.2000e-004**	**1.0000e-005**	**5.4000e-004**	**0.0000**	**1.7801**	**1.7801**	**5.0000e-005**	**0.0000**	**1.7814**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
	0.1807	0.0000	0.1807	0.0993	0.0000	0.0993	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
3.8000e-004		0.0204	0.0204		0.0188	0.0188	0.0000	33.4357	33.4357	0.0108	0.0000	33.7060
3.8000e-004	**0.1807**	**0.0204**	**0.2011**	**0.0993**	**0.0188**	**0.1181**	**0.0000**	**33.4357**	**33.4357**	**0.0108**	**0.0000**	**33.7060**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
2.0000e-005	1.9700e-003	2.0000e-005	1.9900e-003	5.2000e-004	1.0000e-005	5.4000e-004	0.0000	1.7801	1.7801	5.0000e-005	0.0000	1.7814
2.0000e-005	**1.9700e-003**	**2.0000e-005**	**1.9900e-003**	**5.2000e-004**	**1.0000e-005**	**5.4000e-004**	**0.0000**	**1.7801**	**1.7801**	**5.0000e-005**	**0.0000**	**1.7814**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
	0.1741	0.0000	0.1741	0.0693	0.0000	0.0693	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.1800e-003		0.0377	0.0377		0.0347	0.0347	0.0000	103.5405	103.5405	0.0335	0.0000	104.3776
1.1800e-003	**0.1741**	**0.0377**	**0.2118**	**0.0693**	**0.0347**	**0.1040**	**0.0000**	**103.5405**	**103.5405**	**0.0335**	**0.0000**	**104.3776**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
4.0000e-005	4.1600e-003	3.0000e-005	4.2000e-003	1.1100e-003	3.0000e-005	1.1400e-003	0.0000	3.7579	3.7579	1.1000e-004	0.0000	3.7607
4.0000e-005	**4.1600e-003**	**3.0000e-005**	**4.2000e-003**	**1.1100e-003**	**3.0000e-005**	**1.1400e-003**	**0.0000**	**3.7579**	**3.7579**	**1.1000e-004**	**0.0000**	**3.7607**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
	0.1741	0.0000	0.1741	0.0693	0.0000	0.0693	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.1800e-003		0.0377	0.0377		0.0347	0.0347	0.0000	103.5403	103.5403	0.0335	0.0000	104.3775
1.1800e-003	**0.1741**	**0.0377**	**0.2118**	**0.0693**	**0.0347**	**0.1040**	**0.0000**	**103.5403**	**103.5403**	**0.0335**	**0.0000**	**104.3775**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
4.0000e-005	4.1600e-003	3.0000e-005	4.2000e-003	1.1100e-003	3.0000e-005	1.1400e-003	0.0000	3.7579	3.7579	1.1000e-004	0.0000	3.7607
4.0000e-005	**4.1600e-003**	**3.0000e-005**	**4.2000e-003**	**1.1100e-003**	**3.0000e-005**	**1.1400e-003**	**0.0000**	**3.7579**	**3.7579**	**1.1000e-004**	**0.0000**	**3.7607**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
	0.0807	0.0000	0.0807	0.0180	0.0000	0.0180	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
2.2000e-004		5.7200e-003	5.7200e-003		5.2600e-003	5.2600e-003	0.0000	19.0871	19.0871	6.1700e-003	0.0000	19.2414
2.2000e-004	**0.0807**	**5.7200e-003**	**0.0865**	**0.0180**	**5.2600e-003**	**0.0233**	**0.0000**	**19.0871**	**19.0871**	**6.1700e-003**	**0.0000**	**19.2414**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.0000e-005	7.7000e-004	1.0000e-005	7.7000e-004	2.0000e-004	1.0000e-005	2.1000e-004	0.0000	0.6679	0.6679	2.0000e-005	0.0000	0.6684
1.0000e-005	**7.7000e-004**	**1.0000e-005**	**7.7000e-004**	**2.0000e-004**	**1.0000e-005**	**2.1000e-004**	**0.0000**	**0.6679**	**0.6679**	**2.0000e-005**	**0.0000**	**0.6684**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
	0.0807	0.0000	0.0807	0.0180	0.0000	0.0180	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
2.2000e-004		5.7200e-003	5.7200e-003		5.2600e-003	5.2600e-003	0.0000	19.0871	19.0871	6.1700e-003	0.0000	19.2414
2.2000e-004	**0.0807**	**5.7200e-003**	**0.0865**	**0.0180**	**5.2600e-003**	**0.0233**	**0.0000**	**19.0871**	**19.0871**	**6.1700e-003**	**0.0000**	**19.2414**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.0000e-005	7.7000e-004	1.0000e-005	7.7000e-004	2.0000e-004	1.0000e-005	2.1000e-004	0.0000	0.6679	0.6679	2.0000e-005	0.0000	0.6684
1.0000e-005	**7.7000e-004**	**1.0000e-005**	**7.7000e-004**	**2.0000e-004**	**1.0000e-005**	**2.1000e-004**	**0.0000**	**0.6679**	**0.6679**	**2.0000e-005**	**0.0000**	**0.6684**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
3.4100e-003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1324	293.1324	0.0702	0.0000	294.8881
3.4100e-003		**0.1023**	**0.1023**		**0.0963**	**0.0963**	**0.0000**	**293.1324**	**293.1324**	**0.0702**	**0.0000**	**294.8881**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
4.5500e-003	0.1140	3.1800e-003	0.1171	0.0329	3.0400e-003	0.0359	0.0000	441.9835	441.9835	0.0264	0.0000	442.6435
0.0107	1.1103	8.8700e-003	1.1192	0.2949	8.1700e-003	0.3031	0.0000	966.8117	966.8117	0.0266	0.0000	967.4773
0.0152	**1.2243**	**0.0121**	**1.2363**	**0.3278**	**0.0112**	**0.3390**	**0.0000**	**1,408.7952**	**1,408.7952**	**0.0530**	**0.0000**	**1,410.1208**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
3.4100e-003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1321	293.1321	0.0702	0.0000	294.8877
3.4100e-003		**0.1023**	**0.1023**		**0.0963**	**0.0963**	**0.0000**	**293.1321**	**293.1321**	**0.0702**	**0.0000**	**294.8877**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
4.5500e-003	0.1140	3.1800e-003	0.1171	0.0329	3.0400e-003	0.0359	0.0000	441.9835	441.9835	0.0264	0.0000	442.6435
0.0107	1.1103	8.8700e-003	1.1192	0.2949	8.1700e-003	0.3031	0.0000	966.8117	966.8117	0.0266	0.0000	967.4773
0.0152	**1.2243**	**0.0121**	**1.2363**	**0.3278**	**0.0112**	**0.3390**	**0.0000**	**1,408.7952**	**1,408.7952**	**0.0530**	**0.0000**	**1,410.1208**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
3.3300e-003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2789	286.2789	0.0681	0.0000	287.9814
3.3300e-003		**0.0864**	**0.0864**		**0.0813**	**0.0813**	**0.0000**	**286.2789**	**286.2789**	**0.0681**	**0.0000**	**287.9814**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
4.3000e-003	0.1113	1.4600e-003	0.1127	0.0321	1.4000e-003	0.0335	0.0000	417.9930	417.9930	0.0228	0.0000	418.5624
0.0101	1.0840	8.4100e-003	1.0924	0.2879	7.7400e-003	0.2957	0.0000	909.3439	909.3439	0.0234	0.0000	909.9291
0.0144	**1.1953**	**9.8700e-003**	**1.2051**	**0.3200**	**9.1400e-003**	**0.3292**	**0.0000**	**1,327.3369**	**1,327.3369**	**0.0462**	**0.0000**	**1,328.4916**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
3.3300e-003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2785	286.2785	0.0681	0.0000	287.9811
3.3300e-003		**0.0864**	**0.0864**		**0.0813**	**0.0813**	**0.0000**	**286.2785**	**286.2785**	**0.0681**	**0.0000**	**287.9811**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
4.3000e-003	0.1113	1.4600e-003	0.1127	0.0321	1.4000e-003	0.0335	0.0000	417.9930	417.9930	0.0228	0.0000	418.5624
0.0101	1.0840	8.4100e-003	1.0924	0.2879	7.7400e-003	0.2957	0.0000	909.3439	909.3439	0.0234	0.0000	909.9291
0.0144	**1.1953**	**9.8700e-003**	**1.2051**	**0.3200**	**9.1400e-003**	**0.3292**	**0.0000**	**1,327.3369**	**1,327.3369**	**0.0462**	**0.0000**	**1,328.4916**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
1.5000e-004		3.3200e-003	3.3200e-003		3.0500e-003	3.0500e-003	0.0000	13.0175	13.0175	4.2100e-003	0.0000	13.1227
		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.5000e-004		**3.3200e-003**	**3.3200e-003**		**3.0500e-003**	**3.0500e-003**	**0.0000**	**13.0175**	**13.0175**	**4.2100e-003**	**0.0000**	**13.1227**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.0000e-005	1.0700e-003	1.0000e-005	1.0800e-003	2.8000e-004	1.0000e-005	2.9000e-004	0.0000	0.8963	0.8963	2.0000e-005	0.0000	0.8968
1.0000e-005	**1.0700e-003**	**1.0000e-005**	**1.0800e-003**	**2.8000e-004**	**1.0000e-005**	**2.9000e-004**	**0.0000**	**0.8963**	**0.8963**	**2.0000e-005**	**0.0000**	**0.8968**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
1.5000e-004		3.3200e-003	3.3200e-003		3.0500e-003	3.0500e-003	0.0000	13.0175	13.0175	4.2100e-003	0.0000	13.1227
		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.5000e-004		**3.3200e-003**	**3.3200e-003**		**3.0500e-003**	**3.0500e-003**	**0.0000**	**13.0175**	**13.0175**	**4.2100e-003**	**0.0000**	**13.1227**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.0000e-005	1.0700e-003	1.0000e-005	1.0800e-003	2.8000e-004	1.0000e-005	2.9000e-004	0.0000	0.8963	0.8963	2.0000e-005	0.0000	0.8968
1.0000e-005	**1.0700e-003**	**1.0000e-005**	**1.0800e-003**	**2.8000e-004**	**1.0000e-005**	**2.9000e-004**	**0.0000**	**0.8963**	**0.8963**	**2.0000e-005**	**0.0000**	**0.8968**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
2.5000e-004		5.1500e-003	5.1500e-003		4.7400e-003	4.7400e-003	0.0000	22.0292	22.0292	7.1200e-003	0.0000	22.2073
		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
2.5000e-004		**5.1500e-003**	**5.1500e-003**		**4.7400e-003**	**4.7400e-003**	**0.0000**	**22.0292**	**22.0292**	**7.1200e-003**	**0.0000**	**22.2073**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
2.0000e-005	1.8100e-003	1.0000e-005	1.8200e-003	4.8000e-004	1.0000e-005	4.9000e-004	0.0000	1.4697	1.4697	4.0000e-005	0.0000	1.4706
2.0000e-005	**1.8100e-003**	**1.0000e-005**	**1.8200e-003**	**4.8000e-004**	**1.0000e-005**	**4.9000e-004**	**0.0000**	**1.4697**	**1.4697**	**4.0000e-005**	**0.0000**	**1.4706**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
2.5000e-004		5.1500e-003	5.1500e-003		4.7400e-003	4.7400e-003	0.0000	22.0292	22.0292	7.1200e-003	0.0000	22.2073
		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
2.5000e-004		**5.1500e-003**	**5.1500e-003**		**4.7400e-003**	**4.7400e-003**	**0.0000**	**22.0292**	**22.0292**	**7.1200e-003**	**0.0000**	**22.2073**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
2.0000e-005	1.8100e-003	1.0000e-005	1.8200e-003	4.8000e-004	1.0000e-005	4.9000e-004	0.0000	1.4697	1.4697	4.0000e-005	0.0000	1.4706
2.0000e-005	**1.8100e-003**	**1.0000e-005**	**1.8200e-003**	**4.8000e-004**	**1.0000e-005**	**4.9000e-004**	**0.0000**	**1.4697**	**1.4697**	**4.0000e-005**	**0.0000**	**1.4706**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
5.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003	0.0000	4.4682	4.4682	2.5000e-004	0.0000	4.4745
5.0000e-005		**1.0700e-003**	**1.0700e-003**		**1.0700e-003**	**1.0700e-003**	**0.0000**	**4.4682**	**4.4682**	**2.5000e-004**	**0.0000**	**4.4745**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
2.8000e-004	0.0307	2.3000e-004	0.0309	8.1500e-003	2.2000e-004	8.3700e-003	0.0000	24.9407	24.9407	6.1000e-004	0.0000	24.9558
2.8000e-004	**0.0307**	**2.3000e-004**	**0.0309**	**8.1500e-003**	**2.2000e-004**	**8.3700e-003**	**0.0000**	**24.9407**	**24.9407**	**6.1000e-004**	**0.0000**	**24.9558**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
5.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003	0.0000	4.4682	4.4682	2.5000e-004	0.0000	4.4745
5.0000e-005		**1.0700e-003**	**1.0700e-003**		**1.0700e-003**	**1.0700e-003**	**0.0000**	**4.4682**	**4.4682**	**2.5000e-004**	**0.0000**	**4.4745**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
2.8000e-004	0.0307	2.3000e-004	0.0309	8.1500e-003	2.2000e-004	8.3700e-003	0.0000	24.9407	24.9407	6.1000e-004	0.0000	24.9558
2.8000e-004	**0.0307**	**2.3000e-004**	**0.0309**	**8.1500e-003**	**2.2000e-004**	**8.3700e-003**	**0.0000**	**24.9407**	**24.9407**	**6.1000e-004**	**0.0000**	**24.9558**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162

	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
	145.75	154.25	154.00	506,227	506,227
	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
	288.45	62.55	31.05	706,812	706,812
	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
	192.00	187.50	160.00	445,703	445,703
	501.12	511.92	461.20	707,488	707,488
	528.08	601.44	357.84	1,112,221	1,112,221
	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

Miles		Trip %			Trip Purpose %		
H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
5.90	8.70	40.20	19.20	40.60	86	11	3
5.90	8.70	40.20	19.20	40.60	86	11	3
8.40	6.90	33.00	48.00	19.00	77	19	4
8.40	6.90	8.50	72.50	19.00	37	20	43
8.40	6.90	19.40	61.60	19.00	58	38	4
8.40	6.90	12.00	69.00	19.00	38	18	44
8.40	6.90	16.30	64.70	19.00	54	35	11

DT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
		0.0000	0.0000		0.0000	0.0000	0.0000	2,512.6465	2,512.6465	0.1037	0.0215	2,521.6356
		0.0000	0.0000		0.0000	0.0000	0.0000	2,512.6465	2,512.6465	0.1037	0.0215	2,521.6356
7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.4267	1,383.4267	0.0265	0.0254	1,391.6478
7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.4267	1,383.4267	0.0265	0.0254	1,391.6478

as

CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr								MT/yr					
8.0100e-003	1.2000e-004		1.5200e-003	1.5200e-003		1.5200e-003	1.5200e-003	0.0000	21.7988	21.7988	4.2000e-004	4.0000e-004	21.9284
0.2561	3.8400e-003		0.0487	0.0487		0.0487	0.0487	0.0000	696.9989	696.9989	0.0134	0.0128	701.1408
0.0193	1.4000e-004		1.7500e-003	1.7500e-003		1.7500e-003	1.7500e-003	0.0000	24.9983	24.9983	4.8000e-004	4.6000e-004	25.1468
0.3421	2.4400e-003		0.0310	0.0310		0.0310	0.0310	0.0000	443.3124	443.3124	8.5000e-003	8.1300e-003	445.9468
0.0717	5.1000e-004		6.4900e-003	6.4900e-003		6.4900e-003	6.4900e-003	0.0000	92.9036	92.9036	1.7800e-003	1.7000e-003	93.4557
0.0760	5.4000e-004		6.8800e-003	6.8800e-003		6.8800e-003	6.8800e-003	0.0000	98.5139	98.5139	1.8900e-003	1.8100e-003	99.0993
3.7800e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.9009	4.9009	9.0000e-005	9.0000e-005	4.9301
0.7770	**7.6200e-003**		**0.0966**	**0.0966**		**0.0966**	**0.0966**	**0.0000**	**1,383.4268**	**1,383.4268**	**0.0265**	**0.0254**	**1,391.6478**

as

CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr								MT/yr					
8.0100e-003	1.2000e-004		1.5200e-003	1.5200e-003		1.5200e-003	1.5200e-003	0.0000	21.7988	21.7988	4.2000e-004	4.0000e-004	21.9284
0.2561	3.8400e-003		0.0487	0.0487		0.0487	0.0487	0.0000	696.9989	696.9989	0.0134	0.0128	701.1408
0.0193	1.4000e-004		1.7500e-003	1.7500e-003		1.7500e-003	1.7500e-003	0.0000	24.9983	24.9983	4.8000e-004	4.6000e-004	25.1468
0.3421	2.4400e-003		0.0310	0.0310		0.0310	0.0310	0.0000	443.3124	443.3124	8.5000e-003	8.1300e-003	445.9468
0.0717	5.1000e-004		6.4900e-003	6.4900e-003		6.4900e-003	6.4900e-003	0.0000	92.9036	92.9036	1.7800e-003	1.7000e-003	93.4557
0.0760	5.4000e-004		6.8800e-003	6.8800e-003		6.8800e-003	6.8800e-003	0.0000	98.5139	98.5139	1.8900e-003	1.8100e-003	99.0993
3.7800e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.9009	4.9009	9.0000e-005	9.0000e-005	4.9301
0.7770	**7.6200e-003**		**0.0966**	**0.0966**		**0.0966**	**0.0966**	**0.0000**	**1,383.4268**	**1,383.4268**	**0.0265**	**0.0254**	**1,391.6478**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

y

N2O	CO2e
yr	
2.9000e-004	33.8978
0.0107	1,262.0869
1.5900e-003	186.9165
4.3200e-003	508.1135
1.5000e-003	175.9672
9.6000e-004	112.9141
2.0600e-003	241.7395
0.0215	**2,521.6356**

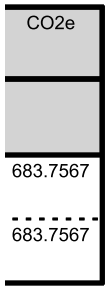
y

N2O	CO2e
yr	
2.9000e-004	33.8978
0.0107	1,262.0869
1.5900e-003	186.9165
4.3200e-003	508.1135
1.5000e-003	175.9672
9.6000e-004	112.9141
2.0600e-003	241.7395
0.0215	**2,521.6356**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.1200e-003		0.0143	0.0143		0.0143	0.0143	0.0000	204.1166	204.1166	3.9100e-003	3.7400e-003	205.3295
5.4000e-004		0.0572	0.0572		0.0572	0.0572	0.0000	16.8504	16.8504	0.0161	0.0000	17.2540
1.6600e-003		**0.0714**	**0.0714**		**0.0714**	**0.0714**	**0.0000**	**220.9670**	**220.9670**	**0.0201**	**3.7400e-003**	**222.5835**

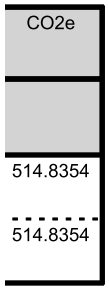
SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.1200e-003		0.0143	0.0143		0.0143	0.0143	0.0000	204.1166	204.1166	3.9100e-003	3.7400e-003	205.3295
5.4000e-004		0.0572	0.0572		0.0572	0.0572	0.0000	16.8504	16.8504	0.0161	0.0000	17.2540
1.6600e-003		**0.0714**	**0.0714**		**0.0714**	**0.0714**	**0.0000**	**220.9670**	**220.9670**	**0.0201**	**3.7400e-003**	**222.5835**


CO2e
683.7567
683.7567

N2O	CO2e
yr	
1.3400e-003	12.6471
0.0523	493.2363
6.5900e-003	61.6019
8.8200e-003	62.8482
1.0300e-003	7.5079
1.9600e-003	13.9663
3.4200e-003	31.9490
0.0755	**683.7567**

N2O	CO2e
yr	
1.3400e-003	12.6471
0.0523	493.2363
6.5900e-003	61.6019
8.8200e-003	62.8482
1.0300e-003	7.5079
1.9600e-003	13.9663
3.4200e-003	31.9490
0.0755	**683.7567**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual



N2O	CO2e
yr	
0.0000	5.7834
0.0000	225.5513
0.0000	21.0464
0.0000	215.4430
0.0000	13.7694
0.0000	3.6712
0.0000	29.5706
0.0000	**514.8354**

N2O	CO2e
yr	
0.0000	5.7834
0.0000	225.5513
0.0000	21.0464
0.0000	215.4430
0.0000	13.7694
0.0000	3.6712
0.0000	29.5706
0.0000	**514.8354**

lumber	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

rs

Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

Number

Village South Specific Plan (Proposed)

Los Angeles-South Coast County, Summer

Size	Metric	Lot Acreage	Floor Surface Area	Population
45.00	1000sqft	1.03	45,000.00	0
36.00	1000sqft	0.83	36,000.00	0
50.00	Room	1.67	72,600.00	0
8.00	1000sqft	0.18	8,000.00	0
25.00	Dwelling Unit	1.56	25,000.00	72
975.00	Dwelling Unit	25.66	975,000.00	2789
56.00	1000sqft	1.29	56,000.00	0

Wind Speed (m/s)	2.2	**Precipitation Freq (Days)**	33
		Operational Year	2028
CH4 Intensity (lb/MWhr)	0.029	**N2O Intensity (lb/MWhr)**	0.006

n-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

the DEIR's model.

ding residential and retail land uses.

ment regarding individual construction phase lengths.

model. See SWAPE comment regarding demolition.

with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

rning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

ion - See SWAPE comment on construction-related mitigation.

regarding operational mitigation measures.

t regarding operational mitigation measures.

Column Name	Default Value	New Value
FireplaceWoodMass	1,019.20	0.00
FireplaceWoodMass	1,019.20	0.00
NumberWood	1.25	0.00
NumberWood	48.75	0.00
ST_TR	7.16	6.17
ST_TR	6.39	3.87
ST_TR	2.46	1.39
ST_TR	158.37	79.82
ST_TR	8.19	3.75
ST_TR	94.36	63.99
ST_TR	49.97	10.74
SU_TR	6.07	6.16
SU_TR	5.86	4.18
SU_TR	1.05	0.69
SU_TR	131.84	78.27

SU_TR	5.95	3.20
SU_TR	72.16	57.65
SU_TR	25.24	6.39
WD_TR	6.59	5.83
WD_TR	6.65	4.13
WD_TR	11.03	6.41
WD_TR	127.15	65.80
WD_TR	8.17	3.84
WD_TR	89.95	62.64
WD_TR	42.70	9.43
NumberCatalytic	1.25	0.00
NumberCatalytic	48.75	0.00
NumberNoncatalytic	1.25	0.00
NumberNoncatalytic	48.75	0.00
WoodstoveDayYear	25.00	0.00
WoodstoveDayYear	25.00	0.00
WoodstoveWoodMass	999.60	0.00
WoodstoveWoodMass	999.60	0.00

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

n Daily Emission)

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0643	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	6,234.7974	6,234.7974	1.9495	0.0000	6,283.5352
0.1517	9.8688	1.6366	10.7727	3.6558	1.5057	5.1615	0.0000	15,251.5674	15,251.5674	1.9503	0.0000	15,278.5288
0.1472	9.8688	0.7794	10.6482	2.6381	0.7322	3.3702	0.0000	14,807.5269	14,807.5269	1.0250	0.0000	14,833.1521
0.0244	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,361.3989	2,361.3989	0.7177	0.0000	2,379.3421
0.1517	**18.2675**	**2.0461**	**20.3135**	**9.9840**	**1.8824**	**11.8664**	**0.0000**	**15,251.5674**	**15,251.5674**	**1.9503**	**0.0000**	**15,278.5288**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

n Daily Emission)

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0643	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	6,234.7974	6,234.7974	1.9495	0.0000	6,283.5352
0.1517	9.8688	1.6366	10.7727	3.6558	1.5057	5.1615	0.0000	15,251.5674	15,251.5674	1.9503	0.0000	15,278.5288
0.1472	9.8688	0.7794	10.6482	2.6381	0.7322	3.3702	0.0000	14,807.5269	14,807.5269	1.0250	0.0000	14,833.1520
0.0244	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,361.3989	2,361.3989	0.7177	0.0000	2,379.3421
0.1517	**18.2675**	**2.0461**	**20.3135**	**9.9840**	**1.8824**	**11.8664**	**0.0000**	**15,251.5674**	**15,251.5674**	**1.9503**	**0.0000**	**15,278.5288**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
0.00	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
0.6278	**45.9592**	**2.4626**	**48.4217**	**12.2950**	**2.4385**	**14.7336**	**0.0000**	**76,811.1816**	**76,811.1816**	**2.8282**	**0.4832**	**77,025.8786**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
0.6278	**45.9592**	**2.4626**	**48.4217**	**12.2950**	**2.4385**	**14.7336**	**0.0000**	**76,811.1816**	**76,811.1816**	**2.8282**	**0.4832**	**77,025.8786**

/illage South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

O	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
molition	9/1/2021	10/12/2021	5	30	
e Preparation	10/13/2021	11/9/2021	5	20	
ading	11/10/2021	1/11/2022	5	45	
lding Construction	1/12/2022	12/12/2023	5	500	
ving	12/13/2023	1/30/2024	5	35	
hitectural Coating	1/31/2024	3/19/2024	5	35	

ase): 0

2.5

ntial Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped g – sqft)

/illage South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

road Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
'Industrial Saws	1	8.00	81	0.73
rs	3	8.00	158	0.38
ired Dozers	2	8.00	247	0.40
ired Dozers	3	8.00	247	0.40
_oaders/Backhoes	4	8.00	97	0.37
rs	2	8.00	158	0.38
	1	8.00	187	0.41
ired Dozers	1	8.00	247	0.40
	2	8.00	367	0.48
_oaders/Backhoes	2	8.00	97	0.37
	1	7.00	231	0.29
	3	8.00	89	0.20
r Sets	1	8.00	84	0.74
_oaders/Backhoes	3	7.00	97	0.37
	1	8.00	46	0.45
	2	8.00	130	0.42
quipment	2	8.00	132	0.36
	2	8.00	80	0.38
ressors	1	6.00	78	0.48

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

rker Trip umber	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
15.00	0.00	458.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
801.00	143.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
160.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

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SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
0.0388		1.5513	1.5513		1.4411	1.4411		3,747.9449	3,747.9449	1.0549		3,774.3174
0.0388	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**		**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.2413	1,292.2413	0.0877		1,294.4337
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.7100e-003	0.1677	1.3500e-003	0.1690	0.0445	1.2500e-003	0.0457		170.8155	170.8155	5.0300e-003		170.9413
0.0136	**0.4346**	**0.0139**	**0.4485**	**0.1176**	**0.0133**	**0.1309**		**1,463.0568**	**1,463.0568**	**0.0927**		**1,465.3750**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
0.0388		1.5513	1.5513		1.4411	1.4411	0.0000	3,747.9449	3,747.9449	1.0549		3,774.3174
0.0388	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**	**0.0000**	**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.2413	1,292.2413	0.0877		1,294.4337
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.7100e-003	0.1677	1.3500e-003	0.1690	0.0445	1.2500e-003	0.0457		170.8155	170.8155	5.0300e-003		170.9413
0.0136	**0.4346**	**0.0139**	**0.4485**	**0.1176**	**0.0133**	**0.1309**		**1,463.0568**	**1,463.0568**	**0.0927**		**1,465.3750**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
0.0380	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
2.0600e-003	0.2012	1.6300e-003	0.2028	0.0534	1.5000e-003	0.0549		204.9786	204.9786	6.0400e-003		205.1296
2.0600e-003	**0.2012**	**1.6300e-003**	**0.2028**	**0.0534**	**1.5000e-003**	**0.0549**		**204.9786**	**204.9786**	**6.0400e-003**		**205.1296**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
0.0380	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
2.0600e-003	0.2012	1.6300e-003	0.2028	0.0534	1.5000e-003	0.0549		204.9786	204.9786	6.0400e-003		205.1296
2.0600e-003	**0.2012**	**1.6300e-003**	**0.2028**	**0.0534**	**1.5000e-003**	**0.0549**		**204.9786**	**204.9786**	**6.0400e-003**		**205.1296**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
0.0620		1.9853	1.9853		1.8265	1.8265		6,007.0434	6,007.0434	1.9428		6,055.6134
0.0620	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**		**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
2.2900e-003	0.2236	1.8100e-003	0.2254	0.0593	1.6600e-003	0.0610		227.7540	227.7540	6.7100e-003		227.9217
2.2900e-003	**0.2236**	**1.8100e-003**	**0.2254**	**0.0593**	**1.6600e-003**	**0.0610**		**227.7540**	**227.7540**	**6.7100e-003**		**227.9217**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
0.0620		1.9853	1.9853		1.8265	1.8265	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134
0.0620	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**	**0.0000**	**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
2.2900e-003	0.2236	1.8100e-003	0.2254	0.0593	1.6600e-003	0.0610		227.7540	227.7540	6.7100e-003		227.9217
2.2900e-003	**0.2236**	**1.8100e-003**	**0.2254**	**0.0593**	**1.6600e-003**	**0.0610**		**227.7540**	**227.7540**	**6.7100e-003**		**227.9217**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
0.0621	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
2.2100e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609		219.7425	219.7425	6.0600e-003		219.8941
2.2100e-003	**0.2236**	**1.7500e-003**	**0.2253**	**0.0593**	**1.6100e-003**	**0.0609**		**219.7425**	**219.7425**	**6.0600e-003**		**219.8941**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
0.0621	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
2.2100e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609		219.7425	219.7425	6.0600e-003		219.8941
2.2100e-003	**0.2236**	**1.7500e-003**	**0.2253**	**0.0593**	**1.6100e-003**	**0.0609**		**219.7425**	**219.7425**	**6.0600e-003**		**219.8941**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
0.0269		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.5482	3,896.5482	0.2236		3,902.1384
0.0883	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,800.6857	8,800.6857	0.2429		8,806.7582
0.1247	**9.8688**	**0.0949**	**9.9637**	**2.6381**	**0.0883**	**2.7263**		**12,697.2339**	**12,697.2339**	**0.4665**		**12,708.8966**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
0.0269		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.5482	3,896.5482	0.2236		3,902.1384
0.0883	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,800.6857	8,800.6857	0.2429		8,806.7582
0.1247	**9.8688**	**0.0949**	**9.9637**	**2.6381**	**0.0883**	**2.7263**		**12,697.2339**	**12,697.2339**	**0.4665**		**12,708.8966**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
0.0269		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.8762	3,773.8762	0.1982		3,778.8300
0.0851	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		8,478.4408	8,478.4408	0.2190		8,483.9160
0.1203	**9.8688**	**0.0797**	**9.9485**	**2.6381**	**0.0738**	**2.7118**		**12,252.3170**	**12,252.3170**	**0.4172**		**12,262.7460**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
0.0269		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.8762	3,773.8762	0.1982		3,778.8300
0.0851	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		8,478.4408	8,478.4408	0.2190		8,483.9160
0.1203	**9.8688**	**0.0797**	**9.9485**	**2.6381**	**0.0738**	**2.7118**		**12,252.3170**	**12,252.3170**	**0.4172**		**12,262.7460**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0228		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.5900e-003	0.1677	1.2800e-003	0.1689	0.0445	1.1700e-003	0.0456		158.7723	158.7723	4.1000e-003		158.8748
1.5900e-003	**0.1677**	**1.2800e-003**	**0.1689**	**0.0445**	**1.1700e-003**	**0.0456**		**158.7723**	**158.7723**	**4.1000e-003**		**158.8748**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0228		**0.5102**	**0.5102**		**0.4694**	**0.4694**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.5900e-003	0.1677	1.2800e-003	0.1689	0.0445	1.1700e-003	0.0456		158.7723	158.7723	4.1000e-003		158.8748
1.5900e-003	**0.1677**	**1.2800e-003**	**0.1689**	**0.0445**	**1.1700e-003**	**0.0456**		**158.7723**	**158.7723**	**4.1000e-003**		**158.8748**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0228		**0.4685**	**0.4685**		**0.4310**	**0.4310**		**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.5400e-003	0.1677	1.2600e-003	0.1689	0.0445	1.1600e-003	0.0456		153.8517	153.8517	3.7600e-003		153.9458
1.5400e-003	**0.1677**	**1.2600e-003**	**0.1689**	**0.0445**	**1.1600e-003**	**0.0456**		**153.8517**	**153.8517**	**3.7600e-003**		**153.9458**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0228		**0.4685**	**0.4685**		**0.4310**	**0.4310**	**0.0000**	**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.5400e-003	0.1677	1.2600e-003	0.1689	0.0445	1.1600e-003	0.0456		153.8517	153.8517	3.7600e-003		153.9458
1.5400e-003	**0.1677**	**1.2600e-003**	**0.1689**	**0.0445**	**1.1600e-003**	**0.0456**		**153.8517**	**153.8517**	**3.7600e-003**		**153.9458**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
2.9700e-003		**0.0609**	**0.0609**		**0.0609**	**0.0609**		**281.4481**	**281.4481**	**0.0159**		**281.8443**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0165	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,641.0852	1,641.0852	0.0401		1,642.0886
0.0165	**1.7884**	**0.0134**	**1.8018**	**0.4743**	**0.0123**	**0.4866**		**1,641.0852**	**1,641.0852**	**0.0401**		**1,642.0886**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
2.9700e-003		**0.0609**	**0.0609**		**0.0609**	**0.0609**	**0.0000**	**281.4481**	**281.4481**	**0.0159**		**281.8443**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0165	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,641.0852	1,641.0852	0.0401		1,642.0886
0.0165	**1.7884**	**0.0134**	**1.8018**	**0.4743**	**0.0123**	**0.4866**		**1,641.0852**	**1,641.0852**	**0.0401**		**1,642.0886**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208

	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
	145.75	154.25	154.00	506,227	506,227
	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
	288.45	62.55	31.05	706,812	706,812
	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
	192.00	187.50	160.00	445,703	445,703
	501.12	511.92	461.20	707,488	707,488
	528.08	601.44	357.84	1,112,221	1,112,221
	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

Miles		Trip %			Trip Purpose %		
H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
5.90	8.70	40.20	19.20	40.60	86	11	3
5.90	8.70	40.20	19.20	40.60	86	11	3
8.40	6.90	33.00	48.00	19.00	77	19	4
8.40	6.90	8.50	72.50	19.00	37	20	43
8.40	6.90	19.40	61.60	19.00	58	38	4
8.40	6.90	12.00	69.00	19.00	38	18	44
8.40	6.90	16.30	64.70	19.00	54	35	11

DT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

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CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day								lb/day					
0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
4.2573	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

as

CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day								lb/day					
0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
4.2573	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
0.0944		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
0.0944		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

lumber	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

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Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

Number

Village South Specific Plan (Proposed)

Los Angeles-South Coast County, Winter

Size	Metric	Lot Acreage	Floor Surface Area	Population
45.00	1000sqft	1.03	45,000.00	0
36.00	1000sqft	0.83	36,000.00	0
50.00	Room	1.67	72,600.00	0
8.00	1000sqft	0.18	8,000.00	0
25.00	Dwelling Unit	1.56	25,000.00	72
975.00	Dwelling Unit	25.66	975,000.00	2789
56.00	1000sqft	1.29	56,000.00	0

Wind Speed (m/s)	2.2	**Precipitation Freq (Days)**	33
		Operational Year	2028
CH4 Intensity (lb/MWhr)	0.029	**N2O Intensity (lb/MWhr)**	0.006

n-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

the DEIR's model.

ding residential and retail land uses.

nent regarding individual construction phase lengths.

model. See SWAPE comment regarding demolition.

with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

rning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

ion - See SWAPE comment on construction-related mitigation.

regarding operational mitigation measures.

t regarding operational mitigation measures.

Column Name	Default Value	New Value
FireplaceWoodMass	1,019.20	0.00
FireplaceWoodMass	1,019.20	0.00
NumberWood	1.25	0.00
NumberWood	48.75	0.00
ST_TR	7.16	6.17
ST_TR	6.39	3.87
ST_TR	2.46	1.39
ST_TR	158.37	79.82
ST_TR	8.19	3.75
ST_TR	94.36	63.99
ST_TR	49.97	10.74
SU_TR	6.07	6.16
SU_TR	5.86	4.18
SU_TR	1.05	0.69
SU_TR	131.84	78.27

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SU_TR	5.95	3.20
SU_TR	72.16	57.65
SU_TR	25.24	6.39
WD_TR	6.59	5.83
WD_TR	6.65	4.13
WD_TR	11.03	6.41
WD_TR	127.15	65.80
WD_TR	8.17	3.84
WD_TR	89.95	62.64
WD_TR	42.70	9.43
NumberCatalytic	1.25	0.00
NumberCatalytic	48.75	0.00
NumberNoncatalytic	1.25	0.00
NumberNoncatalytic	48.75	0.00
WoodstoveDayYear	25.00	0.00
WoodstoveDayYear	25.00	0.00
WoodstoveWoodMass	999.60	0.00
WoodstoveWoodMass	999.60	0.00

n Daily Emission)

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0642	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	6,221.4937	6,221.4937	1.9491	0.0000	6,270.2214
0.1455	9.8688	1.6366	10.7736	3.6558	1.5057	5.1615	0.0000	14,630.3099	14,630.3099	1.9499	0.0000	14,657.2663
0.1413	9.8688	0.7800	10.6488	2.6381	0.7328	3.3708	0.0000	14,210.3424	14,210.3424	1.0230	0.0000	14,235.9160
0.0243	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,352.4178	2,352.4178	0.7175	0.0000	2,370.3550
0.1455	**18.2675**	**2.0461**	**20.3135**	**9.9840**	**1.8824**	**11.8664**	**0.0000**	**14,630.3099**	**14,630.3099**	**1.9499**	**0.0000**	**14,657.2663**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

n Daily Emission)

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0642	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	6,221.4937	6,221.4937	1.9491	0.0000	6,270.2214
0.1455	9.8688	1.6366	10.7736	3.6558	1.5057	5.1615	0.0000	14,630.3099	14,630.3099	1.9499	0.0000	14,657.2663
0.1413	9.8688	0.7800	10.6488	2.6381	0.7328	3.3708	0.0000	14,210.3424	14,210.3424	1.0230	0.0000	14,235.9160
0.0243	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,352.4178	2,352.4178	0.7175	0.0000	2,370.3550
0.1455	**18.2675**	**2.0461**	**20.3135**	**9.9840**	**1.8824**	**11.8664**	**0.0000**	**14,630.3099**	**14,630.3099**	**1.9499**	**0.0000**	**14,657.2663**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
0.00	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
0.6043	**45.9592**	**2.4640**	**48.4231**	**12.2950**	**2.4399**	**14.7349**	**0.0000**	**74,422.3787**	**74,422.3787**	**2.8429**	**0.4832**	**74,637.4417**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
0.6043	**45.9592**	**2.4640**	**48.4231**	**12.2950**	**2.4399**	**14.7349**	**0.0000**	**74,422.3787**	**74,422.3787**	**2.8429**	**0.4832**	**74,637.4417**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

O	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
molition	9/1/2021	10/12/2021	5	30	
Preparation	10/13/2021	11/9/2021	5	20	
ding	11/10/2021	1/11/2022	5	45	
lding Construction	1/12/2022	12/12/2023	5	500	
ving	12/13/2023	1/30/2024	5	35	
hitectural Coating	1/31/2024	3/19/2024	5	35	

ase): 0

2.5

ntial Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped g – sqft)

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

road Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
'Industrial Saws	1	8.00	81	0.73
rs	3	8.00	158	0.38
ired Dozers	2	8.00	247	0.40
ired Dozers	3	8.00	247	0.40
_oaders/Backhoes	4	8.00	97	0.37
rs	2	8.00	158	0.38
	1	8.00	187	0.41
ired Dozers	1	8.00	247	0.40
	2	8.00	367	0.48
_oaders/Backhoes	2	8.00	97	0.37
	1	7.00	231	0.29
	3	8.00	89	0.20
r Sets	1	8.00	84	0.74
_oaders/Backhoes	3	7.00	97	0.37
	1	8.00	46	0.45
	2	8.00	130	0.42
quipment	2	8.00	132	0.36
	2	8.00	80	0.38
ressors	1	6.00	78	0.48

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

rker Trip umber	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
15.00	0.00	458.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
801.00	143.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
160.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

ion

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
0.0388		1.5513	1.5513		1.4411	1.4411		3,747.9449	3,747.9449	1.0549		3,774.3174
0.0388	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**		**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.8555	1,269.8555	0.0908		1,272.1252
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.6100e-003	0.1677	1.3500e-003	0.1690	0.0445	1.2500e-003	0.0457		160.8377	160.8377	4.7300e-003		160.9560
0.0133	**0.4346**	**0.0141**	**0.4487**	**0.1176**	**0.0135**	**0.1311**		**1,430.6932**	**1,430.6932**	**0.0955**		**1,433.0812**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
0.0388		1.5513	1.5513		1.4411	1.4411	0.0000	3,747.9449	3,747.9449	1.0549		3,774.3174
0.0388	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**	**0.0000**	**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.8555	1,269.8555	0.0908		1,272.1252
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.6100e-003	0.1677	1.3500e-003	0.1690	0.0445	1.2500e-003	0.0457		160.8377	160.8377	4.7300e-003		160.9560
0.0133	**0.4346**	**0.0141**	**0.4487**	**0.1176**	**0.0135**	**0.1311**		**1,430.6932**	**1,430.6932**	**0.0955**		**1,433.0812**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
0.0380	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.9400e-003	0.2012	1.6300e-003	0.2028	0.0534	1.5000e-003	0.0549		193.0052	193.0052	5.6800e-003		193.1472
1.9400e-003	**0.2012**	**1.6300e-003**	**0.2028**	**0.0534**	**1.5000e-003**	**0.0549**		**193.0052**	**193.0052**	**5.6800e-003**		**193.1472**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
0.0380	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.9400e-003	0.2012	1.6300e-003	0.2028	0.0534	1.5000e-003	0.0549		193.0052	193.0052	5.6800e-003		193.1472
1.9400e-003	**0.2012**	**1.6300e-003**	**0.2028**	**0.0534**	**1.5000e-003**	**0.0549**		**193.0052**	**193.0052**	**5.6800e-003**		**193.1472**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
0.0620		1.9853	1.9853		1.8265	1.8265		6,007.0434	6,007.0434	1.9428		6,055.6134
0.0620	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**		**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
2.1500e-003	0.2236	1.8100e-003	0.2254	0.0593	1.6600e-003	0.0610		214.4502	214.4502	6.3100e-003		214.6080
2.1500e-003	**0.2236**	**1.8100e-003**	**0.2254**	**0.0593**	**1.6600e-003**	**0.0610**		**214.4502**	**214.4502**	**6.3100e-003**		**214.6080**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
0.0620		1.9853	1.9853		1.8265	1.8265	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134
0.0620	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**	**0.0000**	**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
2.1500e-003	0.2236	1.8100e-003	0.2254	0.0593	1.6600e-003	0.0610		214.4502	214.4502	6.3100e-003		214.6080
2.1500e-003	**0.2236**	**1.8100e-003**	**0.2254**	**0.0593**	**1.6600e-003**	**0.0610**		**214.4502**	**214.4502**	**6.3100e-003**		**214.6080**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
0.0621	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
2.0800e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609		206.9139	206.9139	5.7000e-003		207.0563
2.0800e-003	**0.2236**	**1.7500e-003**	**0.2253**	**0.0593**	**1.6100e-003**	**0.0609**		**206.9139**	**206.9139**	**5.7000e-003**		**207.0563**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
0.0621	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
2.0800e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609		206.9139	206.9139	5.7000e-003		207.0563
2.0800e-003	**0.2236**	**1.7500e-003**	**0.2253**	**0.0593**	**1.6100e-003**	**0.0609**		**206.9139**	**206.9139**	**5.7000e-003**		**207.0563**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
0.0269		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.0750	3,789.0750	0.2381		3,795.0283
0.0832	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,286.9013	8,286.9013	0.2282		8,292.6058
0.1186	**9.8688**	**0.0957**	**9.9645**	**2.6381**	**0.0891**	**2.7271**		**12,075.9763**	**12,075.9763**	**0.4663**		**12,087.6341**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
0.0269		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.0750	3,789.0750	0.2381		3,795.0283
0.0832	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,286.9013	8,286.9013	0.2282		8,292.6058
0.1186	**9.8688**	**0.0957**	**9.9645**	**2.6381**	**0.0891**	**2.7271**		**12,075.9763**	**12,075.9763**	**0.4663**		**12,087.6341**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
0.0269		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.4007	3,671.4007	0.2096		3,676.6417
0.0801	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		7,983.7318	7,983.7318	0.2055		7,988.8683
0.1144	**9.8688**	**0.0803**	**9.9491**	**2.6381**	**0.0743**	**2.7124**		**11,655.1325**	**11,655.1325**	**0.4151**		**11,665.5099**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
0.0269		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.4007	3,671.4007	0.2096		3,676.6417
0.0801	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		7,983.7318	7,983.7318	0.2055		7,988.8683
0.1144	**9.8688**	**0.0803**	**9.9491**	**2.6381**	**0.0743**	**2.7124**		**11,655.1325**	**11,655.1325**	**0.4151**		**11,665.5099**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0228		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.5000e-003	0.1677	1.2800e-003	0.1689	0.0445	1.1700e-003	0.0456		149.5081	149.5081	3.8500e-003		149.6043
1.5000e-003	**0.1677**	**1.2800e-003**	**0.1689**	**0.0445**	**1.1700e-003**	**0.0456**		**149.5081**	**149.5081**	**3.8500e-003**		**149.6043**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0228		**0.5102**	**0.5102**		**0.4694**	**0.4694**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.5000e-003	0.1677	1.2800e-003	0.1689	0.0445	1.1700e-003	0.0456		149.5081	149.5081	3.8500e-003		149.6043
1.5000e-003	**0.1677**	**1.2800e-003**	**0.1689**	**0.0445**	**1.1700e-003**	**0.0456**		**149.5081**	**149.5081**	**3.8500e-003**		**149.6043**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0228		**0.4685**	**0.4685**		**0.4310**	**0.4310**		**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.4500e-003	0.1677	1.2600e-003	0.1689	0.0445	1.1600e-003	0.0456		144.8706	144.8706	3.5300e-003		144.9587
1.4500e-003	**0.1677**	**1.2600e-003**	**0.1689**	**0.0445**	**1.1600e-003**	**0.0456**		**144.8706**	**144.8706**	**3.5300e-003**		**144.9587**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0228		**0.4685**	**0.4685**		**0.4310**	**0.4310**	**0.0000**	**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.4500e-003	0.1677	1.2600e-003	0.1689	0.0445	1.1600e-003	0.0456		144.8706	144.8706	3.5300e-003		144.9587
1.4500e-003	**0.1677**	**1.2600e-003**	**0.1689**	**0.0445**	**1.1600e-003**	**0.0456**		**144.8706**	**144.8706**	**3.5300e-003**		**144.9587**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
2.9700e-003		**0.0609**	**0.0609**		**0.0609**	**0.0609**		**281.4481**	**281.4481**	**0.0159**		**281.8443**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0155	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,545.2860	1,545.2860	0.0376		1,546.2262
0.0155	**1.7884**	**0.0134**	**1.8018**	**0.4743**	**0.0123**	**0.4866**		**1,545.2860**	**1,545.2860**	**0.0376**		**1,546.2262**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
2.9700e-003		**0.0609**	**0.0609**		**0.0609**	**0.0609**	**0.0000**	**281.4481**	**281.4481**	**0.0159**		**281.8443**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0155	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,545.2860	1,545.2860	0.0376		1,546.2262
0.0155	**1.7884**	**0.0134**	**1.8018**	**0.4743**	**0.0123**	**0.4866**		**1,545.2860**	**1,545.2860**	**0.0376**		**1,546.2262**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839

	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
	145.75	154.25	154.00	506,227	506,227
	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
	288.45	62.55	31.05	706,812	706,812
	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
	192.00	187.50	160.00	445,703	445,703
	501.12	511.92	461.20	707,488	707,488
	528.08	601.44	357.84	1,112,221	1,112,221
	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Miles		Trip %			Trip Purpose %		
H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
5.90	8.70	40.20	19.20	40.60	86	11	3
5.90	8.70	40.20	19.20	40.60	86	11	3
8.40	6.90	33.00	48.00	19.00	77	19	4
8.40	6.90	8.50	72.50	19.00	37	20	43
8.40	6.90	19.40	61.60	19.00	58	38	4
8.40	6.90	12.00	69.00	19.00	38	18	44
8.40	6.90	16.30	64.70	19.00	54	35	11

DT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

as

CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day								lb/day					
0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
4.2573	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

as

CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day								lb/day					
0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
4.2573	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
0.0944		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
0.0944		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

lumber	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

rs

Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

Number

Village South Specific Plan (Proposed)

Los Angeles-South Coast County, Annual

Size	Metric	Lot Acreage	Floor Surface Area	Population
45.00	1000sqft	1.03	45,000.00	0
36.00	1000sqft	0.83	36,000.00	0
50.00	Room	1.67	72,600.00	0
8.00	1000sqft	0.18	8,000.00	0
25.00	Dwelling Unit	1.56	25,000.00	72
975.00	Dwelling Unit	25.66	975,000.00	2789
56.00	1000sqft	1.29	56,000.00	0

Wind Speed (m/s)	2.2	**Precipitation Freq (Days)**	33
		Operational Year	2028
CH4 Intensity (lb/MWhr)	0.029	**N2O Intensity (lb/MWhr)**	0.006

n-Default Data

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the DEIR's model.

ding residential and retail land uses.

nent regarding individual construction phase lengths.

model. See SWAPE comment regarding demolition.

with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

rning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

ion - See SWAPE comment on construction-related mitigation.

regarding operational mitigation measures.

t regarding operational mitigation measures.

Column Name	Default Value	New Value
FireplaceWoodMass	1,019.20	0.00
FireplaceWoodMass	1,019.20	0.00
NumberWood	1.25	0.00
NumberWood	48.75	0.00
WorkerTripLength	14.70	10.00
WorkerTripLength	14.70	10.00
WorkerTripLength	14.70	10.00
WorkerTripLength	14.70	10.00
WorkerTripLength	14.70	10.00
WorkerTripLength	14.70	10.00
ST_TR	7.16	6.17
ST_TR	6.39	3.87
ST_TR	2.46	1.39
ST_TR	158.37	79.82

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ST_TR	8.19	3.75
ST_TR	94.36	63.99
ST_TR	49.97	10.74
SU_TR	6.07	6.16
SU_TR	5.86	4.18
SU_TR	1.05	0.69
SU_TR	131.84	78.27
SU_TR	5.95	3.20
SU_TR	72.16	57.65
SU_TR	25.24	6.39
WD_TR	6.59	5.83
WD_TR	6.65	4.13
WD_TR	11.03	6.41
WD_TR	127.15	65.80
WD_TR	8.17	3.84
WD_TR	89.95	62.64
WD_TR	42.70	9.43
NumberCatalytic	1.25	0.00
NumberCatalytic	48.75	0.00
NumberNoncatalytic	1.25	0.00
NumberNoncatalytic	48.75	0.00
WoodstoveDayYear	25.00	0.00
WoodstoveDayYear	25.00	0.00
WoodstoveWoodMass	999.60	0.00
WoodstoveWoodMass	999.60	0.00

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SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
2.3800e-003	0.4141	0.0817	0.4958	0.1788	0.0754	0.2542	0.0000	210.7654	210.7654	0.0600	0.0000	212.2661
0.0155	0.9509	0.1175	1.0683	0.2518	0.1103	0.3621	0.0000	1,418.6554	1,418.6554	0.1215	0.0000	1,421.6925
0.0147	0.8497	0.0971	0.9468	0.2283	0.0912	0.3195	0.0000	1,342.4412	1,342.4412	0.1115	0.0000	1,345.2291
5.0000e-004	0.0221	6.3900e-003	0.0285	5.8700e-003	5.9700e-003	0.0118	0.0000	44.6355	44.6355	7.8300e-003	0.0000	44.8311
0.0155	**0.9509**	**0.1175**	**1.0683**	**0.2518**	**0.1103**	**0.3621**	**0.0000**	**1,418.6554**	**1,418.6554**	**0.1215**	**0.0000**	**1,421.6925**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
2.3800e-003	0.4141	0.0817	0.4958	0.1788	0.0754	0.2542	0.0000	210.7651	210.7651	0.0600	0.0000	212.2658
0.0155	0.9509	0.1175	1.0683	0.2518	0.1103	0.3621	0.0000	1,418.6550	1,418.6550	0.1215	0.0000	1,421.6921
0.0147	0.8497	0.0971	0.9468	0.2283	0.0912	0.3195	0.0000	1,342.4409	1,342.4409	0.1115	0.0000	1,345.2287
5.0000e-004	0.0221	6.3900e-003	0.0285	5.8700e-003	5.9700e-003	0.0118	0.0000	44.6354	44.6354	7.8300e-003	0.0000	44.8311
0.0155	**0.9509**	**0.1175**	**1.0683**	**0.2518**	**0.1103**	**0.3621**	**0.0000**	**1,418.6550**	**1,418.6550**	**0.1215**	**0.0000**	**1,421.6921**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
0.00	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
-2021	1.4091	1.4091
2022	1.3329	1.3329
2022	1.1499	1.1499
2022	1.1457	1.1457
-2022	1.1415	1.1415
2023	1.0278	1.0278
2023	0.9868	0.9868
2023	0.9831	0.9831

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-2023	0.9798	0.9798
2024	2.8757	2.8757
2024	1.6188	1.6188
nest	2.8757	2.8757

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	3,896.0732	3,896.0732	0.1303	0.0468	3,913.2833
0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
		0.0000	0.0000		0.0000	0.0000	207.8079	0.0000	207.8079	12.2811	0.0000	514.8354
		0.0000	0.0000		0.0000	0.0000	29.1632	556.6420	585.8052	3.0183	0.0755	683.7567
0.0914	**7.7979**	**0.2260**	**8.0240**	**2.0895**	**0.2219**	**2.3114**	**236.9712**	**12,294.1807**	**12,531.1519**	**15.7904**	**0.1260**	**12,963.4751**

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SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	3,896.0732	3,896.0732	0.1303	0.0468	3,913.2833
0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
		0.0000	0.0000		0.0000	0.0000	207.8079	0.0000	207.8079	12.2811	0.0000	514.8354
		0.0000	0.0000		0.0000	0.0000	29.1632	556.6420	585.8052	3.0183	0.0755	683.7567
0.0914	**7.7979**	**0.2260**	**8.0240**	**2.0895**	**0.2219**	**2.3114**	**236.9712**	**12,294.1807**	**12,531.1519**	**15.7904**	**0.1260**	**12,963.4751**

O	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
molition	9/1/2021	10/12/2021	5	30	
e Preparation	10/13/2021	11/9/2021	5	20	
ading	11/10/2021	1/11/2022	5	45	
lding Construction	1/12/2022	12/12/2023	5	500	
ving	12/13/2023	1/30/2024	5	35	
hitectural Coating	1/31/2024	3/19/2024	5	35	

ase): 0

2.5

ntial Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped g – sqft)

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road Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
'Industrial Saws	1	8.00	81	0.73
rs	3	8.00	158	0.38
ired Dozers	2	8.00	247	0.40
ired Dozers	3	8.00	247	0.40
_oaders/Backhoes	4	8.00	97	0.37
rs	2	8.00	158	0.38
	1	8.00	187	0.41
ired Dozers	1	8.00	247	0.40
	2	8.00	367	0.48
_oaders/Backhoes	2	8.00	97	0.37
	1	7.00	231	0.29
	3	8.00	89	0.20
r Sets	1	8.00	84	0.74
_oaders/Backhoes	3	7.00	97	0.37
	1	8.00	46	0.45
	2	8.00	130	0.42
quipment	2	8.00	132	0.36
	2	8.00	80	0.38
ressors	1	6.00	78	0.48

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rker Trip umber	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
15.00	0.00	458.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
18.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
20.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
801.00	143.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
15.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
160.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT

ion

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
	0.0496	0.0000	0.0496	7.5100e-003	0.0000	7.5100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
5.8000e-004		0.0233	0.0233		0.0216	0.0216	0.0000	51.0012	51.0012	0.0144	0.0000	51.3601
5.8000e-004	**0.0496**	**0.0233**	**0.0729**	**7.5100e-003**	**0.0216**	**0.0291**	**0.0000**	**51.0012**	**51.0012**	**0.0144**	**0.0000**	**51.3601**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
1.8000e-004	3.9400e-003	1.9000e-004	4.1300e-003	1.0800e-003	1.8000e-004	1.2600e-003	0.0000	17.4566	17.4566	1.2100e-003	0.0000	17.4869
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
2.0000e-005	1.6800e-003	1.0000e-005	1.6900e-003	4.5000e-004	1.0000e-005	4.6000e-004	0.0000	1.5281	1.5281	5.0000e-005	0.0000	1.5293
2.0000e-004	**5.6200e-003**	**2.0000e-004**	**5.8200e-003**	**1.5300e-003**	**1.9000e-004**	**1.7200e-003**	**0.0000**	**18.9847**	**18.9847**	**1.2600e-003**	**0.0000**	**19.0161**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
	0.0496	0.0000	0.0496	7.5100e-003	0.0000	7.5100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
5.8000e-004		0.0233	0.0233		0.0216	0.0216	0.0000	51.0011	51.0011	0.0144	0.0000	51.3600
5.8000e-004	**0.0496**	**0.0233**	**0.0729**	**7.5100e-003**	**0.0216**	**0.0291**	**0.0000**	**51.0011**	**51.0011**	**0.0144**	**0.0000**	**51.3600**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
1.8000e-004	3.9400e-003	1.9000e-004	4.1300e-003	1.0800e-003	1.8000e-004	1.2600e-003	0.0000	17.4566	17.4566	1.2100e-003	0.0000	17.4869
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
2.0000e-005	1.6800e-003	1.0000e-005	1.6900e-003	4.5000e-004	1.0000e-005	4.6000e-004	0.0000	1.5281	1.5281	5.0000e-005	0.0000	1.5293
2.0000e-004	**5.6200e-003**	**2.0000e-004**	**5.8200e-003**	**1.5300e-003**	**1.9000e-004**	**1.7200e-003**	**0.0000**	**18.9847**	**18.9847**	**1.2600e-003**	**0.0000**	**19.0161**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
	0.1807	0.0000	0.1807	0.0993	0.0000	0.0993	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
3.8000e-004		0.0204	0.0204		0.0188	0.0188	0.0000	33.4357	33.4357	0.0108	0.0000	33.7061
3.8000e-004	**0.1807**	**0.0204**	**0.2011**	**0.0993**	**0.0188**	**0.1181**	**0.0000**	**33.4357**	**33.4357**	**0.0108**	**0.0000**	**33.7061**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.0000e-005	1.3400e-003	1.0000e-005	1.3500e-003	3.6000e-004	1.0000e-005	3.7000e-004	0.0000	1.2225	1.2225	4.0000e-005	0.0000	1.2234
1.0000e-005	**1.3400e-003**	**1.0000e-005**	**1.3500e-003**	**3.6000e-004**	**1.0000e-005**	**3.7000e-004**	**0.0000**	**1.2225**	**1.2225**	**4.0000e-005**	**0.0000**	**1.2234**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
	0.1807	0.0000	0.1807	0.0993	0.0000	0.0993	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
3.8000e-004		0.0204	0.0204		0.0188	0.0188	0.0000	33.4357	33.4357	0.0108	0.0000	33.7060
3.8000e-004	**0.1807**	**0.0204**	**0.2011**	**0.0993**	**0.0188**	**0.1181**	**0.0000**	**33.4357**	**33.4357**	**0.0108**	**0.0000**	**33.7060**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.0000e-005	1.3400e-003	1.0000e-005	1.3500e-003	3.6000e-004	1.0000e-005	3.7000e-004	0.0000	1.2225	1.2225	4.0000e-005	0.0000	1.2234
1.0000e-005	**1.3400e-003**	**1.0000e-005**	**1.3500e-003**	**3.6000e-004**	**1.0000e-005**	**3.7000e-004**	**0.0000**	**1.2225**	**1.2225**	**4.0000e-005**	**0.0000**	**1.2234**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
	0.1741	0.0000	0.1741	0.0693	0.0000	0.0693	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.1800e-003		0.0377	0.0377		0.0347	0.0347	0.0000	103.5405	103.5405	0.0335	0.0000	104.3776
1.1800e-003	**0.1741**	**0.0377**	**0.2118**	**0.0693**	**0.0347**	**0.1040**	**0.0000**	**103.5405**	**103.5405**	**0.0335**	**0.0000**	**104.3776**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
3.0000e-005	2.8300e-003	2.0000e-005	2.8600e-003	7.5000e-004	2.0000e-005	7.8000e-004	0.0000	2.5808	2.5808	8.0000e-005	0.0000	2.5828
3.0000e-005	**2.8300e-003**	**2.0000e-005**	**2.8600e-003**	**7.5000e-004**	**2.0000e-005**	**7.8000e-004**	**0.0000**	**2.5808**	**2.5808**	**8.0000e-005**	**0.0000**	**2.5828**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
	0.1741	0.0000	0.1741	0.0693	0.0000	0.0693	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.1800e-003		0.0377	0.0377		0.0347	0.0347	0.0000	103.5403	103.5403	0.0335	0.0000	104.3775
1.1800e-003	**0.1741**	**0.0377**	**0.2118**	**0.0693**	**0.0347**	**0.1040**	**0.0000**	**103.5403**	**103.5403**	**0.0335**	**0.0000**	**104.3775**

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SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
3.0000e-005	2.8300e-003	2.0000e-005	2.8600e-003	7.5000e-004	2.0000e-005	7.8000e-004	0.0000	2.5808	2.5808	8.0000e-005	0.0000	2.5828
3.0000e-005	**2.8300e-003**	**2.0000e-005**	**2.8600e-003**	**7.5000e-004**	**2.0000e-005**	**7.8000e-004**	**0.0000**	**2.5808**	**2.5808**	**8.0000e-005**	**0.0000**	**2.5828**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
	0.0807	0.0000	0.0807	0.0180	0.0000	0.0180	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
2.2000e-004		5.7200e-003	5.7200e-003		5.2600e-003	5.2600e-003	0.0000	19.0871	19.0871	6.1700e-003	0.0000	19.2414
2.2000e-004	**0.0807**	**5.7200e-003**	**0.0865**	**0.0180**	**5.2600e-003**	**0.0233**	**0.0000**	**19.0871**	**19.0871**	**6.1700e-003**	**0.0000**	**19.2414**

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SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.0000e-005	5.2000e-004	0.0000	5.3000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4587	0.4587	1.0000e-005	0.0000	0.4590
1.0000e-005	**5.2000e-004**	**0.0000**	**5.3000e-004**	**1.4000e-004**	**0.0000**	**1.4000e-004**	**0.0000**	**0.4587**	**0.4587**	**1.0000e-005**	**0.0000**	**0.4590**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
	0.0807	0.0000	0.0807	0.0180	0.0000	0.0180	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
2.2000e-004		5.7200e-003	5.7200e-003		5.2600e-003	5.2600e-003	0.0000	19.0871	19.0871	6.1700e-003	0.0000	19.2414
2.2000e-004	**0.0807**	**5.7200e-003**	**0.0865**	**0.0180**	**5.2600e-003**	**0.0233**	**0.0000**	**19.0871**	**19.0871**	**6.1700e-003**	**0.0000**	**19.2414**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.0000e-005	5.2000e-004	0.0000	5.3000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4587	0.4587	1.0000e-005	0.0000	0.4590
1.0000e-005	**5.2000e-004**	**0.0000**	**5.3000e-004**	**1.4000e-004**	**0.0000**	**1.4000e-004**	**0.0000**	**0.4587**	**0.4587**	**1.0000e-005**	**0.0000**	**0.4590**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
3.4100e-003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1324	293.1324	0.0702	0.0000	294.8881
3.4100e-003		**0.1023**	**0.1023**		**0.0963**	**0.0963**	**0.0000**	**293.1324**	**293.1324**	**0.0702**	**0.0000**	**294.8881**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
4.5500e-003	0.1140	3.1800e-003	0.1171	0.0329	3.0400e-003	0.0359	0.0000	441.9835	441.9835	0.0264	0.0000	442.6435
7.3500e-003	0.7557	6.2300e-003	0.7619	0.2007	5.7400e-003	0.2065	0.0000	663.9936	663.9936	0.0187	0.0000	664.4604
0.0119	**0.8696**	**9.4100e-003**	**0.8790**	**0.2336**	**8.7800e-003**	**0.2424**	**0.0000**	**1,105.9771**	**1,105.9771**	**0.0451**	**0.0000**	**1,107.1039**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
3.4100e-003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1321	293.1321	0.0702	0.0000	294.8877
3.4100e-003		**0.1023**	**0.1023**		**0.0963**	**0.0963**	**0.0000**	**293.1321**	**293.1321**	**0.0702**	**0.0000**	**294.8877**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
4.5500e-003	0.1140	3.1800e-003	0.1171	0.0329	3.0400e-003	0.0359	0.0000	441.9835	441.9835	0.0264	0.0000	442.6435
7.3500e-003	0.7557	6.2300e-003	0.7619	0.2007	5.7400e-003	0.2065	0.0000	663.9936	663.9936	0.0187	0.0000	664.4604
0.0119	**0.8696**	**9.4100e-003**	**0.8790**	**0.2336**	**8.7800e-003**	**0.2424**	**0.0000**	**1,105.9771**	**1,105.9771**	**0.0451**	**0.0000**	**1,107.1039**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
3.3300e-003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2789	286.2789	0.0681	0.0000	287.9814
3.3300e-003		**0.0864**	**0.0864**		**0.0813**	**0.0813**	**0.0000**	**286.2789**	**286.2789**	**0.0681**	**0.0000**	**287.9814**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
4.3000e-003	0.1113	1.4600e-003	0.1127	0.0321	1.4000e-003	0.0335	0.0000	417.9930	417.9930	0.0228	0.0000	418.5624
6.9100e-003	0.7377	5.9100e-003	0.7436	0.1960	5.4500e-003	0.2014	0.0000	624.5363	624.5363	0.0164	0.0000	624.9466
0.0112	**0.8490**	**7.3700e-003**	**0.8564**	**0.2281**	**6.8500e-003**	**0.2349**	**0.0000**	**1,042.5294**	**1,042.5294**	**0.0392**	**0.0000**	**1,043.5090**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
3.3300e-003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2785	286.2785	0.0681	0.0000	287.9811
3.3300e-003		**0.0864**	**0.0864**		**0.0813**	**0.0813**	**0.0000**	**286.2785**	**286.2785**	**0.0681**	**0.0000**	**287.9811**

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SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
4.3000e-003	0.1113	1.4600e-003	0.1127	0.0321	1.4000e-003	0.0335	0.0000	417.9930	417.9930	0.0228	0.0000	418.5624
6.9100e-003	0.7377	5.9100e-003	0.7436	0.1960	5.4500e-003	0.2014	0.0000	624.5363	624.5363	0.0164	0.0000	624.9466
0.0112	**0.8490**	**7.3700e-003**	**0.8564**	**0.2281**	**6.8500e-003**	**0.2349**	**0.0000**	**1,042.5294**	**1,042.5294**	**0.0392**	**0.0000**	**1,043.5090**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
1.5000e-004		3.3200e-003	3.3200e-003		3.0500e-003	3.0500e-003	0.0000	13.0175	13.0175	4.2100e-003	0.0000	13.1227
		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.5000e-004		**3.3200e-003**	**3.3200e-003**		**3.0500e-003**	**3.0500e-003**	**0.0000**	**13.0175**	**13.0175**	**4.2100e-003**	**0.0000**	**13.1227**

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SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.0000e-005	7.3000e-004	1.0000e-005	7.3000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	0.6156	0.6156	2.0000e-005	0.0000	0.6160
1.0000e-005	**7.3000e-004**	**1.0000e-005**	**7.3000e-004**	**1.9000e-004**	**1.0000e-005**	**2.0000e-004**	**0.0000**	**0.6156**	**0.6156**	**2.0000e-005**	**0.0000**	**0.6160**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
1.5000e-004		3.3200e-003	3.3200e-003		3.0500e-003	3.0500e-003	0.0000	13.0175	13.0175	4.2100e-003	0.0000	13.1227
		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.5000e-004		**3.3200e-003**	**3.3200e-003**		**3.0500e-003**	**3.0500e-003**	**0.0000**	**13.0175**	**13.0175**	**4.2100e-003**	**0.0000**	**13.1227**

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SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.0000e-005	7.3000e-004	1.0000e-005	7.3000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	0.6156	0.6156	2.0000e-005	0.0000	0.6160
1.0000e-005	**7.3000e-004**	**1.0000e-005**	**7.3000e-004**	**1.9000e-004**	**1.0000e-005**	**2.0000e-004**	**0.0000**	**0.6156**	**0.6156**	**2.0000e-005**	**0.0000**	**0.6160**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
2.5000e-004		5.1500e-003	5.1500e-003		4.7400e-003	4.7400e-003	0.0000	22.0292	22.0292	7.1200e-003	0.0000	22.2073
		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
2.5000e-004		**5.1500e-003**	**5.1500e-003**		**4.7400e-003**	**4.7400e-003**	**0.0000**	**22.0292**	**22.0292**	**7.1200e-003**	**0.0000**	**22.2073**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.0000e-005	1.2300e-003	1.0000e-005	1.2400e-003	3.3000e-004	1.0000e-005	3.4000e-004	0.0000	1.0094	1.0094	3.0000e-005	0.0000	1.0100
1.0000e-005	**1.2300e-003**	**1.0000e-005**	**1.2400e-003**	**3.3000e-004**	**1.0000e-005**	**3.4000e-004**	**0.0000**	**1.0094**	**1.0094**	**3.0000e-005**	**0.0000**	**1.0100**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
2.5000e-004		5.1500e-003	5.1500e-003		4.7400e-003	4.7400e-003	0.0000	22.0292	22.0292	7.1200e-003	0.0000	22.2073
		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
2.5000e-004		**5.1500e-003**	**5.1500e-003**		**4.7400e-003**	**4.7400e-003**	**0.0000**	**22.0292**	**22.0292**	**7.1200e-003**	**0.0000**	**22.2073**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.0000e-005	1.2300e-003	1.0000e-005	1.2400e-003	3.3000e-004	1.0000e-005	3.4000e-004	0.0000	1.0094	1.0094	3.0000e-005	0.0000	1.0100
1.0000e-005	**1.2300e-003**	**1.0000e-005**	**1.2400e-003**	**3.3000e-004**	**1.0000e-005**	**3.4000e-004**	**0.0000**	**1.0094**	**1.0094**	**3.0000e-005**	**0.0000**	**1.0100**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
5.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003	0.0000	4.4682	4.4682	2.5000e-004	0.0000	4.4745
5.0000e-005		**1.0700e-003**	**1.0700e-003**		**1.0700e-003**	**1.0700e-003**	**0.0000**	**4.4682**	**4.4682**	**2.5000e-004**	**0.0000**	**4.4745**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.9000e-004	0.0209	1.6000e-004	0.0211	5.5500e-003	1.5000e-004	5.7000e-003	0.0000	17.1287	17.1287	4.3000e-004	0.0000	17.1394
1.9000e-004	**0.0209**	**1.6000e-004**	**0.0211**	**5.5500e-003**	**1.5000e-004**	**5.7000e-003**	**0.0000**	**17.1287**	**17.1287**	**4.3000e-004**	**0.0000**	**17.1394**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
5.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003	0.0000	4.4682	4.4682	2.5000e-004	0.0000	4.4745
5.0000e-005		**1.0700e-003**	**1.0700e-003**		**1.0700e-003**	**1.0700e-003**	**0.0000**	**4.4682**	**4.4682**	**2.5000e-004**	**0.0000**	**4.4745**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.9000e-004	0.0209	1.6000e-004	0.0211	5.5500e-003	1.5000e-004	5.7000e-003	0.0000	17.1287	17.1287	4.3000e-004	0.0000	17.1394
1.9000e-004	**0.0209**	**1.6000e-004**	**0.0211**	**5.5500e-003**	**1.5000e-004**	**5.7000e-003**	**0.0000**	**17.1287**	**17.1287**	**4.3000e-004**	**0.0000**	**17.1394**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162

	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
	145.75	154.25	154.00	506,227	506,227
	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
	288.45	62.55	31.05	706,812	706,812
	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
	192.00	187.50	160.00	445,703	445,703
	501.12	511.92	461.20	707,488	707,488
	528.08	601.44	357.84	1,112,221	1,112,221
	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

Miles		Trip %			Trip Purpose %		
H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
5.90	8.70	40.20	19.20	40.60	86	11	3
5.90	8.70	40.20	19.20	40.60	86	11	3
8.40	6.90	33.00	48.00	19.00	77	19	4
8.40	6.90	8.50	72.50	19.00	37	20	43
8.40	6.90	19.40	61.60	19.00	58	38	4
8.40	6.90	12.00	69.00	19.00	38	18	44
8.40	6.90	16.30	64.70	19.00	54	35	11

DT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
		0.0000	0.0000		0.0000	0.0000	0.0000	2,512.6465	2,512.6465	0.1037	0.0215	2,521.6356
		0.0000	0.0000		0.0000	0.0000	0.0000	2,512.6465	2,512.6465	0.1037	0.0215	2,521.6356
7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.4267	1,383.4267	0.0265	0.0254	1,391.6478
7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.4267	1,383.4267	0.0265	0.0254	1,391.6478

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

as

CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr								MT/yr					
8.0100e-003	1.2000e-004		1.5200e-003	1.5200e-003		1.5200e-003	1.5200e-003	0.0000	21.7988	21.7988	4.2000e-004	4.0000e-004	21.9284
0.2561	3.8400e-003		0.0487	0.0487		0.0487	0.0487	0.0000	696.9989	696.9989	0.0134	0.0128	701.1408
0.0193	1.4000e-004		1.7500e-003	1.7500e-003		1.7500e-003	1.7500e-003	0.0000	24.9983	24.9983	4.8000e-004	4.6000e-004	25.1468
0.3421	2.4400e-003		0.0310	0.0310		0.0310	0.0310	0.0000	443.3124	443.3124	8.5000e-003	8.1300e-003	445.9468
0.0717	5.1000e-004		6.4900e-003	6.4900e-003		6.4900e-003	6.4900e-003	0.0000	92.9036	92.9036	1.7800e-003	1.7000e-003	93.4557
0.0760	5.4000e-004		6.8800e-003	6.8800e-003		6.8800e-003	6.8800e-003	0.0000	98.5139	98.5139	1.8900e-003	1.8100e-003	99.0993
3.7800e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.9009	4.9009	9.0000e-005	9.0000e-005	4.9301
0.7770	**7.6200e-003**		**0.0966**	**0.0966**		**0.0966**	**0.0966**	**0.0000**	**1,383.4268**	**1,383.4268**	**0.0265**	**0.0254**	**1,391.6478**

as

CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr								MT/yr					
8.0100e-003	1.2000e-004		1.5200e-003	1.5200e-003		1.5200e-003	1.5200e-003	0.0000	21.7988	21.7988	4.2000e-004	4.0000e-004	21.9284
0.2561	3.8400e-003		0.0487	0.0487		0.0487	0.0487	0.0000	696.9989	696.9989	0.0134	0.0128	701.1408
0.0193	1.4000e-004		1.7500e-003	1.7500e-003		1.7500e-003	1.7500e-003	0.0000	24.9983	24.9983	4.8000e-004	4.6000e-004	25.1468
0.3421	2.4400e-003		0.0310	0.0310		0.0310	0.0310	0.0000	443.3124	443.3124	8.5000e-003	8.1300e-003	445.9468
0.0717	5.1000e-004		6.4900e-003	6.4900e-003		6.4900e-003	6.4900e-003	0.0000	92.9036	92.9036	1.7800e-003	1.7000e-003	93.4557
0.0760	5.4000e-004		6.8800e-003	6.8800e-003		6.8800e-003	6.8800e-003	0.0000	98.5139	98.5139	1.8900e-003	1.8100e-003	99.0993
3.7800e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.9009	4.9009	9.0000e-005	9.0000e-005	4.9301
0.7770	**7.6200e-003**		**0.0966**	**0.0966**		**0.0966**	**0.0966**	**0.0000**	**1,383.4268**	**1,383.4268**	**0.0265**	**0.0254**	**1,391.6478**

y

N2O	CO2e
yr	
2.9000e-004	33.8978
0.0107	1,262.0869
1.5900e-003	186.9165
4.3200e-003	508.1135
1.5000e-003	175.9672
9.6000e-004	112.9141
2.0600e-003	241.7395
0.0215	**2,521.6356**

y

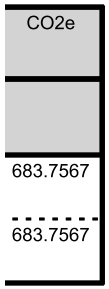
N2O	CO2e
yr	
2.9000e-004	33.8978
0.0107	1,262.0869
1.5900e-003	186.9165
4.3200e-003	508.1135
1.5000e-003	175.9672
9.6000e-004	112.9141
2.0600e-003	241.7395
0.0215	**2,521.6356**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.1200e-003		0.0143	0.0143		0.0143	0.0143	0.0000	204.1166	204.1166	3.9100e-003	3.7400e-003	205.3295
5.4000e-004		0.0572	0.0572		0.0572	0.0572	0.0000	16.8504	16.8504	0.0161	0.0000	17.2540
1.6600e-003		**0.0714**	**0.0714**		**0.0714**	**0.0714**	**0.0000**	**220.9670**	**220.9670**	**0.0201**	**3.7400e-003**	**222.5835**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.1200e-003		0.0143	0.0143		0.0143	0.0143	0.0000	204.1166	204.1166	3.9100e-003	3.7400e-003	205.3295
5.4000e-004		0.0572	0.0572		0.0572	0.0572	0.0000	16.8504	16.8504	0.0161	0.0000	17.2540
1.6600e-003		**0.0714**	**0.0714**		**0.0714**	**0.0714**	**0.0000**	**220.9670**	**220.9670**	**0.0201**	**3.7400e-003**	**222.5835**

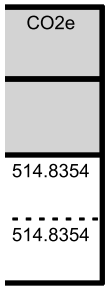
Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual



N2O	CO2e
yr	
1.3400e-003	12.6471
0.0523	493.2363
6.5900e-003	61.6019
8.8200e-003	62.8482
1.0300e-003	7.5079
1.9600e-003	13.9663
3.4200e-003	31.9490
0.0755	**683.7567**

N2O	CO2e
yr	
1.3400e-003	12.6471
0.0523	493.2363
6.5900e-003	61.6019
8.8200e-003	62.8482
1.0300e-003	7.5079
1.9600e-003	13.9663
3.4200e-003	31.9490
0.0755	**683.7567**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual



N2O	CO2e
yr	
0.0000	5.7834
0.0000	225.5513
0.0000	21.0464
0.0000	215.4430
0.0000	13.7694
0.0000	3.6712
0.0000	29.5706
0.0000	**514.8354**

N2O	CO2e
yr	
0.0000	5.7834
0.0000	225.5513
0.0000	21.0464
0.0000	215.4430
0.0000	13.7694
0.0000	3.6712
0.0000	29.5706
0.0000	**514.8354**

lumber	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

rs

Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

Number

Village South Specific Plan (Proposed)

Los Angeles-South Coast County, Summer

Size	Metric	Lot Acreage	Floor Surface Area	Population
45.00	1000sqft	1.03	45,000.00	0
36.00	1000sqft	0.83	36,000.00	0
50.00	Room	1.67	72,600.00	0
8.00	1000sqft	0.18	8,000.00	0
25.00	Dwelling Unit	1.56	25,000.00	72
975.00	Dwelling Unit	25.66	975,000.00	2789
56.00	1000sqft	1.29	56,000.00	0

Wind Speed (m/s)	2.2	**Precipitation Freq (Days)**	33
		Operational Year	2028
CH4 Intensity (lb/MWhr)	0.029	**N2O Intensity (lb/MWhr)**	0.006

ı-Default Data

/illage South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

the DEIR's model.

ding residential and retail land uses.

nent regarding individual construction phase lengths.

model. See SWAPE comment regarding demolition.

with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

rning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

ion - See SWAPE comment on construction-related mitigation.

regarding operational mitigation measures.

t regarding operational mitigation measures.

Column Name	Default Value	New Value
FireplaceWoodMass	1,019.20	0.00
FireplaceWoodMass	1,019.20	0.00
NumberWood	1.25	0.00
NumberWood	48.75	0.00
WorkerTripLength	14.70	10.00
WorkerTripLength	14.70	10.00
WorkerTripLength	14.70	10.00
WorkerTripLength	14.70	10.00
WorkerTripLength	14.70	10.00
WorkerTripLength	14.70	10.00
ST_TR	7.16	6.17
ST_TR	6.39	3.87
ST_TR	2.46	1.39
ST_TR	158.37	79.82

ST_TR	8.19	3.75
ST_TR	94.36	63.99
ST_TR	49.97	10.74
SU_TR	6.07	6.16
SU_TR	5.86	4.18
SU_TR	1.05	0.69
SU_TR	131.84	78.27
SU_TR	5.95	3.20
SU_TR	72.16	57.65
SU_TR	25.24	6.39
WD_TR	6.59	5.83
WD_TR	6.65	4.13
WD_TR	11.03	6.41
WD_TR	127.15	65.80
WD_TR	8.17	3.84
WD_TR	89.95	62.64
WD_TR	42.70	9.43
NumberCatalytic	1.25	0.00
NumberCatalytic	48.75	0.00
NumberNoncatalytic	1.25	0.00
NumberNoncatalytic	48.75	0.00
WoodstoveDayYear	25.00	0.00
WoodstoveDayYear	25.00	0.00
WoodstoveWoodMass	999.60	0.00
WoodstoveWoodMass	999.60	0.00

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

n Daily Emission)

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0636	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,163.4166	6,163.4166	1.9475	0.0000	6,212.1039
0.1240	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,493.4403	12,493.4403	1.9485	0.0000	12,518.5707
0.1206	7.0088	0.7592	7.7679	1.8799	0.7136	2.5935	0.0000	12,150.4890	12,150.4890	0.9589	0.0000	12,174.4615
0.0239	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,313.1808	2,313.1808	0.7166	0.0000	2,331.0956
0.1240	**18.2032**	**2.0456**	**20.2488**	**9.9670**	**1.8820**	**11.8490**	**0.0000**	**12,493.4403**	**12,493.4403**	**1.9485**	**0.0000**	**12,518.5707**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

n Daily Emission)

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0636	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,163.4166	6,163.4166	1.9475	0.0000	6,212.1039
0.1240	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,493.4403	12,493.4403	1.9485	0.0000	12,518.5707
0.1206	7.0088	0.7592	7.7679	1.8799	0.7136	2.5935	0.0000	12,150.4890	12,150.4890	0.9589	0.0000	12,174.4615
0.0239	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,313.1808	2,313.1808	0.7166	0.0000	2,331.0955
0.1240	**18.2032**	**2.0456**	**20.2488**	**9.9670**	**1.8820**	**11.8490**	**0.0000**	**12,493.4403**	**12,493.4403**	**1.9485**	**0.0000**	**12,518.5707**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
0.00	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
0.6278	**45.9592**	**2.4626**	**48.4217**	**12.2950**	**2.4385**	**14.7336**	**0.0000**	**76,811.1816**	**76,811.1816**	**2.8282**	**0.4832**	**77,025.8786**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
0.6278	**45.9592**	**2.4626**	**48.4217**	**12.2950**	**2.4385**	**14.7336**	**0.0000**	**76,811.1816**	**76,811.1816**	**2.8282**	**0.4832**	**77,025.8786**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

O	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
molition	9/1/2021	10/12/2021	5	30	
e Preparation	10/13/2021	11/9/2021	5	20	
ading	11/10/2021	1/11/2022	5	45	
lding Construction	1/12/2022	12/12/2023	5	500	
ving	12/13/2023	1/30/2024	5	35	
hitectural Coating	1/31/2024	3/19/2024	5	35	

ase): 0

2.5

ntial Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped g – sqft)

/illage South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

road Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
'Industrial Saws	1	8.00	81	0.73
rs	3	8.00	158	0.38
ired Dozers	2	8.00	247	0.40
ired Dozers	3	8.00	247	0.40
_oaders/Backhoes	4	8.00	97	0.37
rs	2	8.00	158	0.38
	1	8.00	187	0.41
ired Dozers	1	8.00	247	0.40
	2	8.00	367	0.48
_oaders/Backhoes	2	8.00	97	0.37
	1	7.00	231	0.29
	3	8.00	89	0.20
r Sets	1	8.00	84	0.74
_oaders/Backhoes	3	7.00	97	0.37
	1	8.00	46	0.45
	2	8.00	130	0.42
quipment	2	8.00	132	0.36
	2	8.00	80	0.38
ressors	1	6.00	78	0.48

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

rker Trip umber	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
15.00	0.00	458.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
18.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
20.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
801.00	143.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
15.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
160.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT

ion

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
0.0388		1.5513	1.5513		1.4411	1.4411		3,747.9449	3,747.9449	1.0549		3,774.3174
0.0388	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**		**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.2413	1,292.2413	0.0877		1,294.4337
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.1800e-003	0.1141	9.5000e-004	0.1151	0.0303	8.8000e-004	0.0311		117.2799	117.2799	3.5200e-003		117.3678
0.0131	**0.3810**	**0.0135**	**0.3946**	**0.1034**	**0.0129**	**0.1163**		**1,409.5212**	**1,409.5212**	**0.0912**		**1,411.8015**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
0.0388		1.5513	1.5513		1.4411	1.4411	0.0000	3,747.9449	3,747.9449	1.0549		3,774.3174
0.0388	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**	**0.0000**	**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.2413	1,292.2413	0.0877		1,294.4337
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.1800e-003	0.1141	9.5000e-004	0.1151	0.0303	8.8000e-004	0.0311		117.2799	117.2799	3.5200e-003		117.3678
0.0131	**0.3810**	**0.0135**	**0.3946**	**0.1034**	**0.0129**	**0.1163**		**1,409.5212**	**1,409.5212**	**0.0912**		**1,411.8015**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
0.0380	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.4100e-003	0.1369	1.1400e-003	0.1381	0.0363	1.0500e-003	0.0374		140.7359	140.7359	4.2200e-003		140.8414
1.4100e-003	**0.1369**	**1.1400e-003**	**0.1381**	**0.0363**	**1.0500e-003**	**0.0374**		**140.7359**	**140.7359**	**4.2200e-003**		**140.8414**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
0.0380	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.4100e-003	0.1369	1.1400e-003	0.1381	0.0363	1.0500e-003	0.0374		140.7359	140.7359	4.2200e-003		140.8414
1.4100e-003	**0.1369**	**1.1400e-003**	**0.1381**	**0.0363**	**1.0500e-003**	**0.0374**		**140.7359**	**140.7359**	**4.2200e-003**		**140.8414**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
0.0620		1.9853	1.9853		1.8265	1.8265		6,007.0434	6,007.0434	1.9428		6,055.6134
0.0620	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**		**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.5700e-003	0.1521	1.2700e-003	0.1534	0.0404	1.1700e-003	0.0415		156.3732	156.3732	4.6900e-003		156.4904
1.5700e-003	**0.1521**	**1.2700e-003**	**0.1534**	**0.0404**	**1.1700e-003**	**0.0415**		**156.3732**	**156.3732**	**4.6900e-003**		**156.4904**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
0.0620		1.9853	1.9853		1.8265	1.8265	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134
0.0620	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**	**0.0000**	**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.5700e-003	0.1521	1.2700e-003	0.1534	0.0404	1.1700e-003	0.0415		156.3732	156.3732	4.6900e-003		156.4904
1.5700e-003	**0.1521**	**1.2700e-003**	**0.1534**	**0.0404**	**1.1700e-003**	**0.0415**		**156.3732**	**156.3732**	**4.6900e-003**		**156.4904**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
0.0621	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.5100e-003	0.1521	1.2300e-003	0.1534	0.0404	1.1300e-003	0.0415		150.8754	150.8754	4.2400e-003		150.9813
1.5100e-003	**0.1521**	**1.2300e-003**	**0.1534**	**0.0404**	**1.1300e-003**	**0.0415**		**150.8754**	**150.8754**	**4.2400e-003**		**150.9813**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
0.0621	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.5100e-003	0.1521	1.2300e-003	0.1534	0.0404	1.1300e-003	0.0415		150.8754	150.8754	4.2400e-003		150.9813
1.5100e-003	**0.1521**	**1.2300e-003**	**0.1534**	**0.0404**	**1.1300e-003**	**0.0415**		**150.8754**	**150.8754**	**4.2400e-003**		**150.9813**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
0.0269		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.5482	3,896.5482	0.2236		3,902.1384
0.0607	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		6,042.5585	6,042.5585	0.1697		6,046.8000
0.0971	**7.0087**	**0.0741**	**7.0828**	**1.8799**	**0.0691**	**1.9490**		**9,939.1067**	**9,939.1067**	**0.3933**		**9,948.9384**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
0.0269		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.5482	3,896.5482	0.2236		3,902.1384
0.0607	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		6,042.5585	6,042.5585	0.1697		6,046.8000
0.0971	**7.0087**	**0.0741**	**7.0828**	**1.8799**	**0.0691**	**1.9490**		**9,939.1067**	**9,939.1067**	**0.3933**		**9,948.9384**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
0.0269		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.8762	3,773.8762	0.1982		3,778.8300
0.0584	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,821.4028	5,821.4028	0.1529		5,825.2254
0.0936	**7.0088**	**0.0595**	**7.0682**	**1.8799**	**0.0552**	**1.9350**		**9,595.2790**	**9,595.2790**	**0.3511**		**9,604.0554**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
0.0269		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.8762	3,773.8762	0.1982		3,778.8300
0.0584	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,821.4028	5,821.4028	0.1529		5,825.2254
0.0936	**7.0088**	**0.0595**	**7.0682**	**1.8799**	**0.0552**	**1.9350**		**9,595.2790**	**9,595.2790**	**0.3511**		**9,604.0554**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0228		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.0900e-003	0.1141	9.0000e-004	0.1150	0.0303	8.3000e-004	0.0311		109.0150	109.0150	2.8600e-003		109.0866
1.0900e-003	**0.1141**	**9.0000e-004**	**0.1150**	**0.0303**	**8.3000e-004**	**0.0311**		**109.0150**	**109.0150**	**2.8600e-003**		**109.0866**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0228		**0.5102**	**0.5102**		**0.4694**	**0.4694**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.0900e-003	0.1141	9.0000e-004	0.1150	0.0303	8.3000e-004	0.0311		109.0150	109.0150	2.8600e-003		109.0866
1.0900e-003	**0.1141**	**9.0000e-004**	**0.1150**	**0.0303**	**8.3000e-004**	**0.0311**		**109.0150**	**109.0150**	**2.8600e-003**		**109.0866**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0228		**0.4685**	**0.4685**		**0.4310**	**0.4310**		**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.0600e-003	0.1141	8.8000e-004	0.1150	0.0303	8.1000e-004	0.0311		105.6336	105.6336	2.6300e-003		105.6992
1.0600e-003	**0.1141**	**8.8000e-004**	**0.1150**	**0.0303**	**8.1000e-004**	**0.0311**		**105.6336**	**105.6336**	**2.6300e-003**		**105.6992**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0228		**0.4685**	**0.4685**		**0.4310**	**0.4310**	**0.0000**	**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.0600e-003	0.1141	8.8000e-004	0.1150	0.0303	8.1000e-004	0.0311		105.6336	105.6336	2.6300e-003		105.6992
1.0600e-003	**0.1141**	**8.8000e-004**	**0.1150**	**0.0303**	**8.1000e-004**	**0.0311**		**105.6336**	**105.6336**	**2.6300e-003**		**105.6992**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
2.9700e-003		**0.0609**	**0.0609**		**0.0609**	**0.0609**		**281.4481**	**281.4481**	**0.0159**		**281.8443**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0113	1.2171	9.4300e-003	1.2266	0.3229	8.6800e-003	0.3315		1,126.7583	1,126.7583	0.0280		1,127.4583
0.0113	**1.2171**	**9.4300e-003**	**1.2266**	**0.3229**	**8.6800e-003**	**0.3315**		**1,126.7583**	**1,126.7583**	**0.0280**		**1,127.4583**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
2.9700e-003		**0.0609**	**0.0609**		**0.0609**	**0.0609**	**0.0000**	**281.4481**	**281.4481**	**0.0159**		**281.8443**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0113	1.2171	9.4300e-003	1.2266	0.3229	8.6800e-003	0.3315		1,126.7583	1,126.7583	0.0280		1,127.4583
0.0113	**1.2171**	**9.4300e-003**	**1.2266**	**0.3229**	**8.6800e-003**	**0.3315**		**1,126.7583**	**1,126.7583**	**0.0280**		**1,127.4583**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208

	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
	145.75	154.25	154.00	506,227	506,227
	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
	288.45	62.55	31.05	706,812	706,812
	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
	192.00	187.50	160.00	445,703	445,703
	501.12	511.92	461.20	707,488	707,488
	528.08	601.44	357.84	1,112,221	1,112,221
	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

Miles		Trip %			Trip Purpose %		
H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
5.90	8.70	40.20	19.20	40.60	86	11	3
5.90	8.70	40.20	19.20	40.60	86	11	3
8.40	6.90	33.00	48.00	19.00	77	19	4
8.40	6.90	8.50	72.50	19.00	37	20	43
8.40	6.90	19.40	61.60	19.00	58	38	4
8.40	6.90	12.00	69.00	19.00	38	18	44
8.40	6.90	16.30	64.70	19.00	54	35	11

DT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

as

CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day								lb/day					
0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
4.2573	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

as

CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day								lb/day					
0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
4.2573	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
0.0944		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
0.0944		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

lumber	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

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Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

Number

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Village South Specific Plan (Proposed)

Los Angeles-South Coast County, Winter

Size	Metric	Lot Acreage	Floor Surface Area	Population
45.00	1000sqft	1.03	45,000.00	0
36.00	1000sqft	0.83	36,000.00	0
50.00	Room	1.67	72,600.00	0
8.00	1000sqft	0.18	8,000.00	0
25.00	Dwelling Unit	1.56	25,000.00	72
975.00	Dwelling Unit	25.66	975,000.00	2789
56.00	1000sqft	1.29	56,000.00	0

Wind Speed (m/s)	2.2	**Precipitation Freq (Days)**	33
		Operational Year	2028
CH4 Intensity (lb/MWhr)	0.029	**N2O Intensity (lb/MWhr)**	0.006

n-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

the DEIR's model.

ding residential and retail land uses.

nent regarding individual construction phase lengths.

model. See SWAPE comment regarding demolition.

with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

rning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

ion - See SWAPE comment on construction-related mitigation.

regarding operational mitigation measures.

t regarding operational mitigation measures.

Column Name	Default Value	New Value
FireplaceWoodMass	1,019.20	0.00
FireplaceWoodMass	1,019.20	0.00
NumberWood	1.25	0.00
NumberWood	48.75	0.00
WorkerTripLength	14.70	10.00
WorkerTripLength	14.70	10.00
WorkerTripLength	14.70	10.00
WorkerTripLength	14.70	10.00
WorkerTripLength	14.70	10.00
WorkerTripLength	14.70	10.00
ST_TR	7.16	6.17
ST_TR	6.39	3.87
ST_TR	2.46	1.39
ST_TR	158.37	79.82

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

ST_TR	8.19	3.75
ST_TR	94.36	63.99
ST_TR	49.97	10.74
SU_TR	6.07	6.16
SU_TR	5.86	4.18
SU_TR	1.05	0.69
SU_TR	131.84	78.27
SU_TR	5.95	3.20
SU_TR	72.16	57.65
SU_TR	25.24	6.39
WD_TR	6.59	5.83
WD_TR	6.65	4.13
WD_TR	11.03	6.41
WD_TR	127.15	65.80
WD_TR	8.17	3.84
WD_TR	89.95	62.64
WD_TR	42.70	9.43
NumberCatalytic	1.25	0.00
NumberCatalytic	48.75	0.00
NumberNoncatalytic	1.25	0.00
NumberNoncatalytic	48.75	0.00
WoodstoveDayYear	25.00	0.00
WoodstoveDayYear	25.00	0.00
WoodstoveWoodMass	999.60	0.00
WoodstoveWoodMass	999.60	0.00

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

n Daily Emission)

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0635	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,154.3377	6,154.3377	1.9472	0.0000	6,203.0186
0.1195	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,035.3440	12,035.3440	1.9482	0.0000	12,060.6013
0.1162	7.0088	0.7598	7.7685	1.8799	0.7142	2.5940	0.0000	11,710.4080	11,710.4080	0.9617	0.0000	11,734.4497
0.0238	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,307.0517	2,307.0517	0.7164	0.0000	2,324.9627
0.1195	**18.2032**	**2.0456**	**20.2488**	**9.9670**	**1.8820**	**11.8490**	**0.0000**	**12,035.3440**	**12,035.3440**	**1.9482**	**0.0000**	**12,060.6013**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

n Daily Emission)

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0635	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,154.3377	6,154.3377	1.9472	0.0000	6,203.0186
0.1195	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,035.3440	12,035.3440	1.9482	0.0000	12,060.6013
0.1162	7.0088	0.7598	7.7685	1.8799	0.7142	2.5940	0.0000	11,710.4080	11,710.4080	0.9617	0.0000	11,734.4497
0.0238	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,307.0517	2,307.0517	0.7164	0.0000	2,324.9627
0.1195	**18.2032**	**2.0456**	**20.2488**	**9.9670**	**1.8820**	**11.8490**	**0.0000**	**12,035.3440**	**12,035.3440**	**1.9482**	**0.0000**	**12,060.6013**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
0.00	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
0.6043	**45.9592**	**2.4640**	**48.4231**	**12.2950**	**2.4399**	**14.7349**	**0.0000**	**74,422.3787**	**74,422.3787**	**2.8429**	**0.4832**	**74,637.4417**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
0.6043	**45.9592**	**2.4640**	**48.4231**	**12.2950**	**2.4399**	**14.7349**	**0.0000**	**74,422.3787**	**74,422.3787**	**2.8429**	**0.4832**	**74,637.4417**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

O	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
molition	9/1/2021	10/12/2021	5	30	
Preparation	10/13/2021	11/9/2021	5	20	
ding	11/10/2021	1/11/2022	5	45	
lding Construction	1/12/2022	12/12/2023	5	500	
ving	12/13/2023	1/30/2024	5	35	
hitectural Coating	1/31/2024	3/19/2024	5	35	

ase): 0

2.5

ntial Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped g – sqft)

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

road Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
'Industrial Saws	1	8.00	81	0.73
rs	3	8.00	158	0.38
ired Dozers	2	8.00	247	0.40
ired Dozers	3	8.00	247	0.40
_oaders/Backhoes	4	8.00	97	0.37
rs	2	8.00	158	0.38
	1	8.00	187	0.41
ired Dozers	1	8.00	247	0.40
	2	8.00	367	0.48
_oaders/Backhoes	2	8.00	97	0.37
	1	7.00	231	0.29
	3	8.00	89	0.20
r Sets	1	8.00	84	0.74
_oaders/Backhoes	3	7.00	97	0.37
	1	8.00	46	0.45
	2	8.00	130	0.42
quipment	2	8.00	132	0.36
	2	8.00	80	0.38
ressors	1	6.00	78	0.48

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

rker Trip umber	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
15.00	0.00	458.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
18.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
20.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
801.00	143.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
15.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
160.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT

ion

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
0.0388		1.5513	1.5513		1.4411	1.4411		3,747.9449	3,747.9449	1.0549		3,774.3174
0.0388	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**		**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.8555	1,269.8555	0.0908		1,272.1252
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.1100e-003	0.1141	9.5000e-004	0.1151	0.0303	8.8000e-004	0.0311		110.4707	110.4707	3.3300e-003		110.5539
0.0128	**0.3810**	**0.0137**	**0.3948**	**0.1034**	**0.0131**	**0.1165**		**1,380.3262**	**1,380.3262**	**0.0941**		**1,382.6791**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
0.0388		1.5513	1.5513		1.4411	1.4411	0.0000	3,747.9449	3,747.9449	1.0549		3,774.3174
0.0388	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**	**0.0000**	**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.8555	1,269.8555	0.0908		1,272.1252
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.1100e-003	0.1141	9.5000e-004	0.1151	0.0303	8.8000e-004	0.0311		110.4707	110.4707	3.3300e-003		110.5539
0.0128	**0.3810**	**0.0137**	**0.3948**	**0.1034**	**0.0131**	**0.1165**		**1,380.3262**	**1,380.3262**	**0.0941**		**1,382.6791**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
0.0380	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.3300e-003	0.1369	1.1400e-003	0.1381	0.0363	1.0500e-003	0.0374		132.5649	132.5649	3.9900e-003		132.6646
1.3300e-003	**0.1369**	**1.1400e-003**	**0.1381**	**0.0363**	**1.0500e-003**	**0.0374**		**132.5649**	**132.5649**	**3.9900e-003**		**132.6646**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
0.0380	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.3300e-003	0.1369	1.1400e-003	0.1381	0.0363	1.0500e-003	0.0374		132.5649	132.5649	3.9900e-003		132.6646
1.3300e-003	**0.1369**	**1.1400e-003**	**0.1381**	**0.0363**	**1.0500e-003**	**0.0374**		**132.5649**	**132.5649**	**3.9900e-003**		**132.6646**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
0.0620		1.9853	1.9853		1.8265	1.8265		6,007.0434	6,007.0434	1.9428		6,055.6134
0.0620	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**		**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.4800e-003	0.1521	1.2700e-003	0.1534	0.0404	1.1700e-003	0.0415		147.2943	147.2943	4.4300e-003		147.4051
1.4800e-003	**0.1521**	**1.2700e-003**	**0.1534**	**0.0404**	**1.1700e-003**	**0.0415**		**147.2943**	**147.2943**	**4.4300e-003**		**147.4051**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
0.0620		1.9853	1.9853		1.8265	1.8265	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134
0.0620	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**	**0.0000**	**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.4800e-003	0.1521	1.2700e-003	0.1534	0.0404	1.1700e-003	0.0415		147.2943	147.2943	4.4300e-003		147.4051
1.4800e-003	**0.1521**	**1.2700e-003**	**0.1534**	**0.0404**	**1.1700e-003**	**0.0415**		**147.2943**	**147.2943**	**4.4300e-003**		**147.4051**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
0.0621	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.4300e-003	0.1521	1.2300e-003	0.1534	0.0404	1.1300e-003	0.0415		142.1207	142.1207	4.0000e-003		142.2207
1.4300e-003	**0.1521**	**1.2300e-003**	**0.1534**	**0.0404**	**1.1300e-003**	**0.0415**		**142.1207**	**142.1207**	**4.0000e-003**		**142.2207**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
0.0621	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.4300e-003	0.1521	1.2300e-003	0.1534	0.0404	1.1300e-003	0.0415		142.1207	142.1207	4.0000e-003		142.2207
1.4300e-003	**0.1521**	**1.2300e-003**	**0.1534**	**0.0404**	**1.1300e-003**	**0.0415**		**142.1207**	**142.1207**	**4.0000e-003**		**142.2207**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
0.0269		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.0750	3,789.0750	0.2381		3,795.0283
0.0571	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		5,691.9354	5,691.9354	0.1602		5,695.9408
0.0926	**7.0087**	**0.0749**	**7.0836**	**1.8799**	**0.0699**	**1.9498**		**9,481.0104**	**9,481.0104**	**0.3984**		**9,490.9691**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
0.0269		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

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SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.0750	3,789.0750	0.2381		3,795.0283
0.0571	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		5,691.9354	5,691.9354	0.1602		5,695.9408
0.0926	**7.0087**	**0.0749**	**7.0836**	**1.8799**	**0.0699**	**1.9498**		**9,481.0104**	**9,481.0104**	**0.3984**		**9,490.9691**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
0.0269		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.4007	3,671.4007	0.2096		3,676.6417
0.0550	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,483.7974	5,483.7974	0.1442		5,487.4020
0.0893	**7.0088**	**0.0601**	**7.0688**	**1.8799**	**0.0557**	**1.9356**		**9,155.1981**	**9,155.1981**	**0.3538**		**9,164.0437**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
0.0269		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.4007	3,671.4007	0.2096		3,676.6417
0.0550	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,483.7974	5,483.7974	0.1442		5,487.4020
0.0893	**7.0088**	**0.0601**	**7.0688**	**1.8799**	**0.0557**	**1.9356**		**9,155.1981**	**9,155.1981**	**0.3538**		**9,164.0437**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0228		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.0300e-003	0.1141	9.0000e-004	0.1150	0.0303	8.3000e-004	0.0311		102.6928	102.6928	2.7000e-003		102.7603
1.0300e-003	**0.1141**	**9.0000e-004**	**0.1150**	**0.0303**	**8.3000e-004**	**0.0311**		**102.6928**	**102.6928**	**2.7000e-003**		**102.7603**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0228		**0.5102**	**0.5102**		**0.4694**	**0.4694**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.0300e-003	0.1141	9.0000e-004	0.1150	0.0303	8.3000e-004	0.0311		102.6928	102.6928	2.7000e-003		102.7603
1.0300e-003	**0.1141**	**9.0000e-004**	**0.1150**	**0.0303**	**8.3000e-004**	**0.0311**		**102.6928**	**102.6928**	**2.7000e-003**		**102.7603**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0228		**0.4685**	**0.4685**		**0.4310**	**0.4310**		**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.0000e-003	0.1141	8.8000e-004	0.1150	0.0303	8.1000e-004	0.0311		99.5045	99.5045	2.4700e-003		99.5663
1.0000e-003	**0.1141**	**8.8000e-004**	**0.1150**	**0.0303**	**8.1000e-004**	**0.0311**		**99.5045**	**99.5045**	**2.4700e-003**		**99.5663**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0228		**0.4685**	**0.4685**		**0.4310**	**0.4310**	**0.0000**	**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.0000e-003	0.1141	8.8000e-004	0.1150	0.0303	8.1000e-004	0.0311		99.5045	99.5045	2.4700e-003		99.5663
1.0000e-003	**0.1141**	**8.8000e-004**	**0.1150**	**0.0303**	**8.1000e-004**	**0.0311**		**99.5045**	**99.5045**	**2.4700e-003**		**99.5663**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
2.9700e-003		**0.0609**	**0.0609**		**0.0609**	**0.0609**		**281.4481**	**281.4481**	**0.0159**		**281.8443**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0107	1.2171	9.4300e-003	1.2266	0.3229	8.6800e-003	0.3315		1,061.3818	1,061.3818	0.0264		1,062.0410
0.0107	**1.2171**	**9.4300e-003**	**1.2266**	**0.3229**	**8.6800e-003**	**0.3315**		**1,061.3818**	**1,061.3818**	**0.0264**		**1,062.0410**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
2.9700e-003		**0.0609**	**0.0609**		**0.0609**	**0.0609**	**0.0000**	**281.4481**	**281.4481**	**0.0159**		**281.8443**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0107	1.2171	9.4300e-003	1.2266	0.3229	8.6800e-003	0.3315		1,061.3818	1,061.3818	0.0264		1,062.0410
0.0107	**1.2171**	**9.4300e-003**	**1.2266**	**0.3229**	**8.6800e-003**	**0.3315**		**1,061.3818**	**1,061.3818**	**0.0264**		**1,062.0410**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839

	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
	145.75	154.25	154.00	506,227	506,227
	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
	288.45	62.55	31.05	706,812	706,812
	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
	192.00	187.50	160.00	445,703	445,703
	501.12	511.92	461.20	707,488	707,488
	528.08	601.44	357.84	1,112,221	1,112,221
	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Miles		Trip %			Trip Purpose %		
H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
5.90	8.70	40.20	19.20	40.60	86	11	3
5.90	8.70	40.20	19.20	40.60	86	11	3
8.40	6.90	33.00	48.00	19.00	77	19	4
8.40	6.90	8.50	72.50	19.00	37	20	43
8.40	6.90	19.40	61.60	19.00	58	38	4
8.40	6.90	12.00	69.00	19.00	38	18	44
8.40	6.90	16.30	64.70	19.00	54	35	11

DT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

as

CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day								lb/day					
0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
4.2573	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

as

CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day								lb/day					
0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
4.2573	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
0.0944		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
0.0944		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

lumber	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

rs

Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

Number

Attachment C

Local Hire Provision Net Change	
Without Local Hire Provision	
Total Construction GHG Emissions (MT CO2e)	3,623
Amortized (MT CO2e/year)	120.77
With Local Hire Provision	
Total Construction GHG Emissions (MT CO2e)	3,024
Amortized (MT CO2e/year)	100.80
% Decrease in Construction-related GHG Emissions	***17%***

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

SOIL WATER AIR PROTECTION ENTERPRISE
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Fax: (310) 452-5550
Email: prosenfeld@swape.com

Paul Rosenfeld, Ph.D.

Chemical Fate and Transport & Air Dispersion Modeling

Principal Environmental Chemist

Risk Assessment & Remediation Specialist

Education

Ph.D. Soil Chemistry, University of Washington, 1999. Dissertation on volatile organic compound filtration.

M.S. Environmental Science, U.C. Berkeley, 1995. Thesis on organic waste economics.

B.A. Environmental Studies, U.C. Santa Barbara, 1991. Thesis on wastewater treatment.

Professional Experience

Dr. Rosenfeld has over 25 years' experience conducting environmental investigations and risk assessments for evaluating impacts to human health, property, and ecological receptors. His expertise focuses on the fate and transport of environmental contaminants, human health risk, exposure assessment, and ecological restoration. Dr. Rosenfeld has evaluated and modeled emissions from unconventional oil drilling operations, oil spills, landfills, boilers and incinerators, process stacks, storage tanks, confined animal feeding operations, and many other industrial and agricultural sources. His project experience ranges from monitoring and modeling of pollution sources to evaluating impacts of pollution on workers at industrial facilities and residents in surrounding communities.

Dr. Rosenfeld has investigated and designed remediation programs and risk assessments for contaminated sites containing lead, heavy metals, mold, bacteria, particulate matter, petroleum hydrocarbons, chlorinated solvents, pesticides, radioactive waste, dioxins and furans, semi- and volatile organic compounds, PCBs, PAHs, perchlorate, asbestos, per- and poly-fluoroalkyl substances (PFOA/PFOS), unusual polymers, fuel oxygenates (MTBE), among other pollutants. Dr. Rosenfeld also has experience evaluating greenhouse gas emissions from various projects and is an expert on the assessment of odors from industrial and agricultural sites, as well as the evaluation of odor nuisance impacts and technologies for abatement of odorous emissions. As a principal scientist at SWAPE, Dr. Rosenfeld directs air dispersion modeling and exposure assessments. He has served as an expert witness and testified about

Professional History:

Soil Water Air Protection Enterprise (SWAPE); 2003 to present; Principal and Founding Partner
UCLA School of Public Health; 2007 to 2011; Lecturer (Assistant Researcher)
UCLA School of Public Health; 2003 to 2006; Adjunct Professor
UCLA Environmental Science and Engineering Program; 2002-2004; Doctoral Intern Coordinator
UCLA Institute of the Environment, 2001-2002; Research Associate
Komex H_2O Science, 2001 to 2003; Senior Remediation Scientist
National Groundwater Association, 2002-2004; Lecturer
San Diego State University, 1999-2001; Adjunct Professor
Anteon Corp., San Diego, 2000-2001; Remediation Project Manager
Ogden (now Amec), San Diego, 2000-2000; Remediation Project Manager
Bechtel, San Diego, California, 1999 – 2000; Risk Assessor
King County, Seattle, 1996 – 1999; Scientist
James River Corp., Washington, 1995-96; Scientist
Big Creek Lumber, Davenport, California, 1995; Scientist
Plumas Corp., California and USFS, Tahoe 1993-1995; Scientist
Peace Corps and World Wildlife Fund, St. Kitts, West Indies, 1991-1993; Scientist

Publications:

Remy, L.L., Clay T., Byers, V., **Rosenfeld P. E.** (2019) Hospital, Health, and Community Burden After Oil Refinery Fires, Richmond, California 2007 and 2012. *Environmental Health.* 18:48

Simons, R.A., Seo, Y. **Rosenfeld, P**., (2015) Modeling the Effect of Refinery Emission On Residential Property Value. Journal of Real Estate Research. 27(3):321-342

Chen, J. A, Zapata A. R., Sutherland A. J., Molmen, D.R., Chow, B. S., Wu, L. E., **Rosenfeld, P. E.,** Hesse, R. C., (2012) Sulfur Dioxide and Volatile Organic Compound Exposure To A Community In Texas City Texas Evaluated Using Aermod and Empirical Data. *American Journal of Environmental Science*, 8(6), 622-632.

Rosenfeld, P.E. & Feng, L. (2011). *The Risks of Hazardous Waste.* Amsterdam: Elsevier Publishing.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2011). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Agrochemical Industry*, Amsterdam: Elsevier Publishing.

Gonzalez, J., Feng, L., Sutherland, A., Waller, C., Sok, H., Hesse, R., **Rosenfeld, P.** (2010). PCBs and Dioxins/Furans in Attic Dust Collected Near Former PCB Production and Secondary Copper Facilities in Sauget, IL. *Procedia Environmental Sciences*. 113–125.

Feng, L., Wu, C., Tam, L., Sutherland, A.J., Clark, J.J., **Rosenfeld, P.E.** (2010). Dioxin and Furan Blood Lipid and Attic Dust Concentrations in Populations Living Near Four Wood Treatment Facilities in the United States. *Journal of Environmental Health*. 73(6), 34-46.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2010). *Handbook of Pollution Prevention and Cleaner Production: Best*

Tam L. K.., Wu C. D., Clark J. J. and **Rosenfeld, P.E.** (2008). A Statistical Analysis Of Attic Dust And Blood Lipid Concentrations Of Tetrachloro-p-Dibenzodioxin (TCDD) Toxicity Equivalency Quotients (TEQ) In Two Populations Near Wood Treatment Facilities. *Organohalogen Compounds*, 70, 002252-002255.

Tam L. K.., Wu C. D., Clark J. J. and **Rosenfeld, P.E.** (2008). Methods For Collect Samples For Assessing Dioxins And Other Environmental Contaminants In Attic Dust: A Review. *Organohalogen Compounds*, 70, 000527-000530.

Hensley, A.R. A. Scott, J. J. J. Clark, **Rosenfeld, P.E.** (2007). Attic Dust and Human Blood Samples Collected near a Former Wood Treatment Facility. *Environmental Research*. 105, 194-197.

Rosenfeld, P.E., J. J. J. Clark, A. R. Hensley, M. Suffet. (2007). The Use of an Odor Wheel Classification for Evaluation of Human Health Risk Criteria for Compost Facilities. *Water Science & Technology* 55(5), 345-357.

Rosenfeld, P. E., M. Suffet. (2007). The Anatomy Of Odour Wheels For Odours Of Drinking Water, Wastewater, Compost And The Urban Environment. *Water Science & Technology* 55(5), 335-344.

Sullivan, P. J. Clark, J.J.J., Agardy, F. J., **Rosenfeld, P.E.** (2007). *Toxic Legacy, Synthetic Toxins in the Food, Water, and Air in American Cities.* Boston Massachusetts: Elsevier Publishing

Rosenfeld, P.E., and Suffet I.H. (2004). Control of Compost Odor Using High Carbon Wood Ash. *Water Science and Technology*. 49(9),171-178.

Rosenfeld P. E., J.J. Clark, I.H. (Mel) Suffet (2004). The Value of An Odor-Quality-Wheel Classification Scheme For The Urban Environment. *Water Environment Federation's Technical Exhibition and Conference (WEFTEC) 2004.* New Orleans, October 2-6, 2004.

Rosenfeld, P.E., and Suffet, I.H. (2004). Understanding Odorants Associated With Compost, Biomass Facilities, and the Land Application of Biosolids. *Water Science and Technology*. 49(9), 193-199.

Rosenfeld, P.E., and Suffet I.H. (2004). Control of Compost Odor Using High Carbon Wood Ash, *Water Science and Technology*, 49(9), 171-178.

Rosenfeld, P. E., Grey, M. A., Sellew, P. (2004). Measurement of Biosolids Odor and Odorant Emissions from Windrows, Static Pile and Biofilter. *Water Environment Research*. 76(4), 310-315.

Rosenfeld, P.E., Grey, M and Suffet, M. (2002). Compost Demonstration Project, Sacramento California Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Integrated Waste Management Board Public Affairs Office*, Publications Clearinghouse (MS–6), Sacramento, CA Publication #442-02-008.

Rosenfeld, P.E., and C.L. Henry. (2001). Characterization of odor emissions from three different biosolids. *Water Soil and Air Pollution*. 127(1-4), 173-191.

Rosenfeld, P.E., and Henry C. L., (2000). Wood ash control of odor emissions from biosolids application. *Journal of Environmental Quality.* 29, 1662-1668.

Chollack, T. and **P. Rosenfeld. (**1998). Compost Amendment Handbook For Landscaping. Prepared for and distributed by the City of Redmond, Washington State.

Rosenfeld, P. E. (1992). The Mount Liamuiga Crater Trail. *Heritage Magazine of St. Kitts*, 3(2).

Rosenfeld, P. E. (1993). High School Biogas Project to Prevent Deforestation On St. Kitts. *Biomass Users Network*, 7(1).

Rosenfeld, P. E. (1998). Characterization, Quantification, and Control of Odor Emissions From Biosolids Application To Forest Soil. Doctoral Thesis. University of Washington College of Forest Resources.

Rosenfeld, P. E. (1994). Potential Utilization of Small Diameter Trees on Sierra County Public Land. Masters thesis reprinted by the Sierra County Economic Council. Sierra County, California.

Rosenfeld, P. E. (1991). How to Build a Small Rural Anaerobic Digester & Uses Of Biogas In The First And Third World. Bachelors Thesis. University of California.

Presentations:

Rosenfeld, P.E., Sutherland, A; Hesse, R.; Zapata, A. (October 3-6, 2013). Air dispersion modeling of volatile organic emissions from multiple natural gas wells in Decatur, TX. *44th Western Regional Meeting, American Chemical Society.* Lecture conducted from Santa Clara, CA.

Sok, H.L.; Waller, C.C.; Feng, L.; Gonzalez, J.; Sutherland, A.J.; Wisdom-Stack, T.; Sahai, R.K.; Hesse, R.C.; **Rosenfeld, P.E.** (June 20-23, 2010). Atrazine: A Persistent Pesticide in Urban Drinking Water. *Urban Environmental Pollution*. Lecture conducted from Boston, MA.

Feng, L.; Gonzalez, J.; Sok, H.L.; Sutherland, A.J.; Waller, C.C.; Wisdom-Stack, T.; Sahai, R.K.; La, M.; Hesse, R.C.; **Rosenfeld, P.E.** (June 20-23, 2010). Bringing Environmental Justice to East St. Louis, Illinois. *Urban Environmental Pollution.* Lecture conducted from Boston, MA.

Rosenfeld, P.E. (April 19-23, 2009). Perfluoroctanoic Acid (PFOA) and Perfluoroactane Sulfonate (PFOS) Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*, Lecture conducted from Tuscon, AZ.

Rosenfeld, P.E. (April 19-23, 2009). Cost to Filter Atrazine Contamination from Drinking Water in the United States" Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*. Lecture conducted from Tuscon, AZ.

Wu, C., Tam, L., Clark, J., **Rosenfeld, P**. (20-22 July, 2009). Dioxin and furan blood lipid concentrations in populations living near four wood treatment facilities in the United States. Brebbia, C.A. and Popov, V., eds., *Air Pollution XVII: Proceedings of the Seventeenth International Conference on Modeling, Monitoring and Management of Air Pollution*. Lecture conducted from Tallinn, Estonia.

Rosenfeld, P. E. (October 15-18, 2007). Somerville Community Exposure To Contaminants From Wood Treatment Facility Emissions. The *23rd Annual International Conferences on Soils Sediment and Water*. Lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld P. E. (March 2007). Production, Chemical Properties, Toxicology, & Treatment Case Studies of 1,2,3-Trichloropropane (TCP). *The Association for Environmental Health and Sciences (AEHS) Annual Meeting*. Lecture conducted from San Diego, CA.

Rosenfeld P. E. (March 2007). Blood and Attic Sampling for Dioxin/Furan, PAH, and Metal Exposure in Florala, Alabama. *The AEHS Annual Meeting.* Lecture conducted from San Diego, CA.

Hensley A.R., Scott, A., **Rosenfeld P.E.,** Clark, J.J.J. (August 21 – 25, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *The 26th International Symposium on Halogenated Persistent Organic Pollutants – DIOXIN2006*. Lecture conducted from Radisson SAS Scandinavia Hotel in Oslo Norway.

Hensley A.R., Scott, A., **Rosenfeld P.E.,** Clark, J.J.J. (November 4-8, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *APHA 134 Annual Meeting & Exposition.* Lecture conducted from Boston Massachusetts.

Paul Rosenfeld Ph.D. (October 24-25, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. Mealey's C8/PFOA. *Science, Risk & Litigation Conference.* Lecture conducted from The Rittenhouse Hotel, Philadelphia, PA.

Paul Rosenfeld Ph.D. (September 19, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, *Toxicology and Remediation PEMA Emerging Contaminant Conference*. Lecture conducted from Hilton Hotel, Irvine California.

Paul Rosenfeld Ph.D. (September 19, 2005). Fate, Transport, Toxicity, And Persistence of 1,2,3-TCP. *PEMA Emerging Contaminant Conference.* Lecture conducted from Hilton Hotel in Irvine, California.

Paul Rosenfeld Ph.D. (September 26-27, 2005). Fate, Transport and Persistence of PDBEs. *Mealey's Groundwater Conference.* Lecture conducted from Ritz Carlton Hotel, Marina Del Ray, California.

Paul Rosenfeld Ph.D. (June 7-8, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. *International Society of Environmental Forensics: Focus On Emerging Contaminants*. Lecture conducted from Sheraton Oceanfront Hotel, Virginia Beach, Virginia.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Fate Transport, Persistence and Toxicology of PFOA and Related Perfluorochemicals. *2005 National Groundwater Association Ground Water And Environmental Law Conference*. Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, Toxicology and Remediation. *2005 National Groundwater Association Ground Water and Environmental Law Conference.* Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

Paul Rosenfeld, Ph.D. (April 7, 2004). A National Damage Assessment Model For PCE and Dry Cleaners. *Drycleaner Symposium. California Ground Water Association*. Lecture conducted from Radison Hotel, Sacramento, California.

Rosenfeld, P. E., Grey, M., (June 2003) Two stage biofilter for biosolids composting odor control. *Seventh International In Situ And On Site Bioremediation Symposium Battelle Conference* Orlando, FL.

Paul Rosenfeld, Ph.D. and James Clark Ph.D. (February 20-21, 2003) Understanding Historical Use, Chemical Properties, Toxicity and Regulatory Guidance of 1,4 Dioxane. *National Groundwater Association. Southwest Focus Conference. Water Supply and Emerging Contaminants*.. Lecture conducted from Hyatt Regency Phoenix Arizona.

Paul Rosenfeld, Ph.D. (February 6-7, 2003). Underground Storage Tank Litigation and Remediation. *California CUPA Forum*. Lecture conducted from Marriott Hotel, Anaheim California.

Paul Rosenfeld, Ph.D. (October 23, 2002) Underground Storage Tank Litigation and Remediation. *EPA Underground Storage Tank Roundtable*. Lecture conducted from Sacramento California.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Understanding Odor from Compost, *Wastewater and Industrial Processes. Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Using High Carbon Wood Ash to Control Compost Odor. *Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

Rosenfeld, P.E. and Grey, M. A. (September 22-24, 2002). Biocycle Composting For Coastal Sage Restoration. *Northwest Biosolids Management Association*. Lecture conducted from Vancouver Washington..

Rosenfeld, P.E. and Grey, M. A. (November 11-14, 2002). Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Soil Science Society Annual Conferenc*e. Lecture conducted from Indianapolis, Maryland.

Rosenfeld. P.E. (September 16, 2000). Two stage biofilter for biosolids composting odor control. *Water Environment Federation.* Lecture conducted from Anaheim California.

Rosenfeld. P.E. (October 16, 2000). Wood ash and biofilter control of compost odor. *Biofest.* Lecture conducted from Ocean Shores, California.

Rosenfeld, P.E. (2000). Bioremediation Using Organic Soil Amendments. *California Resource Recovery Association*. Lecture conducted from Sacramento California.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. *Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings*. Lecture conducted from Bellevue Washington.

Rosenfeld, P.E, C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings. Lecture conducted from Bellevue Washington.

Rosenfeld, P.E., C.L. Henry, R. B. Harrison, and R. Dills. (1997). Comparison of Odor Emissions From Three Different Biosolids Applied to Forest Soil. *Soil Science Society of America*. Lecture conducted from Anaheim California.

Teaching Experience:

UCLA Department of Environmental Health (Summer 2003 through 20010) Taught Environmental Health Science 100 to students, including undergrad, medical doctors, public health professionals and nurses. Course focused on the health effects of environmental contaminants.

National Ground Water Association, Successful Remediation Technologies. Custom Course in Sante Fe, New Mexico. May 21, 2002. Focused on fate and transport of fuel contaminants associated with underground storage tanks.

National Ground Water Association; Successful Remediation Technologies Course in Chicago Illinois. April 1, 2002. Focused on fate and transport of contaminants associated with Superfund and RCRA sites.

California Integrated Waste Management Board, April and May, 2001. Alternative Landfill Caps Seminar in San Diego, Ventura, and San Francisco. Focused on both prescriptive and innovative landfill cover design.

UCLA Department of Environmental Engineering, February 5, 2002. Seminar on Successful Remediation Technologies focusing on Groundwater Remediation.

University Of Washington, Soil Science Program, Teaching Assistant for several courses including: Soil Chemistry, Organic Soil Amendments, and Soil Stability.

U.C. Berkeley, Environmental Science Program Teaching Assistant for Environmental Science 10.

Academic Grants Awarded:

California Integrated Waste Management Board. $41,000 grant awarded to UCLA Institute of the Environment. Goal: To investigate effect of high carbon wood ash on volatile organic emissions from compost. 2001.

Synagro Technologies, Corona California: $10,000 grant awarded to San Diego State University.
Goal: investigate effect of biosolids for restoration and remediation of degraded coastal sage soils. 2000.

King County, Department of Research and Technology, Washington State. $100,000 grant awarded to University of Washington: Goal: To investigate odor emissions from biosolids application and the effect of polymers and ash on VOC emissions. 1998.

Deposition and/or Trial Testimony:

In the United States District Court For The District of New Jersey
Duarte et al, *Plaintiffs,* vs. United States Metals Refining Company et. al. *Defendant.*
Case No.: 2:17-cv-01624-ES-SCM
Rosenfeld Deposition. 6-7-2019

In the United States District Court of Southern District of Texas Galveston Division
M/T Carla Maersk, *Plaintiffs,* vs. Conti 168., Schiffahrts-GMBH & Co. Bulker KG MS "Conti Perdido" *Defendant.*
Case No.: 3:15-CV-00106 consolidated with 3:15-CV-00237
Rosenfeld Deposition. 5-9-2019

In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica
Carole-Taddeo-Bates et al., vs. Ifran Khan et al., Defendants
Case No.: No. BC615636
Rosenfeld Deposition, 1-26-2019

In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica
The San Gabriel Valley Council of Governments et al. vs El Adobe Apts. Inc. et al., Defendants
Case No.: No. BC646857
Rosenfeld Deposition, 10-6-2018; Trial 3-7-19

In United States District Court For The District of Colorado
Bells et al. Plaintiff vs. The 3M Company et al., Defendants
Case: No 1:16-cv-02531-RBJ
Rosenfeld Deposition, 3-15-2018 and 4-3-2018

In The District Court Of Regan County, Texas, 112th Judicial District
Phillip Bales et al., Plaintiff vs. Dow Agrosciences, LLC, et al., Defendants
Cause No 1923
Rosenfeld Deposition, 11-17-2017

In The Superior Court of the State of California In And For The County Of Contra Costa
Simons et al., Plaintiffs vs. Chevron Corporation, et al., Defendants
Cause No C12-01481
Rosenfeld Deposition, 11-20-2017

In The Circuit Court Of The Twentieth Judicial Circuit, St Clair County, Illinois
Martha Custer et al., Plaintiff vs. Cerro Flow Products, Inc., Defendants
Case No.: No. 0i9-L-2295
Rosenfeld Deposition, 8-23-2017

In The Superior Court of the State of California, For The County of Los Angeles
Warrn Gilbert and Penny Gilber, Plaintiff vs. BMW of North America LLC

In The Superior Court of the State of Washington, County of Snohomish
Michael Davis and Julie Davis et al., Plaintiff vs. Cedar Grove Composting Inc., Defendants
Case No.: No. 13-2-03987-5
Rosenfeld Deposition, February 2017
Trial, March 2017

In The Superior Court of the State of California, County of Alameda
Charles Spain., Plaintiff vs. Thermo Fisher Scientific, et al., Defendants
Case No.: RG14711115
Rosenfeld Deposition, September 2015

In The Iowa District Court In And For Poweshiek County
Russell D. Winburn, et al., Plaintiffs vs. Doug Hoksbergen, et al., Defendants
Case No.: LALA002187
Rosenfeld Deposition, August 2015

In The Iowa District Court For Wapello County
Jerry Dovico, et al., Plaintiffs vs. Valley View Sine LLC, et al., Defendants
Law No,: LALA105144 - Division A
Rosenfeld Deposition, August 2015

In The Iowa District Court For Wapello County
Doug Pauls, et al.,, et al., Plaintiffs vs. Richard Warren, et al., Defendants
Law No,: LALA105144 - Division A
Rosenfeld Deposition, August 2015

In The Circuit Court of Ohio County, West Virginia
Robert Andrews, et al. v. Antero, et al.
Civil Action N0. 14-C-30000
Rosenfeld Deposition, June 2015

In The Third Judicial District County of Dona Ana, New Mexico
Betty Gonzalez, et al. Plaintiffs vs. Del Oro Dairy, Del Oro Real Estate LLC, Jerry Settles and Deward DeRuyter, Defendants
Rosenfeld Deposition: July 2015

In The Iowa District Court For Muscatine County
Laurie Freeman et. al. Plaintiffs vs. Grain Processing Corporation, Defendant
Case No 4980
Rosenfeld Deposition: May 2015

In the Circuit Court of the 17th Judicial Circuit, in and For Broward County, Florida
Walter Hinton, et. al. Plaintiff, vs. City of Fort Lauderdale, Florida, a Municipality, Defendant.
Case Number CACE07030358 (26)
Rosenfeld Deposition: December 2014

In the County Court of Dallas County Texas

Lisa Parr et al, *Plaintiff*, vs. Aruba et al, *Defendant.*
Case Number cc-11-01650-E
Rosenfeld Deposition: March and September 2013
Rosenfeld Trial: April 2014

In the Court of Common Pleas of Tuscarawas County Ohio

John Michael Abicht, et al., *Plaintiffs,* vs. Republic Services, Inc., et al., *Defendants*
Case Number: 2008 CT 10 0741 (Cons. w/ 2009 CV 10 0987)
Rosenfeld Deposition: October 2012

In the United States District Court of Southern District of Texas Galveston Division

Kyle Cannon, Eugene Donovan, Genaro Ramirez, Carol Sassler, and Harvey Walton, each Individually and on behalf of those similarly situated, *Plaintiffs,* vs. BP Products North America, Inc., *Defendant.*
Case 3:10-cv-00622
Rosenfeld Deposition: February 2012
Rosenfeld Trial: April 2013

In the Circuit Court of Baltimore County Maryland

Philip E. Cvach, II et al., *Plaintiffs* vs. Two Farms, Inc. d/b/a Royal Farms, Defendants
Case Number: 03-C-12-012487 OT
Rosenfeld Deposition: September 2013

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

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Geologic and Hydrogeologic Characterization
Industrial Stormwater Compliance
Investigation and Remediation Strategies
Litigation Support and Testifying Expert
CEQA Review

Education:

M.S. Degree, Geology, California State University Los Angeles, Los Angeles, CA, 1984.
B.A. Degree, Geology, Humboldt State University, Arcata, CA, 1982.

Professional Certifications:

California Professional Geologist
California Certified Hydrogeologist
Qualified SWPPP Developer and Practitioner

Professional Experience:

Matt has 25 years of experience in environmental policy, assessment and remediation. He spent nine years with the U.S. EPA in the RCRA and Superfund programs and served as EPA's Senior Science Policy Advisor in the Western Regional Office where he identified emerging threats to groundwater from perchlorate and MTBE. While with EPA, Matt also served as a Senior Hydrogeologist in the oversight of the assessment of seven major military facilities undergoing base closure. He led numerous enforcement actions under provisions of the Resource Conservation and Recovery Act (RCRA) while also working with permit holders to improve hydrogeologic characterization and water quality monitoring.

- Executive Director, Orange Coast Watch (2001 – 2004);
- Senior Science Policy Advisor and Hydrogeologist, U.S. Environmental Protection Agency (1989–1998);
- Hydrogeologist, National Park Service, Water Resources Division (1998 – 2000);
- Adjunct Faculty Member, San Francisco State University, Department of Geosciences (1993 – 1998);
- Instructor, College of Marin, Department of Science (1990 – 1995);
- Geologist, U.S. Forest Service (1986 – 1998); and
- Geologist, Dames & Moore (1984 – 1986).

Senior Regulatory and Litigation Support Analyst:

With SWAPE, Matt's responsibilities have included:

- Lead analyst and testifying expert in the review of over 100 environmental impact reports since 2003 under CEQA that identify significant issues with regard to hazardous waste, water resources, water quality, air quality, Valley Fever, greenhouse gas emissions, and geologic hazards. Make recommendations for additional mitigation measures to lead agencies at the local and county level to include additional characterization of health risks and implementation of protective measures to reduce worker exposure to hazards from toxins and Valley Fever.
- Stormwater analysis, sampling and best management practice evaluation at industrial facilities.
- Manager of a project to provide technical assistance to a community adjacent to a former Naval shipyard under a grant from the U.S. EPA.
- Technical assistance and litigation support for vapor intrusion concerns.
- Lead analyst and testifying expert in the review of environmental issues in license applications for large solar power plants before the California Energy Commission.
- Manager of a project to evaluate numerous formerly used military sites in the western U.S.
- Manager of a comprehensive evaluation of potential sources of perchlorate contamination in Southern California drinking water wells.
- Manager and designated expert for litigation support under provisions of Proposition 65 in the review of releases of gasoline to sources drinking water at major refineries and hundreds of gas stations throughout California.
- Expert witness on two cases involving MTBE litigation.
- Expert witness and litigation support on the impact of air toxins and hazards at a school.
- Expert witness in litigation at a former plywood plant.

With Komex H2O Science Inc., Matt's duties included the following:

- Senior author of a report on the extent of perchlorate contamination that was used in testimony by the former U.S. EPA Administrator and General Counsel

- Expert witness testimony in a case of oil production-related contamination in Mississippi.
- Lead author for a multi-volume remedial investigation report for an operating school in Los Angeles that met strict regulatory requirements and rigorous deadlines.

- Development of strategic approaches for cleanup of contaminated sites in consultation with clients and regulators.

Executive Director:

As Executive Director with Orange Coast Watch, Matt led efforts to restore water quality at Orange County beaches from multiple sources of contamination including urban runoff and the discharge of wastewater. In reporting to a Board of Directors that included representatives from leading Orange County universities and businesses, Matt prepared issue papers in the areas of treatment and disinfection of wastewater and control of the discharge of grease to sewer systems. Matt actively participated in the development of countywide water quality permits for the control of urban runoff and permits for the discharge of wastewater. Matt worked with other nonprofits to protect and restore water quality, including Surfrider, Natural Resources Defense Council and Orange County CoastKeeper as well as with business institutions including the Orange County Business Council.

Hydrogeology:

As a Senior Hydrogeologist with the U.S. Environmental Protection Agency, Matt led investigations to characterize and cleanup closing military bases, including Mare Island Naval Shipyard, Hunters Point Naval Shipyard, Treasure Island Naval Station, Alameda Naval Station, Moffett Field, Mather Army Airfield, and Sacramento Army Depot. Specific activities were as follows:

- Led efforts to model groundwater flow and contaminant transport, ensured adequacy of monitoring networks, and assessed cleanup alternatives for contaminated sediment, soil, and groundwater.
- Initiated a regional program for evaluation of groundwater sampling practices and laboratory analysis at military bases.
- Identified emerging issues, wrote technical guidance, and assisted in policy and regulation development through work on four national U.S. EPA workgroups, including the Superfund Groundwater Technical Forum and the Federal Facilities Forum.

At the request of the State of Hawaii, Matt developed a methodology to determine the vulnerability of groundwater to contamination on the islands of Maui and Oahu. He used analytical models and a GIS to show zones of vulnerability, and the results were adopted and published by the State of Hawaii and County of Maui.

As a hydrogeologist with the EPA Groundwater Protection Section, Matt worked with provisions of the

- Reviewed a number of Environmental Impact Statements for planned major developments, including large hazardous and solid waste disposal facilities, mine reclamation, and water transfer.

Matt served as a hydrogeologist with the RCRA Hazardous Waste program. Duties were as follows:

- Supervised the hydrogeologic investigation of hazardous waste sites to determine compliance with Subtitle C requirements.
- Reviewed and wrote "part B" permits for the disposal of hazardous waste.
- Conducted RCRA Corrective Action investigations of waste sites and led inspections that formed the basis for significant enforcement actions that were developed in close coordination with U.S. EPA legal counsel.
- Wrote contract specifications and supervised contractor's investigations of waste sites.

With the National Park Service, Matt directed service-wide investigations of contaminant sources to prevent degradation of water quality, including the following tasks:

- Applied pertinent laws and regulations including CERCLA, RCRA, NEPA, NRDA, and the Clean Water Act to control military, mining, and landfill contaminants.
- Conducted watershed-scale investigations of contaminants at parks, including Yellowstone and Olympic National Park.
- Identified high-levels of perchlorate in soil adjacent to a national park in New Mexico and advised park superintendent on appropriate response actions under CERCLA.
- Served as a Park Service representative on the Interagency Perchlorate Steering Committee, a national workgroup.
- Developed a program to conduct environmental compliance audits of all National Parks while serving on a national workgroup.
- Co-authored two papers on the potential for water contamination from the operation of personal watercraft and snowmobiles, these papers serving as the basis for the development of nation-wide policy on the use of these vehicles in National Parks.
- Contributed to the Federal Multi-Agency Source Water Agreement under the Clean Water Action Plan.

Policy:

Served senior management as the Senior Science Policy Advisor with the U.S. Environmental Protection Agency, Region 9. Activities included the following:

- Advised the Regional Administrator and senior management on emerging issues such as the potential for the gasoline additive MTBE and ammonium perchlorate to contaminate drinking water supplies

Geology:

With the U.S. Forest Service, Matt led investigations to determine hillslope stability of areas proposed for timber harvest in the central Oregon Coast Range. Specific activities were as follows:

- Mapped geology in the field, and used aerial photographic interpretation and mathematical models to determine slope stability.
- Coordinated his research with community members who were concerned with natural resource protection.
- Characterized the geology of an aquifer that serves as the sole source of drinking water for the city of Medford, Oregon.

As a consultant with Dames and Moore, Matt led geologic investigations of two contaminated sites (later listed on the Superfund NPL) in the Portland, Oregon, area and a large hazardous waste site in eastern Oregon. Duties included the following:

- Supervised year-long effort for soil and groundwater sampling.
- Conducted aquifer tests.
- Investigated active faults beneath sites proposed for hazardous waste disposal.

Teaching:

From 1990 to 1998, Matt taught at least one course per semester at the community college and university levels:

- At San Francisco State University, held an adjunct faculty position and taught courses in environmental geology, oceanography (lab and lecture), hydrogeology, and groundwater contamination.
- Served as a committee member for graduate and undergraduate students.
- Taught courses in environmental geology and oceanography at the College of Marin.

Matt taught physical geology (lecture and lab and introductory geology at Golden West College in Huntington Beach, California from 2010 to 2014.

Invited Testimony, Reports, Papers and Presentations:

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Presentation to the Public Environmental Law Conference, Eugene, Oregon.

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Invited presentation to U.S. EPA Region 9, San Francisco, California.

Brown, A., Farrow, J., Gray, A. and **Hagemann, M.**, 2004. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to the Ground Water and Environmental Law Conference, National Groundwater Association.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Arizona and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Phoenix, AZ (served on conference organizing committee).

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in the Southwestern U.S. Invited presentation to a special committee meeting of the National Academy of Sciences, Irvine, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a tribal EPA meeting, Pechanga, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a meeting of tribal repesentatives, Parker, AZ.

Hagemann, M.F., 2003. Impact of Perchlorate on the Colorado River and Associated Drinking Water Supplies. Invited presentation to the Inter-Tribal Meeting, Torres Martinez Tribe.

Hagemann, M.F., 2003. The Emergence of Perchlorate as a Widespread Drinking Water Contaminant. Invited presentation to the U.S. EPA Region 9.

Hagemann, M.F., 2003. A Deductive Approach to the Assessment of Perchlorate Contamination. Invited presentation to the California Assembly Natural Resources Committee.

Hagemann, M.F., 2003. Perchlorate: A Cold War Legacy in Drinking Water. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. From Tank to Tap: A Chronology of MTBE in Groundwater. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. A Chronology of MTBE in Groundwater and an Estimate of Costs to Address Impacts to Groundwater. Presentation to the annual meeting of the Society of Environmental Journalists.

Hagemann, M.F., 2001. Estimated Cleanup Cost for MTBE in Groundwater Used as Drinking Water. Unpublished report.

Hagemann, M.F., 2001. Estimated Costs to Address MTBE Releases from Leaking Underground Storage Tanks. Unpublished report.

Hagemann, M.F., and VanMouwerik, M., 1999. Potential Water Quality Concerns Related to Snowmobile Usage. Water Resources Division, National Park Service, Technical Report.

VanMouwerik, M. and **Hagemann, M.F**. 1999, Water Quality Concerns Related to Personal Watercraft Usage. Water Resources Division, National Park Service, Technical Report.

Hagemann, M.F., 1999, Is Dilution the Solution to Pollution in National Parks? The George Wright Society Biannual Meeting, Asheville, North Carolina.

Hagemann, M.F., 1997, The Potential for MTBE to Contaminate Groundwater. U.S. EPA Superfund Groundwater Technical Forum Annual Meeting, Las Vegas, Nevada.

Hagemann, M.F., and Gill, M., 1996, Impediments to Intrinsic Remediation, Moffett Field Naval Air Station, Conference on Intrinsic Remediation of Chlorinated Hydrocarbons, Salt Lake City.

Hagemann, M.F., Fukunaga, G.L., 1996, The Vulnerability of Groundwater to Anthropogenic Contaminants on the Island of Maui, Hawaii. Hawaii Water Works Association Annual Meeting, Maui, October 1996.

Hagemann, M. F., Fukanaga, G. L., 1996, Ranking Groundwater Vulnerability in Central Oahu, Hawaii. Proceedings, Geographic Information Systems in Environmental Resources Management, Air and Waste Management Association Publication VIP-61.

Hagemann, M.F., 1994. Groundwater Characterization and Cleanup at Closing Military Bases in California. Proceedings, California Groundwater Resources Association Meeting.

Hagemann, M.F., 1992. Dense Nonaqueous Phase Liquid Contamination of Groundwater: An Ounce of Prevention... Proceedings, Association of Engineering Geologists Annual Meeting, v. 35.

Other Experience:

Selected as subject matter expert for the California Professional Geologist licensing examination, 2009-2011.

BUILDING INDUSTRY OF SOUTHERN CALIFORNIA, INC.
ORANGE COUNTY CHAPTER

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SUNTI KUMJIAN
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December 2, 2021

Mr. Jeff Pierson
Chair, Planning Commission
City of Irvine
One Civic Center Plaza
Irvine, CA 92606

Dear Chair Pierson and Commission,

The Building Industry Association of Orange County offers comments on the General Plan – Draft 2021 – 2029 Housing Element Update. Specifically, we draw attention to the proposed increase to the Inclusionary Zoning requirements under consideration as part of this proposal.

On October 18, 2021 the California Department of Housing and Community Development (HCD) submitted a comment letter regarding the City of Irvine's 6th Cycle Draft Housing Element. Attached to that letter was an Appendix describing "the revisions needed to comply with State Housing Element Law." In the Appendix, Section B.4 calls for an "analysis of potential and actual governmental constrains upon the … development of housing for all income levels." In specific reference to Fees and Exactions, HCD states that the element must describe all required fees and "analyze their impact as potential constraints on housing supply and affordability."

Inclusionary Zoning is a fee that can be a constraint on housing and therefore requires careful study. To that end, Section PP-E.3 on page 8-10 of the Second Draft 2021-2029 Housing Element, dated November 19, 2021 directly speaks to Irvine's Inclusionary Housing Ordinance and the potential update thereof. Although the first sentence states that the "City will retain a consultant to conduct a feasibility study to evaluate increasing" the requirement, the very next sentence presupposes the outcome of that study and states that updates to the Ordinance "***will*** reflect the 20 precent requirement." Inclusion of this language, presupposing the outcome of a feasibility study, undermines due process and any impartiality, credibility or reliability of the findings resulting from any such commissioned report.

Further, the very idea of increasing the Inclusionary requirement is, on its face, problematic.

success. Instead of imposing an increased mandate that, by the Housing Element's own narrative, will be impossible to achieve without significant government subsidies, the city has the power to change that dynamic through incentive-based approaches. Reducing the cost of developing housing will activate the power of the Free Market and housing at the desired levels becomes feasible.

In summation, the Building Industry Association of Orange County requests amendments to the Inclusionary Zoning language that presupposes an increase to 20%, a comprehensive review of incentive-based approaches to achieving affordable housing (as opposed to punitive fees), and a comprehensive discussion of the constraints that limit housing production in light of the aforementioned.

We appreciate Irvine's commitment to housing and the proud tradition of the city in producing one of the nation's most desirable places to call Home. BIAOC looks forward to our continued work with the City Council, Planning Commission and Staff to ensure Irvine remains an exceptional place to live, work, and play.

Sincerely,



Adam Wood
Vice President
BIA/SC – Orange County Chapter

December 2, 2021

City of Irvine Planning Commission
City Council Chamber
One Civic Center Plaza
Irvine, CA 92606

RE: Agenda Item 2. GENERAL PLAN - DRAFT 2021 - 2029 HOUSING ELEMENT UPDATE

Chair Jeff Pierson and Planning Commission Members:

My name is Tim Shaw and I am a resident of the City of Irvine. I've lived here since 2002 and I served as the CEO of the Irvine Public Schools Foundation between 2001 and 2007. I currently serve as Chair of the Orange County Continuum of Care Board and as the lead consultant for Orange County United Way's Housing Champions Advocacy Network. I've previously served as the Executive Director of the Orange County Homeless Issues Task Force and I've been involved in homeless services and affordable housing advocacy for over 30 years in Orange County.

I urge you to ensure the City of Irvine includes in their 6th Cycle Housing Element policies and programs that will effectively produce affordable housing at the extremely low-, very low-, and low-income level.

During the 5th Cycle Planning Period (2014-2021) the City approach to meeting its Regional Housing Needs Assessment allocation (RHNA) has not met housing needs in a balanced manner. In the current period, moderate and above moderate housing production has been greatly incentivized as compared to production at the lower income levels. For the 2014-2021 planning period, the city had a RHNA of 2,817 very low- and 2,034 low-income units. To date, the City has built 1,149 of the 2,817 very low-income units and 37 of the 2,034 low- income units. At the moderate income level the city has greatly exceeded RHNA goals by approving 12,998 units at moderate and 16,825 units at above moderate. **The number of moderate and above moderate units approved in the last seven years was 25 times more than those at low and very low income.** This unbalanced housing production identifies that affordable housing policies need to be strengthened and updated to prioritize affordable housing development along with market rate housing.

population almost doubles during the typical work week, the city must recognize that affordable housing is needed to support the local business economy to have more people living in the city versus commuting from cities in Orange County and nearby counties.

To effectively produce housing at the extremely low-, very low-, and low-income levels, I recommend that the city:

1. Strengthen the existing Inclusionary Housing Ordinance with a 20% requirement of affordable housing production at the extremely low, very low- and low-income categories.
2. Increase the affordable housing in-lieu fee to reflect current development costs.
3. Prioritize affordable housing funding and programs to increase affordable housing options for families of lower incomes, especially at very low and extremely low-income.
4. Identify city-owned sites and prioritize these sites for the development of 100% affordable housing in Irvine.
5. Ensure opportunity sites are not simply upzoned or rezoned without including affordable housing policies that will capture the financial and land use incentives being given to property owners and market rate developers. An Affordable Housing program is also needed.
6. Coordinate efforts with the Irvine Community Land Trust to increase extremely, very low and low income housing.
7. Incentivize residential uses in targeted retail centers in the city to create mixed use and maximize density around the Irvine Transportation Center and IBC for housing development. A minimum of 20% should be included for lower income households.
8. Update Density Bonus Law to prioritize affordable housing development for lower income households in rental developments.
9. Affirmatively Furthering Fair Housing – The City of Irvine should provide adequate recommendations on how the city will Affirmatively Further Fair Housing and promote the production of affordable housing in all communities of the city.

I encourage the City of Irvine to consider these recommendations and to to develop and implement policies that will effectively produce lower income housing. I appreciate you taking the time to read this letter.

Sincerely,

December 1, 2021

Chair Jeff Pierson
Irvine Planning Commission
1 Civic Center Plaza
Irvine, CA 92606

RE: Second Draft - 2021-2029 Housing Element Update

Chair Pierson & Commissioners -

On behalf of the Greater Irvine Chamber of Commerce, we appreciate the opportunity to comment on the 2021-2029 City of Irvine Housing Element Update (HEU), Second Draft. This is an important document that is rooted in the Master Plan's vision to provide a diverse range of housing for current and future Irvine residents. The Chamber supports the City's efforts to plan for and facilitate housing that meets the needs of our growing population.

Irvine's employers need these units, and at all levels of affordability. Chamber members consistently cite the need for homes near employment centers as the most significant hurdle to recruiting and retaining top-tier talent.

That is why the Chamber **supports** the HEU's broad goals and urges the City to prioritize sites near and within key employment centers. These areas offer an extraordinary opportunity to build attainable and affordable housing for Irvine's workforce.

To facilitate these goals, we support policy objectives like PP-A.3 that would allow for residential uses in appropriate non-residential areas. We also encourage the City to build in flexibility to future zoning on these sites. For example, 30 units per acre (as identified in PP-A.3) should be applied as a minimum with flexibility for additional density. This will accommodate the product types supported by younger professionals, recent graduates and their employers.

Overall, we are encouraged by the numerous policies proposed in the HEU that proactively encourage new housing by removing regulatory and cost barriers.

government funding. Currently, this funding is grossly inadequate and its appropriation is beyond the City's control. Therefore, a new 20% mandate creates an insurmountable barrier to landowners - especially commercial landowners - as they consider residential projects. The consequence is zero units for the city.

Irvine is the region's leader in affordable housing because the Irvine Master Plan calls for - and has delivered - a diverse range of housing. Its visionary principles have fostered public/private partnerships that led to the Irvine Community Land Trust and the delivery of thousands of affordable units, including more than 4,500 affordable housing units in the past 20 years. An additional 1,000 are in planning or construction phases. The City acknowledges that this is "the highest number of affordable housing units in any city in Orange County."

This success strongly affirms Irvine's current approach to affordable housing. It should not be altered in pursuit of arbitrary percentages.

The Chamber is a proud partner with the City. We support its efforts to create housing opportunities near jobs to support our City's employers. We also oppose efforts that will reduce the amount of housing available and create insurmountable barriers to affordability and attainability.

We look forward to continuing this partnership as the HEU continues its public process.

Sincerely,



Bryan Starr
President/CEO
Greater Irvine Chamber of Commerce

IRVINE COMPANY
Since 1864

December 1, 2021

Marika Poynter, Principal Planner
City of Irvine
Community Development Department
1 Civic Center Plaza
Irvine, CA 92606

RE: City of Irvine - Second Draft 2021 – 2029 Housing Element

Dear Ms. Poynter,

Thank you for the opportunity to review and comment on the City's Second Draft 2021 – 2029 Housing Element dated November 19, 2021 (the "draft element") and for your time in answering a number of questions for me. Irvine Company appreciates the significant effort of the City and its staff in preparing this mandated document addressing housing needs on the one hand while balancing a variety of other policy issues (with sometimes seemingly conflicting objectives) on the other. With this in mind, Irvine Company has the following comments and suggestions for the City's consideration.

- Page 7-22, Section 7.8.1 and Page 8-9, PP-D.3: Under the provisions of California Government Code Section 65583.2(g)(3), the draft element identifies a lower-income replacement need of 465 units at the Park West Apartments. PP-D.3 indicates City staff will review available information and survey residents in the event of a redevelopment proposal at the site. This proposed program indicates the replacement need could be higher depending on the results of staff's analysis, but does not account for the possibility that the number could also be lower. *In either case, Irvine Company considers it premature to include an exact replacement count prior to completion of a resident income analysis and that the number should be solely determined by the result of said analysis*. Moreover, it is also unclear why a single site should be called out in the Housing Element when the applicable Government Code applies to all relevant residential redevelopment. Instead, applicable sections of the Housing Element should be revised to simply state that

housing and Lot 106 (APN# 585-081-02) for market-rate housing. We are requesting clarification that the proposed element would not necessarily limit affordable housing to Lot 103 or, for that matter, necessarily require affordable housing on either site if the required number of affordable units were to be provided in an alternative location acceptable to the City. In other words, we are seeking clarification that the ultimate location of future lower-income housing will remain flexible in keeping with the number of units assumed as necessary to meet RHNA goals, the Inclusionary Housing Ordinance and otherwise subject to City approval.

- Page 8-2, Section PP-A.3: The second draft proposes implementation of a residential overlay zone to be included in the subsequent General Plan Update and, through Appendix D, includes a limited number of staff-selected sites. Irvine Company supports this approach as a means to consider and facilitate the development of residential uses on sites where residents can take advantage of the benefits of living close to grocery stores, retail uses and restaurants, as well as jobs. To address evolving market conditions and other externalities (proximity to schools, services and/or job centers), *Irvine Company recommends that the residential overlay for commercial areas* eventually *be expanded beyond the limited number of centers in Appendix D*.

  Additionally, PP-A.3 indicates the residential overlay will allow residential densities of 30 units/acre and require residential uses to occupy 50 percent of the floor area of mixed-use projects. These somewhat arbitrary figures are potentially concerning. Regarding density, for these types of relatively small-scale, mixed-use infill projects, the market does not support true densities below 50-60 units/acre. Densities much lower than this are not viable unless the entire site area can be used to determine residential densities. Regarding floor area ratios, the proposed percentage may be acceptable in a vertically-integrated mixed-use project, but it may be challenging for horizontal mixed-use projects. Based on these concerns, *residential densities exceeding the proposed 30 units/acre should be allowed in the residential overlay consistent with all other non-vacant sites in the Housing Element and the document should be clarified such that the 50 percent minimum floor area ratio only applies to vertically-integrated mixed-use projects*.

- Page 8-10, Section PP-E.3: As the second draft indicates, the City, in partnership

percent each at very low, low and moderate income levels) to 20 percent (9 percent very low, 6 percent low and 5 percent moderate income levels). Roughly speaking, this proposal would not result in the apparent one-third increase in the requirement, but rather would increase the cost to meet this mandate by almost two-thirds above the existing requirement. While this proposed program purports to study feasibility of the proposed increase, it actually discusses the increase as already determined (e.g. later in this program it states "updates to the Inclusionary Housing Ordinance will reflect the 20 percent requirement..." and in PP-L.1 which indicates "The City will update its Land Use Element and amend the Zoning Ordinance by October 2024 to update the Zoning Code to be consistent with State laws enacted over the past eight years, increase the inclusionary housing requirement to 20 percent affordable units required for all market rate housing developments, ..."). *At a minimum the Housing Element should be revised to reflect that only if justified by the feasibility study will there be any increase in the current inclusionary housing requirements.*

As to the concept of increasing the inclusionary requirement at all, it is clear to us that the resulting significant increase in the cost of meeting such a mandate will ultimately upset the proven model dampening incentives for residential development. This is especially true as is acknowledged in this and the prior Housing Element that provision of very low income units is not likely without government subsidies. Moreover, in job centers, where housing is perhaps most needed yet there remain options for land uses other than housing, the added cost to market rate residential development makes such a conversion far less economically viable. Irvine Company, therefore, recommends the City reconsider the proposed increase and leave the requirement at its current level.

General Comments:

- The second draft clearly addresses 100 percent affordable developments on public parcels. Furthermore, regarding Site 1 at the Marketplace, the document implies that 100 percent affordable projects can be acceptable on private sites, where a for-profit developer would likely partner with a non-profit developer to develop a separate parcel within a larger market-rate development. In allowing for 100 percent affordable development on City/government-owned sites, the City recognizes that this type of development and its accompanying ability to leverage state and federal

- In our discussions, you explained why affordable sites were identified in some areas, but not others. Specifically, in areas where residential uses are currently prohibited, no affordable sites were assumed. For example, while a significant number of new units are proposed for Planning Area 32, no affordable units are assumed in that area as residential units are not currently permitted at all within Planning Area 32. In that regard, it would be helpful to acknowledge somewhere in the Housing Element my understanding that to the extent housing for lower-income households is developed on sites not currently identified for affordable housing (e.g. with PA 32) those units would count towards satisfaction of the applicable RHNA income category and could otherwise potentially obviate the need for affordable housing at other sites identified in the Housing Element. Confirmation of my understanding of this important flexibility would be appreciated.

- Meeting the Housing Element's RHNA goals will be very difficult. As such, it is imperative that the Housing Element and its subsequent implementation include the maximum amount of flexibility and creative incentives beyond those currently offered by the City. These tools will be necessary to help offset the high cost of development of lower-income housing while at the same time not discouraging new housing development.

Again, thank you so much for your assistance and the opportunity for Irvine Company to review and comment on this critical long-term policy document. Irvine Company looks forward to the opportunity to continue working with the City to assist it in addressing its RHNA goals.

Sincerely,

Barry Curtis, AICP
Senior Director, Entitlement

cc: Peter Carmichael, Director of Community Development
Tim Gehrich, Deputy Director of Community Development

December 2, 2021

www.kennedycommission.or
17701 Cowan Ave., Suite 20
Irvine, CA 9261
949 250 090

City of Irvine Planning Commission
City Council Chamber
One Civic Center Plaza
Irvine, CA 92606

RE: Agenda Item 2. GENERAL PLAN - DRAFT 2021 - 2029 HOUSING ELEMENT UPDATE

Dear Chair Jeff Pierson and Planning Commission Members:

The Kennedy Commission (the Commission) is a broad based coalition of residents and community organizations that advocates for the production of homes affordable for families earning less than $27,000 annually in Orange County. Formed in 2001, the Commission has been successful in partnering and working with Orange County jurisdictions to create effective housing and land-use policies that has led to the new construction of homes affordable to lower income working families.

We are writing today to ask that you ensure the City of Irvine includes in their 6th Cycle Housing Element policies and programs that will effectively produce affordable housing at the extremely low-, very low-, and low-income levels.

During the 5th Cycle Planning Period (2014-2021) the City approach to meeting its Regional Housing Needs Assessment allocation (RHNA) has not met housing needs in a balanced manner. In the current period, moderate and above moderate housing production has been greatly incentivized as compared to production at the lower income levels. For the 2014-2021 planning period, the City had a Regional Housing Needs Assessment (RHNA) of 2,817 very low- and 2,034 low-income units. To date, the City has built 1,149 of the 2,817 very low-income units and 37 of the 2,034 low- income units. At the moderate income level the city has greatly exceeded RHNA goals by approving 12,998 units at moderate and 16,825 units at above moderate. **The number of moderate and above moderate units approved in the last seven years was 25 times more than those at low and very low income.** This unbalanced housing production identifies that affordable housing policies need to be strengthened and updated to prioritize affordable housing development along with market rate housing.

development is not offering. Considering that the City of Irvine is a large regional employment center and that its daytime population almost doubles during the typical work week, the City must recognize that affordable housing is needed to support the local business economy to have more people living in the city versus commuting from cities in Orange County and nearby counties.

To effectively produce housing at the extremely low-, very low-, and low-income levels, I recommend that the City:

1. Strengthen the existing Inclusionary Housing Ordinance with a 20% requirement of affordable housing production at the extremely low-, very low- and low-income categories.
2. Increase the affordable housing in-lieu fee to reflect current development costs.
3. Prioritize affordable housing funding and programs to increase affordable housing options for families of lower incomes, especially at very low and extremely low-income.
4. Identify city-owned sites and prioritize these sites for the development of 100% affordable housing in Irvine.
5. Ensure opportunity sites are not simply upzoned or rezoned without including affordable housing policies that will capture the financial and land use incentives being given to property owners and market rate developers. An Affordable Housing program is also needed.
6. Coordinate efforts with the Irvine Community Land Trust to increase extremely, very low- and low-income housing.
7. Incentivize residential uses in targeted retail centers in the City to create mixed use and maximize density around the Irvine Transportation Center and IBC for housing development. A minimum of 20% should be included for lower income households.
8. Update Density Bonus Law to prioritize affordable housing development for lower income households in rental developments.
9. Affirmatively Furthering Fair Housing – The City of Irvine should provide adequate recommendations on how the City will Affirmatively Further Fair Housing and promote the production of affordable housing in all communities of the city.

The Commission looks forward to partnering with the City of Irvine to create opportunities to increase affordable homes for lower income households in the City. If you have any questions, please feel free to contact me at (949) 250-0909 or cesarc@kennedycommission.org.

Sincerely,

4. Draft IS/ND Public Comment Letters

From:	Melissa Chao
To:	Jo Ann Corey
Subject:	RE: IRWD Comment Letter - Irvine"s General Housing Element 2021-2029 Update Initial Study/Negative Declaration
Date:	Tuesday, December 7, 2021 11:08:46 AM

Hi Jo Ann,

This email confirms receipt of this transmittal email and comment letter.

Thank you,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Jo Ann Corey <Corey@irwd.com>
Sent: Tuesday, December 7, 2021 8:47 AM
To: Melissa Chao <MChao@cityofirvine.org>
Subject: IRWD Comment Letter - Irvine's General Housing Element 2021-2029 Update Initial Study/Negative Declaration
Importance: High

CAUTION: EXTERNAL EMAIL

Melissa,

On behalf of Irvine Ranch Water District (IRWD), please find the attached comment letter for the Initial Study/Negative Declaration (IS/ND) for the City of Irvine's General Plan Housing Element 2021-2029 Update. Please confirm receipt of this email and its attached comment letter.

IRWD appreciates the opportunity to review and comment on the draft IS/ND.

Regards,

Jo Ann Corey, MPA

Irvine Ranch
WATER DISTRICT

December 7, 2021

Melissa Chao
Senior Planner
City of Irvine
Community Development Department
1 Civic Center Plaza
Irvine, CA 92606

Via Email:
mchao@cityofirvine.org

Re: NOI – IS/ND General Plan Housing Element 2021-2029 Update

Dear Ms. Chao:

Irvine Ranch Water District (IRWD) has received the City of Irvine's Notice of Intent (NOI) to prepare an Initial Study/Negative Declaration (IS/ND) for the City of Irvine General plan Housing Element 2021-2029 Update. IRWD has reviewed the draft IS/ND and offers the following comments.

The draft IS/ND correctly indicates that IRWD is the water purveyor for the City of Irvine. IRWD provides potable, and non-potable water supply, as well as sewage collection, treatment and disposal services for the City of Irvine. IRWD understands that the Housing Element Update (HUE) does not propose any development at this time. Future housing development facilitated by the HEU would be expected to connect to the existing domestic water supply system, sewer infrastructure and stormwater infrastructure. Any new residential development would be required to undergo separate environmental review, including an analysis of the water supply impacts. Overall, future housing development construction and operation would result in increased water, wastewater treatment, electric power, natural gas, and telecommunications demands and wastewater and solid waste generation, which would require the expansion or construction of utility infrastructure. Specific projects are unknown at this time and would require additional CEQA review.

In Section 2.4.19 Utilities and Service Systems, the draft IS/ND references the **2015** IRWD Urban Water Management Plan (UWMP). In accordance with the California Urban Water

IRWD appreciates the opportunity to review and comment on this draft NOI/ND. IRWD looks forward to reviewing all future CEQA documents, which pertain to any new residential developments in the City of Irvine, as they become available. If you have any questions or require additional information, please contact the undersigned at (949) 453-5325 or Jo Ann Corey, Environmental Compliance Analyst at (949) 453-5326.

Sincerely,

Fiona M. Sanchez
Director of Water Resources

cc: Jo Ann Corey, IRWD

From:	IGR – Intergovernmental Review
To:	Melissa Chao
Cc:	Anita Au; Frank Wen; Jessica Guillen
Subject:	SCAG Comments on the IS/ND for the City of Irvine General Plan Housing Element 2021-2029 Update [SCAG NO. IGR10521]
Date:	Tuesday, December 14, 2021 8:11:28 AM
Attachments:	image001.png image002.png image003.png image004.png IGR10521 ND City of Irvine General Plan Housing Element 2021-2029 Update.pdf

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CAUTION: EXTERNAL EMAIL

Good morning Melissa,

Please find attached SCAG Comments on the Initial Study/Negative Declaration for the City of Irvine General Plan Housing Element 2021-2029 Update [SCAG NO. IGR10521].

Please contact me at (213) 630-1427 or IGR@scag.ca.gov if you have any questions or difficulties with the attached file.

In light of the coronavirus and other public health concerns, please be advised that a majority of SCAG staff are teleworking with limited access to the SCAG offices. Therefore, if you wish to submit documents for IGR review, please submit it online via the IGR webpage or via email to IGR@scag.ca.gov.

Thank you!

Intergovernmental Review (IGR) Program
Annaleigh Ekman (she/her), Assistant Regional Planner
Tel: (213) 630-1427
IGR@scag.ca.gov

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS
900 Wilshire Blvd., Ste. 1700, Los Angeles, CA 90017

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Transportation
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December 14, 2021

Ms. Melissa Chao, Senior Planner
City of Irvine, Community Development Department
1 Civic Center
Irvine, California 92606
Phone: (949) 724-6395
E-mail: mchao@cityofirvine.org

RE: SCAG Comments on the Initial Study/Negative Declaration for the City of Irvine General Plan Housing Element 2021-2029 Update [SCAG NO. IGR10521]

Dear Ms. Chao,

Thank you for submitting the Notice of Intent to Adopt a Negative Declaration for the City of Irvine General Plan Housing Element 2021-2029 Update ("proposed project") to the Southern California Association of Governments (SCAG) for review and comment. The proposed project consists of the Housing Element Update for the 2021-2029 planning cycle, which includes a comprehensive analysis of the community's current and future housing needs.

Based on SCAG staff's review, the Initial Study/Negative Declaration (IS/ND) does not reference the most recently adopted 2020 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS or Connect SoCal). SCAG staff comments are detailed in the attachment to this letter.

When available, please send project related documents and notices to IGR@scag.ca.gov. If you have any questions regarding the attached comments, please contact the Intergovernmental Review (IGR) Program, attn.: Anita Au, Senior Regional Planner, at (213) 236-1874 or IGR@scag.ca.gov. Thank you.

Sincerely,

Frank Wen, Ph.D.
Manager, Planning Strategy Department

COMMENTS ON THE NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION FOR THE CITY OF IRVINE GENERAL PLAN HOUSING ELEMENT 2021-2029 UPDATE [SCAG NO. IGR10521]

SUMMARY

Pursuant to Senate Bill (SB) 375, SCAG is the designated Regional Transportation Planning Agency under state law and is responsible for preparation of the Regional Transportation Plan (RTP) including the Sustainable Communities Strategy (SCS). SCAG's feedback is intended to assist local jurisdictions and project proponents to implement projects that have the potential to contribute to attainment of Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) goals and align with RTP/SCS policies.

Based on SCAG staff review, the IS/ND does not reference the most recently adopted 2020 Connect SoCal. SCAG staff recommends including references to Connect SoCal as described in the following sections.

CONNECT SOCAL GOALS

The SCAG Regional Council fully adopted Connect SoCal in September 2020. Connect SoCal, also known as the 2020 – 2045 RTP/SCS, builds upon and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern. The long-range visioning plan balances future mobility and housing needs with goals for the environment, the regional economy, social equity and environmental justice, and public health. The goals included in Connect SoCal may be pertinent to the proposed project. These goals are meant to provide guidance for considering the proposed project. Among the relevant goals of Connect SoCal are the following:

SCAG CONNECT SOCAL GOALS	
Goal #1:	*Encourage regional economic prosperity and global competitiveness*
Goal #2:	*Improve mobility, accessibility, reliability and travel safety for people and goods*
Goal #3:	*Enhance the preservation, security, and resilience of the regional transportation system*
Goal #4:	*Increase person and goods movement and travel choices within the transportation system*
Goal #5:	*Reduce greenhouse gas emissions and improve air quality*
Goal #6:	*Support healthy and equitable communities*
Goal #7:	*Adapt to a changing climate and support an integrated regional development pattern and transportation network*

Connect SoCal Strategies

To achieve the goals of Connect SoCal, a wide range of land use and transportation strategies are included in the accompanying twenty (20) technical reports. Of particular note are multiple strategies included in Chapter 3 of Connect SoCal intended to support implementation of the regional Sustainable Communities Strategy (SCS) framed within the context of focusing growth near destinations and mobility options; promoting diverse housing choices; leveraging technology innovations; supporting implementation of sustainability policies; and promoting a Green Region. To view Connect SoCal and the accompanying technical reports, please visit the Connect SoCal webpage. Connect SoCal builds upon the progress from previous RTP/SCS cycles and continues to focus on integrated, coordinated, and balanced planning for land use and transportation that helps the SCAG region strive towards a more sustainable region, while meeting statutory requirements pertinent to RTP/SCSs. These strategies within the regional context are provided as guidance for lead agencies such as local jurisdictions when the proposed project is under consideration.

SCAG Staff Comments

SCAG staff recommends that you review 2020 Connect SoCal and consider its adopted goals and policies when finalizing the proposed project.

DEMOGRAPHICS AND GROWTH FORECASTS

A key, formative step in projecting future population, households, and employment through 2045 for Connect SoCal was the generation of a forecast of regional and county level growth in collaboration with expert demographers and economists on Southern California. From there, jurisdictional level forecasts were ground-truthed by subregions and local agencies, which helped SCAG identify opportunities and barriers to future development. This forecast helps the region understand, in a very general sense, where we are expected to grow, and allows SCAG to focus attention on areas that are experiencing change and may have increased transportation needs. After a year-long engagement effort with all 197 jurisdictions one-on-one, 82 percent of SCAG's 197 jurisdictions provided feedback on the forecast of future growth for Connect SoCal. SCAG also sought feedback on potential sustainable growth strategies from a broad range of stakeholder groups – including local jurisdictions, county transportation commissions, other partner agencies, industry groups, community-based organizations, and the general public. Connect SoCal utilizes a bottom-up approach in that total projected growth for each jurisdiction reflects feedback received from jurisdiction staff, including city managers, community development/planning directors, and local staff. Growth at the neighborhood level (i.e., transportation analysis zone (TAZ) reflects entitled projects and adheres to current general and specific plan maximum densities as conveyed by jurisdictions (except in cases where entitled projects and development agreements exceed these capacities as calculated by SCAG). Neighborhood level growth projections also feature strategies that help to reduce greenhouse gas emissions (GHG) from automobiles and light trucks to achieve Southern California's GHG reduction target, approved by the California Air Resources Board (CARB) in accordance with state planning law. Connect SoCal's Forecasted Development Pattern is utilized for long range modeling purposes and does not supersede actions taken by elected bodies on future development, including entitlements and development agreements. SCAG does not have the authority to implement the plan -- neither through decisions about what type of development is built where, nor what transportation projects are ultimately built, as Connect

	Adopted SCAG Region Wide Forecasts				Adopted City of Irvine Forecasts			
	Year 2020	**Year 2030**	**Year 2035**	**Year 2045**	**Year 2020**	**Year 2030**	**Year 2035**	**Year 2045**
Population	19,517,731	20,821,171	21,443,006	22,503,899	281,534	309,759	316,609	327,664
Households	6,333,458	6,902,821	7,170,110	7,633,451	103,382	112,404	115,305	121,739
Employment	8,695,427	9,303,627	9,566,384	10,048,822	282,215	312,288	322,674	330,170

SCAG Staff Comments

SCAG staff recommends including a reference to the population, housing, and employment trends and forecasts based on the most recently adopted SCAG 2020 Connect SoCal Regional Growth Forecasts to recognize the city's planned growth.

REGIONAL HOUSING NEEDS ALLOCATION

On March 4, 2021 SCAG's Regional Council adopted the 6th cycle Final Regional Housing Needs Assessment (RHNA) Allocation Plan which covers the planning period October 2021 through October 2029. The 6th cycle Final RHNA allocation for the applicable jurisdiction is below.

SCAG 6th Cycle Final RHNA Allocation for City of Irvine	
Income Category	**RHNA Allocation (Units)**
Very low income	6,396
Low income	4,235
Moderate income	4,308
Above moderate income	8,671
Total RHNA Allocation	23,610

Sixth cycle housing elements were due to the California Department of Housing and Community Development (HCD) by October 15, 2021. SCAG encourages jurisdictions to adopt a housing element in compliance with State housing law as determined by review from HCD. Jurisdictions that do not have an adopted compliant housing element may be ineligible for certain State funding and grant opportunities and may be at risk for legal action from stakeholders or HCD.

SCAG staff would like to call your attention to SCAG's HELPR 2.0, a web-mapping tool developed by SCAG to help local jurisdictions and stakeholders understand local land use, site opportunities, and environmental sensitivities for aligning housing planning with the state Department of Housing and Community Development's (HCD) 6th cycle housing element requirements.

SCAG Staff Comments

From:	Melissa Chao
To:	Kelvin Okino
Cc:	John Fogarty; Jesse Barron
Subject:	RE: Response to NOI to Adopt an Initial Study/Negative Declaration Housing Element 2021-2029
Date:	Wednesday, December 15, 2021 9:24:23 AM
Attachments:	image001.png

Hi Kelvin,

Thank you for the comment letter.

After Housing Element adoption, we look forward to working with IUSD on the subsequent General Plan Update, Zoning Ordinance Amendment, and EIR work effort.

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Kelvin Okino <KelvinOkino@iusd.org>
Sent: Wednesday, December 15, 2021 8:44 AM
To: Melissa Chao <MChao@cityofirvine.org>
Cc: John Fogarty <JohnFogarty@iusd.org>; Jesse Barron <JesseBarron@iusd.org>
Subject: Response to NOI to Adopt an Initial Study/Negative Declaration Housing Element 2021-2029

CAUTION: EXTERNAL EMAIL

Good Morning Melissa:

Please see our response to the General Plan Housing Element 2021-2029 Update. If you have any questions, please contact me.

Kelvin Okino
Executive Director, Facilities Planning and Construction | Irvine Unified School District
949-936-5305 | kelvinokino@iusd.org | 2015 Roosevelt | Irvine, CA 92620 | iusd.org

December 15, 2021 VIA EMAIL: mchao@cityofirvine.org

City of Irvine
ATT: Melissa Chao, Senior Planner
1 Civic Center Plaza
Irvine, CA 92606

Subject: City of Irvine General Plan Housing Element 2021-2029 Update Notice of Intent to Adopt an Initial Study/Negative Declaration

Thank you for the opportunity to review and comment on the City of Irvine 2021-2029 Housing Element. The City of Irvine is within the Irvine Unified School District (IUSD) boundaries; however, a portion of the City also lies within the Tustin and Santa Ana Unified School Districts.

The Draft 2021-2029 Housing Element includes provisions to accommodate 25,722 new housing units (including a 2,112-unit surplus over the State-allocated number of 23,610 units) at all income levels within current zoning code. In compliance with State law, the City must identify adequate sites with appropriate density and development standards to accommodate these units. It is our understanding that the City believes that CEQA review has been completed for these sites. In addition, the HEU identifies additional sites that would require rezoning before they can be developed. The sites, if rezoned, could accommodate an additional 31,934 dwelling units.

Moreover, it is our understanding that given that the proposed Housing Element does not include the necessary amendments to the City's Zoning Code and General Plan elements that allow for future housing development, no actual development on these potential sites could occur and result in environmental impacts, including impacts to schools. We assume that after the State certifies the 2021-2029 Housing Element, a separate environmental study will be prepared to address the regulatory changes described above.

We respectfully request that this subsequent environmental study include an analysis of the proposed project's impacts on IUSD's school facilities. Please continue to notify us of all actions on the 2021-2029 Housing Element and other resulting development projects provide us with the opportunity to review future environmental documents.

We look forward to working cooperatively with the City to create the best environment for our students and staff. If you have any questions, please contact me at (949) 936-5305 or kelvinokino@iusd.org.

From:	Melissa Chao
To:	Choum, Lea [JWA]
Cc:	Mailbox, ALUC; Fitch, Julie [JWA]
Subject:	RE: ALUC comments on IS ND
Date:	Wednesday, December 15, 2021 12:40:00 PM
Attachments:	image001.png

Hi Lea,

This email confirms receipt of the comment letter.

Thank you,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Choum, Lea [JWA] <LChoum@ocair.com>
Sent: Wednesday, December 15, 2021 11:49 AM
To: Melissa Chao <MChao@cityofirvine.org>
Cc: Mailbox, ALUC <alucinfo@ocair.com>; Fitch, Julie [JWA] <JFitch@ocair.com>
Subject: ALUC comments on IS ND

CAUTION: EXTERNAL EMAIL

Hello Melissa,

Attached are ALUC comments on the IS ND for the Housing Element Update.

Thank you,
Lea

Lea U Choum | Planning Manager
John Wayne Airport, Orange County
3160 Airway Avenue | Costa Mesa, CA 92626
O 949.252.5123 **C** 949.351.8947
ocair.com Facebook Twitter

-

From:	Melissa Chao
To:	Brandon Young
Cc:	Mitchell Tsai; Greg Sonstein; Hind Baki; Rebekah Youngblood; Melissa Chao
Subject:	RE: SWRCC - [City of Irvine, 6th Cycle Housing Element Update] - IS/MND Comment Letter
Date:	Wednesday, December 15, 2021 5:06:26 PM

Hi Brandon,

This email confirms receipt of the email transmittal and attached comment letter.

Thank you,

MELISSA CHAO | SENIOR PLANNER
P 949-724-6395 I F 949-724-6440
mchao@cityofirvine.org

From: Brandon Young <brandon@mitchtsailaw.com>
Sent: Wednesday, December 15, 2021 4:35 PM
To: Melissa Chao <MChao@cityofirvine.org>
Cc: Mitchell Tsai <mitch@mitchtsailaw.com>; Greg Sonstein <greg@mitchtsailaw.com>; Hind Baki <hind@mitchtsailaw.com>; Rebekah Youngblood <rebekah@mitchtsailaw.com>
Subject: SWRCC - [City of Irvine, 6th Cycle Housing Element Update] - IS/MND Comment Letter

CAUTION: EXTERNAL EMAIL

Dear Ms. Chao,

Please see the attached comment letter on City of Irvine's Initial Study / Mitigated Negative Declaration for the above referenced Project and confirm receipt of this email and its attachment.

Thank you,

Brandon Young
Office Manager
Mitchell M. Tsai, Attorney At Law

previous e-mail messages accompanying it, may contain confidential information that is legally privileged. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this message is STRICTLY PROHIBITED and may violate applicable laws including the Electronic Communications Privacy Act. If you have received this transmission in error, please immediately notify us by reply e-mail at mitch@mitchtsailaw.com or by telephone at (626) 381-9248 and destroy the original transmission and its attachments without reading them or saving them to disk. Thank you.

VIA E-MAIL

December 15, 2021

Melinda Chao
Senior Planner
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606
Em: mchao@cityofirvine.org

RE: GENERAL PLAN - DRAFT 2021 - 2029 HOUSING ELEMENT UPDATE – Initial Study/Mitigated Negative Declaration

Dear Melissa Chao,

On behalf of the Southwest Regional Council of Carpenters ("**Southwest Carpenters**" or "**SWRCC**"), my Office is submitting these comments on the City of Irvine's ("**City**" or "**Lead Agency**") Initial Study/Mitigated Declaration for the 2021-2029 update to the City's General Plan Housing Element ("**Project**").

The Southwest Carpenters is a labor union representing more than 50,000 union carpenters in six states and has a strong interest in well ordered land use planning and addressing the environmental impacts of development projects.

Individual members of the Southwest Carpenters live, work and recreate in the City and surrounding communities and would be directly affected by the Project's environmental impacts.

SWRCC expressly reserves the right to supplement these comments at or prior to

of Woodland (2014) 225 Cal. App. 4th 173, 191 (finding that any party who has objected to the Project's environmental documentation may assert any issue timely raised by other parties).

Moreover, SWRCC requests that the Lead Agency provide notice for any and all notices referring or related to the Project issued under the California Environmental Quality Act ("**CEQA**"), Cal Public Resources Code ("**PRC**") § 21000 *et seq*, and the California Planning and Zoning Law ("**Planning and Zoning Law**"), Cal. Gov't Code §§ 65000–65010. California Public Resources Code Sections 21092.2, and 21167(f) and Government Code Section 65092 require agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body.

The City should require the use of a local skilled and trained workforce to benefit the community's economic development and environment. The City should require the use of workers who have graduated from a Joint Labor Management apprenticeship training program approved by the State of California, or have at least as many hours of on-the-job experience in the applicable craft which would be required to graduate from such a state approved apprenticeship training program or who are registered apprentices in an apprenticeship training program approved by the State of California.

Community benefits such as local hire and skilled and trained workforce requirements can also be helpful to reduce environmental impacts and improve the positive economic impact of the Project. Local hire provisions requiring that a certain percentage of workers reside within 10 miles or less of the Project Site can reduce the length of vendor trips, reduce greenhouse gas emissions and providing localized economic benefits. Local hire provisions requiring that a certain percentage of workers reside within 10 miles or less of the Project Site can reduce the length of vendor trips, reduce greenhouse gas emissions and providing localized economic benefits. As environmental consultants Matt Hagemann and Paul E. Rosenfeld note:

March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling.

Skilled and trained workforce requirements promote the development of skilled trades that yield sustainable economic development. As the California Workforce Development Board and the UC Berkeley Center for Labor Research and Education concluded:

> . . . labor should be considered an investment rather than a cost – and investments in growing, diversifying, and upskilling California's workforce can positively affect returns on climate mitigation efforts. In other words, well trained workers are key to delivering emissions reductions and moving California closer to its climate targets.[1]

Local skilled and trained workforce requirements and policies have significant environmental benefits since they improve an area's jobs-housing balance, decreasing the amount of and length of job commutes and their associated greenhouse gas emissions. Recently, on May 7, 2021, the South Coast Air Quality Management District found that that the "[u]se of a local state-certified apprenticeship program or a skilled and trained workforce with a local hire component" can result in air pollutant reductions.[2]

Cities are increasingly adopting local skilled and trained workforce policies and requirements into general plans and municipal codes. For example, the City of Hayward 2040 General Plan requires the City to "promote local hiring . . . to help achieve a more positive jobs-housing balance, and reduce regional commuting, gas consumption, and greenhouse gas emissions."[3]

[1] California Workforce Development Board (2020) Putting California on the High Road: A

In fact, the City of Hayward has gone as far as to adopt a Skilled Labor Force policy into its Downtown Specific Plan and municipal code, requiring developments in its Downtown area to requiring that the City "[c]ontribute to the stabilization of regional construction markets by spurring applicants of housing and nonresidential developments to require contractors to utilize apprentices from state-approved, joint labor-management training programs, . . ."[4] In addition, the City of Hayward requires all projects 30,000 square feet or larger to "utilize apprentices from state-approved, joint labor-management training programs."[5]

Locating jobs closer to residential areas can have significant environmental benefits. As the California Planning Roundtable noted in 2008:

> People who live and work in the same jurisdiction would be more likely to take transit, walk, or bicycle to work than residents of less balanced communities and their vehicle trips would be shorter. Benefits would include potential reductions in both vehicle miles traveled and vehicle hours traveled.[6]

In addition, local hire mandates as well as skill training are critical facets of a strategy to reduce vehicle miles traveled. As planning experts Robert Cervero and Michael Duncan noted, simply placing jobs near housing stock is insufficient to achieve VMT reductions since the skill requirements of available local jobs must be matched to those held by local residents.[7] Some municipalities have tied local hire and skilled and trained workforce policies to local development permits to address transportation issues. As Cervero and Duncan note:

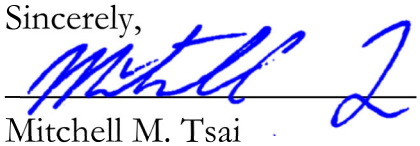
> In nearly built-out Berkeley, CA, the approach to balancing jobs and housing is to create local jobs rather than to develop new housing." The city's First Source program encourages businesses to hire local residents,

[4] City of Hayward (2019) Hayward Downtown Specific Plan at p. 5-24, *available at*

> especially for entry- and intermediate-level jobs, and sponsors vocational training to ensure residents are employment-ready. While the program is voluntary, some 300 businesses have used it to date, placing more than 3,000 city residents in local jobs since it was launched in 1986. When needed, these carrots are matched by sticks, since the city is not shy about negotiating corporate participation in First Source as a condition of approval for development permits.

The City should consider utilizing skilled and trained workforce policies and requirements to benefit the local area economically and mitigate greenhouse gas, air quality and transportation impacts.

Sincerely,



Mitchell M. Tsai
Attorneys for Southwest Regional
Council of Carpenters

Attached:

March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling (Exhibit A);

Air Quality and GHG Expert Paul Rosenfeld CV (Exhibit B); and

Air Quality and GHG Expert Matt Hagemann CV (Exhibit C).

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

2656 29th Street, Suite 201
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Paul E. Rosenfeld, PhD
(310) 795-2335
prosenfeld@swape.com

March 8, 2021

Mitchell M. Tsai
155 South El Molino, Suite 104
Pasadena, CA 91101

Subject: Local Hire Requirements and Considerations for Greenhouse Gas Modeling

Dear Mr. Tsai,

Soil Water Air Protection Enterprise ("SWAPE") is pleased to provide the following draft technical report explaining the significance of worker trips required for construction of land use development projects with respect to the estimation of greenhouse gas ("GHG") emissions. The report will also discuss the potential for local hire requirements to reduce the length of worker trips, and consequently, reduced or mitigate the potential GHG impacts.

Worker Trips and Greenhouse Gas Calculations

The California Emissions Estimator Model ("CalEEMod") is a "statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and greenhouse gas (GHG) emissions associated with both construction and operations from a variety of land use projects."[1] CalEEMod quantifies construction-related emissions associated with land use projects resulting from off-road construction equipment; on-road mobile equipment associated with workers, vendors, and hauling; fugitive dust associated with grading, demolition, truck loading, and on-road vehicles traveling along paved and unpaved roads; and architectural coating

Specifically, the number and length of vehicle trips is utilized to estimate the vehicle miles travelled ("VMT") associated with construction. Then, utilizing vehicle-class specific EMFAC 2014 emission factors, CalEEMod calculates the vehicle exhaust, evaporative, and dust emissions resulting from construction-related VMT, including personal vehicles for worker commuting.[4]

Specifically, in order to calculate VMT, CalEEMod multiplies the average daily trip rate by the average overall trip length (see excerpt below):

> "$VMT_d = \Sigma(\text{Average Daily Trip Rate}_i * \text{Average Overall Trip Length}_i)_n$
>
> Where:
>
> n = Number of land uses being modeled."[5]

Furthermore, to calculate the on-road emissions associated with worker trips, CalEEMod utilizes the following equation (see excerpt below):

> "$\text{Emissions}_{pollutant} = VMT * EF_{running,pollutant}$
>
> Where:
>
> $\text{Emissions}_{pollutant}$ = emissions from vehicle running for each pollutant
>
> VMT = vehicle miles traveled
>
> $EF_{running,pollutant}$ = emission factor for running emissions."[6]

Thus, there is a direct relationship between trip length and VMT, as well as a direct relationship between VMT and vehicle running emissions. In other words, when the trip length is increased, the VMT and vehicle running emissions increase as a result. Thus, vehicle running emissions can be reduced by decreasing the average overall trip length, by way of a local hire requirement or otherwise.

Default Worker Trip Parameters and Potential Local Hire Requirements

As previously discussed, the number, length, and vehicle class of worker trips are utilized by CalEEMod to calculate emissions associated with the on-road vehicle trips required to transport workers to and from the Project site during construction.[7] In order to understand how local hire requirements and associated worker trip length reductions impact GHG emissions calculations, it is important to consider the CalEEMod default worker trip parameters. CalEEMod provides recommended default values based on site-specific information, such as land use type, meteorological data, total lot acreage, project type and typical equipment associated with project type. If more specific project information is known, the user can change the default values and input project-specific values, but the California Environmental Quality Act ("CEQA") requires that such changes be justified by substantial evidence.[8] The default number of construction-related worker trips is calculated by multiplying the

number of pieces of equipment for all phases by 1.25, with the exception of worker trips required for the building construction and architectural coating phases.[9] Furthermore, the worker trip vehicle class is a 50/25/25 percent mix of light duty autos, light duty truck class 1 and light duty truck class 2, respectively."[10] Finally, the default worker trip length is consistent with the length of the operational home-to-work vehicle trips.[11] The operational home-to-work vehicle trip lengths are:

> "[B]ased on the *location* and *urbanization* selected on the project characteristic screen. These values were *supplied by the air districts or use a default average for the state*. Each district (or county) also assigns trip lengths for urban and rural settings" (emphasis added). [12]

Thus, the default worker trip length is based on the location and urbanization level selected by the User when modeling emissions. The below table shows the CalEEMod default rural and urban worker trip lengths by air basin (see excerpt below and Attachment A).[13]

Worker Trip Length by Air Basin		
Air Basin	**Rural (miles)**	**Urban (miles)**
Great Basin Valleys	16.8	10.8
Lake County	16.8	10.8
Lake Tahoe	16.8	10.8
Mojave Desert	16.8	10.8
Mountain Counties	16.8	10.8
North Central Coast	17.1	12.3
North Coast	16.8	10.8
Northeast Plateau	16.8	10.8
Sacramento Valley	16.8	10.8
Salton Sea	14.6	11
San Diego	16.8	10.8
San Francisco Bay Area	10.8	10.8
San Joaquin Valley	16.8	10.8
South Central Coast	16.8	10.8
South Coast	19.8	14.7
Average	**16.47**	**11.17**
Minimum	**10.80**	**10.80**
Maximum	**19.80**	**14.70**
Range	**9.00**	**3.90**

As demonstrated above, default rural worker trip lengths for air basins in California vary from 10.8- to 19.8-miles, with an average of 16.47 miles. Furthermore, default urban worker trip lengths vary from 10.8- to 14.7-miles, with an average of 11.17 miles. Thus, while default worker trip lengths vary by location, default urban worker trip lengths tend to be shorter in length. Based on these trends evident in the CalEEMod default worker trip lengths, we can reasonably assume that the efficacy of a local hire requirement is especially dependent upon the urbanization of the project site, as well as the project location.

Practical Application of a Local Hire Requirement and Associated Impact

To provide an example of the potential impact of a local hire provision on construction-related GHG emissions, we estimated the significance of a local hire provision for the Village South Specific Plan ("Project") located in the City of Claremont ("City"). The Project proposed to construct 1,000 residential units, 100,000-SF of retail space, 45,000-SF of office space, as well as a 50-room hotel, on the 24-acre site. The Project location is classified as Urban and lies within the Los Angeles-South Coast County. As a result, the Project has a default worker trip length of 14.7 miles.[14] In an effort to evaluate the potential for a local hire provision to reduce the Project's construction-related GHG emissions, we prepared an updated model, reducing all worker trip lengths to 10 miles (see Attachment B). Our analysis estimates that if a local hire provision with a 10-mile radius were to be implemented, the GHG emissions associated with Project construction would decrease by approximately 17% (see table below and Attachment C).

Local Hire Provision Net Change	
Without Local Hire Provision	
Total Construction GHG Emissions (MT CO_2e)	3,623
Amortized Construction GHG Emissions (MT CO_2e/year)	120.77
With Local Hire Provision	
Total Construction GHG Emissions (MT CO2e)	3,024
Amortized Construction GHG Emissions (MT CO_2e/year)	100.80
% Decrease in Construction-related GHG Emissions	***17%***

As demonstrated above, by implementing a local hire provision requiring 10 mile worker trip lengths, the Project could reduce potential GHG emissions associated with construction worker trips. More broadly, any local hire requirement that results in a decreased worker trip length from the default value has the potential to result in a reduction of construction-related GHG emissions, though the significance of the reduction would vary based on the location and urbanization level of the project site.

This serves as an example of the potential impacts of local hire requirements on estimated project-level GHG emissions, though it does not indicate that local hire requirements would result in reduced construction-related

Disclaimer

SWAPE has received limited discovery. Additional information may become available in the future; thus, we retain the right to revise or amend this report when additional information becomes available. Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in this or similar localities at the time of service. No other warranty, expressed or implied, is made as to the scope of work, work methodologies and protocols, site conditions, analytical testing results, and findings presented. This report reflects efforts which were limited to information that was reasonably accessible at the time of the work, and may contain informational gaps, inconsistencies, or otherwise be incomplete due to the unavailability or uncertainty of information obtained or provided by third parties.

Sincerely,



Matt Hagemann, P.G., C.Hg.



Paul E. Rosenfeld, Ph.D.

Location Type	Location Name	Rural H-W (miles)	Urban H-W (miles)
Air Basin	Great Basin	16.8	10.8
Air Basin	Lake County	16.8	10.8
Air Basin	Lake Tahoe	16.8	10.8
Air Basin	Mojave Desert	16.8	10.8
Air Basin	Mountain	16.8	10.8
Air Basin	North Central	17.1	12.3
Air Basin	North Coast	16.8	10.8
Air Basin	Northeast	16.8	10.8
Air Basin	Sacramento	16.8	10.8
Air Basin	Salton Sea	14.6	11
Air Basin	San Diego	16.8	10.8
Air Basin	San Francisco	10.8	10.8
Air Basin	San Joaquin	16.8	10.8
Air Basin	South Central	16.8	10.8
Air Basin	South Coast	19.8	14.7
Air District	Amador County	16.8	10.8
Air District	Antelope Valley	16.8	10.8
Air District	Bay Area AQMD	10.8	10.8
Air District	Butte County	12.54	12.54
Air District	Calaveras	16.8	10.8
Air District	Colusa County	16.8	10.8
Air District	El Dorado	16.8	10.8
Air District	Feather River	16.8	10.8
Air District	Glenn County	16.8	10.8
Air District	Great Basin	16.8	10.8
Air District	Imperial County	10.2	7.3
Air District	Kern County	16.8	10.8
Air District	Lake County	16.8	10.8
Air District	Lassen County	16.8	10.8
Air District	Mariposa	16.8	10.8
Air District	Mendocino	16.8	10.8

Air District	San Diego	16.8	10.8
Air District	San Joaquin	16.8	10.8
Air District	San Luis Obispo	13	13
Air District	Santa Barbara	8.3	8.3
Air District	Shasta County	16.8	10.8
Air District	Siskiyou County	16.8	10.8
Air District	South Coast	19.8	14.7
Air District	Tehama County	16.8	10.8
Air District	Tuolumne	16.8	10.8
Air District	Ventura County	16.8	10.8
Air District	Yolo/Solano	15	10
County	Alameda	10.8	10.8
County	Alpine	16.8	10.8
County	Amador	16.8	10.8
County	Butte	12.54	12.54
County	Calaveras	16.8	10.8
County	Colusa	16.8	10.8
County	Contra Costa	10.8	10.8
County	Del Norte	16.8	10.8
County	El Dorado-Lake	16.8	10.8
County	El Dorado-	16.8	10.8
County	Fresno	16.8	10.8
County	Glenn	16.8	10.8
County	Humboldt	16.8	10.8
County	Imperial	10.2	7.3
County	Inyo	16.8	10.8
County	Kern-Mojave	16.8	10.8
County	Kern-San	16.8	10.8
County	Kings	16.8	10.8
County	Lake	16.8	10.8
County	Lassen	16.8	10.8
County	Los Angeles-	16.8	10.8
County	Los Angeles-	19.8	14.7
County	Madera	16.8	10.8
County	Marin	10.8	10.8

County	Nevada	16.8	10.8
County	Orange	19.8	14.7
County	Placer-Lake	16.8	10.8
County	Placer-Mountain	16.8	10.8
County	Placer-	16.8	10.8
County	Plumas	16.8	10.8
County	Riverside-	16.8	10.8
County	Riverside-	19.8	14.7
County	Riverside-Salton	14.6	11
County	Riverside-South	19.8	14.7
County	Sacramento	15	10
County	San Benito	16.8	10.8
County	San Bernardino-	16.8	10.8
County	San Bernardino-	19.8	14.7
County	San Diego	16.8	10.8
County	San Francisco	10.8	10.8
County	San Joaquin	16.8	10.8
County	San Luis Obispo	13	13
County	San Mateo	10.8	10.8
County	Santa Barbara-	8.3	8.3
County	Santa Barbara-	8.3	8.3
County	Santa Clara	10.8	10.8
County	Santa Cruz	16.8	10.8
County	Shasta	16.8	10.8
County	Sierra	16.8	10.8
County	Siskiyou	16.8	10.8
County	Solano-	15	10
County	Solano-San	16.8	10.8
County	Sonoma-North	16.8	10.8
County	Sonoma-San	10.8	10.8
County	Stanislaus	16.8	10.8
County	Sutter	16.8	10.8
County	Tehama	16.8	10.8

Worker Trip Length by Air Basin		
Air Basin	**Rural (miles)**	**Urban (miles)**
Great Basin Valleys	16.8	10.8
Lake County	16.8	10.8
Lake Tahoe	16.8	10.8
Mojave Desert	16.8	10.8
Mountain Counties	16.8	10.8
North Central Coast	17.1	12.3
North Coast	16.8	10.8
Northeast Plateau	16.8	10.8
Sacramento Valley	16.8	10.8
Salton Sea	14.6	11
San Diego	16.8	10.8
San Francisco Bay Area	10.8	10.8
San Joaquin Valley	16.8	10.8
South Central Coast	16.8	10.8
South Coast	19.8	14.7
Average	**16.47**	**11.17**
Mininum	**10.80**	**10.80**
Maximum	**19.80**	**14.70**
Range	**9.00**	**3.90**

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Size	Metric	Lot Acreage	Floor Surface Area	Population
45.00	1000sqft	1.03	45,000.00	0
36.00	1000sqft	0.83	36,000.00	0
50.00	Room	1.67	72,600.00	0
8.00	1000sqft	0.18	8,000.00	0
25.00	Dwelling Unit	1.56	25,000.00	72
975.00	Dwelling Unit	25.66	975,000.00	2789
56.00	1000sqft	1.29	56,000.00	0

Wind Speed (m/s)	2.2	**Precipitation Freq (Days)**	33
		Operational Year	2028
CH4 Intensity (lb/MWhr)	0.029	**N2O Intensity (lb/MWhr)**	0.006

n-Default Data

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the DEIR's model.

ding residential and retail land uses.

nent regarding individual construction phase lengths.

model. See SWAPE comment regarding demolition.

with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

rning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

ion - See SWAPE comment on construction-related mitigation.

regarding operational mitigation measures.

t regarding operational mitigation measures.

Column Name	Default Value	New Value
FireplaceWoodMass	1,019.20	0.00
FireplaceWoodMass	1,019.20	0.00
NumberWood	1.25	0.00
NumberWood	48.75	0.00
ST_TR	7.16	6.17
ST_TR	6.39	3.87
ST_TR	2.46	1.39
ST_TR	158.37	79.82
ST_TR	8.19	3.75
ST_TR	94.36	63.99
ST_TR	49.97	10.74
SU_TR	6.07	6.16
SU_TR	5.86	4.18
SU_TR	1.05	0.69
SU_TR	131.84	78.27

SU_TR	5.95	3.20
SU_TR	72.16	57.65
SU_TR	25.24	6.39
WD_TR	6.59	5.83
WD_TR	6.65	4.13
WD_TR	11.03	6.41
WD_TR	127.15	65.80
WD_TR	8.17	3.84
WD_TR	89.95	62.64
WD_TR	42.70	9.43
NumberCatalytic	1.25	0.00
NumberCatalytic	48.75	0.00
NumberNoncatalytic	1.25	0.00
NumberNoncatalytic	48.75	0.00
WoodstoveDayYear	25.00	0.00
WoodstoveDayYear	25.00	0.00
WoodstoveWoodMass	999.60	0.00
WoodstoveWoodMass	999.60	0.00

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
2.4000e-003	0.4169	0.0817	0.4986	0.1795	0.0754	0.2549	0.0000	213.1969	213.1969	0.0601	0.0000	214.6993
0.0189	1.3058	0.1201	1.4259	0.3460	0.1128	0.4588	0.0000	1,721.6826	1,721.6826	0.1294	0.0000	1,724.9187
0.0178	1.1963	0.0996	1.2959	0.3203	0.0935	0.4138	0.0000	1,627.5295	1,627.5295	0.1185	0.0000	1,630.4925
5.9000e-004	0.0325	6.4700e-003	0.0390	8.6300e-003	6.0400e-003	0.0147	0.0000	52.9078	52.9078	8.0200e-003	0.0000	53.1082
0.0189	**1.3058**	**0.1201**	**1.4259**	**0.3460**	**0.1128**	**0.4588**	**0.0000**	**1,721.6826**	**1,721.6826**	**0.1294**	**0.0000**	**1,724.9187**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
2.4000e-003	0.4169	0.0817	0.4986	0.1795	0.0754	0.2549	0.0000	213.1967	213.1967	0.0601	0.0000	214.6991
0.0189	1.3058	0.1201	1.4259	0.3460	0.1128	0.4588	0.0000	1,721.6823	1,721.6823	0.1294	0.0000	1,724.9183
0.0178	1.1963	0.0996	1.2959	0.3203	0.0935	0.4138	0.0000	1,627.5291	1,627.5291	0.1185	0.0000	1,630.4921
5.9000e-004	0.0325	6.4700e-003	0.0390	8.6300e-003	6.0400e-003	0.0147	0.0000	52.9077	52.9077	8.0200e-003	0.0000	53.1082
0.0189	**1.3058**	**0.1201**	**1.4259**	**0.3460**	**0.1128**	**0.4588**	**0.0000**	**1,721.6823**	**1,721.6823**	**0.1294**	**0.0000**	**1,724.9183**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
0.00	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
-2021	1.4103	1.4103
2022	1.3613	1.3613
2022	1.1985	1.1985
2022	1.1921	1.1921
-2022	1.1918	1.1918
2023	1.0774	1.0774
2023	1.0320	1.0320
2023	1.0260	1.0260

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-2023	1.0265	1.0265
2024	2.8857	2.8857
2024	1.6207	1.6207
nest	2.8857	2.8857

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	3,896.0732	3,896.0732	0.1303	0.0468	3,913.2833
0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
		0.0000	0.0000		0.0000	0.0000	207.8079	0.0000	207.8079	12.2811	0.0000	514.8354
		0.0000	0.0000		0.0000	0.0000	29.1632	556.6420	585.8052	3.0183	0.0755	683.7567
0.0914	**7.7979**	**0.2260**	**8.0240**	**2.0895**	**0.2219**	**2.3114**	**236.9712**	**12,294.1807**	**12,531.1519**	**15.7904**	**0.1260**	**12,963.4751**

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SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	3,896.0732	3,896.0732	0.1303	0.0468	3,913.2833
0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
		0.0000	0.0000		0.0000	0.0000	207.8079	0.0000	207.8079	12.2811	0.0000	514.8354
		0.0000	0.0000		0.0000	0.0000	29.1632	556.6420	585.8052	3.0183	0.0755	683.7567
0.0914	**7.7979**	**0.2260**	**8.0240**	**2.0895**	**0.2219**	**2.3114**	**236.9712**	**12,294.1807**	**12,531.1519**	**15.7904**	**0.1260**	**12,963.4751**

O	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
molition	9/1/2021	10/12/2021	5	30	
e Preparation	10/13/2021	11/9/2021	5	20	
ading	11/10/2021	1/11/2022	5	45	
lding Construction	1/12/2022	12/12/2023	5	500	
ving	12/13/2023	1/30/2024	5	35	
hitectural Coating	1/31/2024	3/19/2024	5	35	

ase): 0

2.5

ntial Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped g – sqft)

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road Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
'Industrial Saws	1	8.00	81	0.73
rs	3	8.00	158	0.38
ired Dozers	2	8.00	247	0.40
ired Dozers	3	8.00	247	0.40
_oaders/Backhoes	4	8.00	97	0.37
rs	2	8.00	158	0.38
	1	8.00	187	0.41
ired Dozers	1	8.00	247	0.40
	2	8.00	367	0.48
_oaders/Backhoes	2	8.00	97	0.37
	1	7.00	231	0.29
	3	8.00	89	0.20
r Sets	1	8.00	84	0.74
_oaders/Backhoes	3	7.00	97	0.37
	1	8.00	46	0.45
	2	8.00	130	0.42
quipment	2	8.00	132	0.36
	2	8.00	80	0.38
ressors	1	6.00	78	0.48

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rker Trip umber	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
15.00	0.00	458.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
801.00	143.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
160.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

ion

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
	0.0496	0.0000	0.0496	7.5100e-003	0.0000	7.5100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
5.8000e-004		0.0233	0.0233		0.0216	0.0216	0.0000	51.0012	51.0012	0.0144	0.0000	51.3601
5.8000e-004	**0.0496**	**0.0233**	**0.0729**	**7.5100e-003**	**0.0216**	**0.0291**	**0.0000**	**51.0012**	**51.0012**	**0.0144**	**0.0000**	**51.3601**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
1.8000e-004	3.9400e-003	1.9000e-004	4.1300e-003	1.0800e-003	1.8000e-004	1.2600e-003	0.0000	17.4566	17.4566	1.2100e-003	0.0000	17.4869
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
2.0000e-005	2.4700e-003	2.0000e-005	2.4900e-003	6.5000e-004	2.0000e-005	6.7000e-004	0.0000	2.2251	2.2251	7.0000e-005	0.0000	2.2267
2.0000e-004	**6.4100e-003**	**2.1000e-004**	**6.6200e-003**	**1.7300e-003**	**2.0000e-004**	**1.9300e-003**	**0.0000**	**19.6816**	**19.6816**	**1.2800e-003**	**0.0000**	**19.7136**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
	0.0496	0.0000	0.0496	7.5100e-003	0.0000	7.5100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
5.8000e-004		0.0233	0.0233		0.0216	0.0216	0.0000	51.0011	51.0011	0.0144	0.0000	51.3600
5.8000e-004	**0.0496**	**0.0233**	**0.0729**	**7.5100e-003**	**0.0216**	**0.0291**	**0.0000**	**51.0011**	**51.0011**	**0.0144**	**0.0000**	**51.3600**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
1.8000e-004	3.9400e-003	1.9000e-004	4.1300e-003	1.0800e-003	1.8000e-004	1.2600e-003	0.0000	17.4566	17.4566	1.2100e-003	0.0000	17.4869
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
2.0000e-005	2.4700e-003	2.0000e-005	2.4900e-003	6.5000e-004	2.0000e-005	6.7000e-004	0.0000	2.2251	2.2251	7.0000e-005	0.0000	2.2267
2.0000e-004	**6.4100e-003**	**2.1000e-004**	**6.6200e-003**	**1.7300e-003**	**2.0000e-004**	**1.9300e-003**	**0.0000**	**19.6816**	**19.6816**	**1.2800e-003**	**0.0000**	**19.7136**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
	0.1807	0.0000	0.1807	0.0993	0.0000	0.0993	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
3.8000e-004		0.0204	0.0204		0.0188	0.0188	0.0000	33.4357	33.4357	0.0108	0.0000	33.7061
3.8000e-004	**0.1807**	**0.0204**	**0.2011**	**0.0993**	**0.0188**	**0.1181**	**0.0000**	**33.4357**	**33.4357**	**0.0108**	**0.0000**	**33.7061**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
2.0000e-005	1.9700e-003	2.0000e-005	1.9900e-003	5.2000e-004	1.0000e-005	5.4000e-004	0.0000	1.7801	1.7801	5.0000e-005	0.0000	1.7814
2.0000e-005	**1.9700e-003**	**2.0000e-005**	**1.9900e-003**	**5.2000e-004**	**1.0000e-005**	**5.4000e-004**	**0.0000**	**1.7801**	**1.7801**	**5.0000e-005**	**0.0000**	**1.7814**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
	0.1807	0.0000	0.1807	0.0993	0.0000	0.0993	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
3.8000e-004		0.0204	0.0204		0.0188	0.0188	0.0000	33.4357	33.4357	0.0108	0.0000	33.7060
3.8000e-004	**0.1807**	**0.0204**	**0.2011**	**0.0993**	**0.0188**	**0.1181**	**0.0000**	**33.4357**	**33.4357**	**0.0108**	**0.0000**	**33.7060**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
2.0000e-005	1.9700e-003	2.0000e-005	1.9900e-003	5.2000e-004	1.0000e-005	5.4000e-004	0.0000	1.7801	1.7801	5.0000e-005	0.0000	1.7814
2.0000e-005	**1.9700e-003**	**2.0000e-005**	**1.9900e-003**	**5.2000e-004**	**1.0000e-005**	**5.4000e-004**	**0.0000**	**1.7801**	**1.7801**	**5.0000e-005**	**0.0000**	**1.7814**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
	0.1741	0.0000	0.1741	0.0693	0.0000	0.0693	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.1800e-003		0.0377	0.0377		0.0347	0.0347	0.0000	103.5405	103.5405	0.0335	0.0000	104.3776
1.1800e-003	**0.1741**	**0.0377**	**0.2118**	**0.0693**	**0.0347**	**0.1040**	**0.0000**	**103.5405**	**103.5405**	**0.0335**	**0.0000**	**104.3776**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
4.0000e-005	4.1600e-003	3.0000e-005	4.2000e-003	1.1100e-003	3.0000e-005	1.1400e-003	0.0000	3.7579	3.7579	1.1000e-004	0.0000	3.7607
4.0000e-005	**4.1600e-003**	**3.0000e-005**	**4.2000e-003**	**1.1100e-003**	**3.0000e-005**	**1.1400e-003**	**0.0000**	**3.7579**	**3.7579**	**1.1000e-004**	**0.0000**	**3.7607**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
	0.1741	0.0000	0.1741	0.0693	0.0000	0.0693	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.1800e-003		0.0377	0.0377		0.0347	0.0347	0.0000	103.5403	103.5403	0.0335	0.0000	104.3775
1.1800e-003	**0.1741**	**0.0377**	**0.2118**	**0.0693**	**0.0347**	**0.1040**	**0.0000**	**103.5403**	**103.5403**	**0.0335**	**0.0000**	**104.3775**

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SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
4.0000e-005	4.1600e-003	3.0000e-005	4.2000e-003	1.1100e-003	3.0000e-005	1.1400e-003	0.0000	3.7579	3.7579	1.1000e-004	0.0000	3.7607
4.0000e-005	**4.1600e-003**	**3.0000e-005**	**4.2000e-003**	**1.1100e-003**	**3.0000e-005**	**1.1400e-003**	**0.0000**	**3.7579**	**3.7579**	**1.1000e-004**	**0.0000**	**3.7607**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
	0.0807	0.0000	0.0807	0.0180	0.0000	0.0180	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
2.2000e-004		5.7200e-003	5.7200e-003		5.2600e-003	5.2600e-003	0.0000	19.0871	19.0871	6.1700e-003	0.0000	19.2414
2.2000e-004	**0.0807**	**5.7200e-003**	**0.0865**	**0.0180**	**5.2600e-003**	**0.0233**	**0.0000**	**19.0871**	**19.0871**	**6.1700e-003**	**0.0000**	**19.2414**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.0000e-005	7.7000e-004	1.0000e-005	7.7000e-004	2.0000e-004	1.0000e-005	2.1000e-004	0.0000	0.6679	0.6679	2.0000e-005	0.0000	0.6684
1.0000e-005	**7.7000e-004**	**1.0000e-005**	**7.7000e-004**	**2.0000e-004**	**1.0000e-005**	**2.1000e-004**	**0.0000**	**0.6679**	**0.6679**	**2.0000e-005**	**0.0000**	**0.6684**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
	0.0807	0.0000	0.0807	0.0180	0.0000	0.0180	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
2.2000e-004		5.7200e-003	5.7200e-003		5.2600e-003	5.2600e-003	0.0000	19.0871	19.0871	6.1700e-003	0.0000	19.2414
2.2000e-004	**0.0807**	**5.7200e-003**	**0.0865**	**0.0180**	**5.2600e-003**	**0.0233**	**0.0000**	**19.0871**	**19.0871**	**6.1700e-003**	**0.0000**	**19.2414**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.0000e-005	7.7000e-004	1.0000e-005	7.7000e-004	2.0000e-004	1.0000e-005	2.1000e-004	0.0000	0.6679	0.6679	2.0000e-005	0.0000	0.6684
1.0000e-005	**7.7000e-004**	**1.0000e-005**	**7.7000e-004**	**2.0000e-004**	**1.0000e-005**	**2.1000e-004**	**0.0000**	**0.6679**	**0.6679**	**2.0000e-005**	**0.0000**	**0.6684**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
3.4100e-003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1324	293.1324	0.0702	0.0000	294.8881
3.4100e-003		**0.1023**	**0.1023**		**0.0963**	**0.0963**	**0.0000**	**293.1324**	**293.1324**	**0.0702**	**0.0000**	**294.8881**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
4.5500e-003	0.1140	3.1800e-003	0.1171	0.0329	3.0400e-003	0.0359	0.0000	441.9835	441.9835	0.0264	0.0000	442.6435
0.0107	1.1103	8.8700e-003	1.1192	0.2949	8.1700e-003	0.3031	0.0000	966.8117	966.8117	0.0266	0.0000	967.4773
0.0152	**1.2243**	**0.0121**	**1.2363**	**0.3278**	**0.0112**	**0.3390**	**0.0000**	**1,408.7952**	**1,408.7952**	**0.0530**	**0.0000**	**1,410.1208**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
3.4100e-003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1321	293.1321	0.0702	0.0000	294.8877
3.4100e-003		**0.1023**	**0.1023**		**0.0963**	**0.0963**	**0.0000**	**293.1321**	**293.1321**	**0.0702**	**0.0000**	**294.8877**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
4.5500e-003	0.1140	3.1800e-003	0.1171	0.0329	3.0400e-003	0.0359	0.0000	441.9835	441.9835	0.0264	0.0000	442.6435
0.0107	1.1103	8.8700e-003	1.1192	0.2949	8.1700e-003	0.3031	0.0000	966.8117	966.8117	0.0266	0.0000	967.4773
0.0152	**1.2243**	**0.0121**	**1.2363**	**0.3278**	**0.0112**	**0.3390**	**0.0000**	**1,408.7952**	**1,408.7952**	**0.0530**	**0.0000**	**1,410.1208**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
3.3300e-003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2789	286.2789	0.0681	0.0000	287.9814
3.3300e-003		**0.0864**	**0.0864**		**0.0813**	**0.0813**	**0.0000**	**286.2789**	**286.2789**	**0.0681**	**0.0000**	**287.9814**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
4.3000e-003	0.1113	1.4600e-003	0.1127	0.0321	1.4000e-003	0.0335	0.0000	417.9930	417.9930	0.0228	0.0000	418.5624
0.0101	1.0840	8.4100e-003	1.0924	0.2879	7.7400e-003	0.2957	0.0000	909.3439	909.3439	0.0234	0.0000	909.9291
0.0144	**1.1953**	**9.8700e-003**	**1.2051**	**0.3200**	**9.1400e-003**	**0.3292**	**0.0000**	**1,327.3369**	**1,327.3369**	**0.0462**	**0.0000**	**1,328.4916**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
3.3300e-003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2785	286.2785	0.0681	0.0000	287.9811
3.3300e-003		**0.0864**	**0.0864**		**0.0813**	**0.0813**	**0.0000**	**286.2785**	**286.2785**	**0.0681**	**0.0000**	**287.9811**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
4.3000e-003	0.1113	1.4600e-003	0.1127	0.0321	1.4000e-003	0.0335	0.0000	417.9930	417.9930	0.0228	0.0000	418.5624
0.0101	1.0840	8.4100e-003	1.0924	0.2879	7.7400e-003	0.2957	0.0000	909.3439	909.3439	0.0234	0.0000	909.9291
0.0144	**1.1953**	**9.8700e-003**	**1.2051**	**0.3200**	**9.1400e-003**	**0.3292**	**0.0000**	**1,327.3369**	**1,327.3369**	**0.0462**	**0.0000**	**1,328.4916**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
1.5000e-004		3.3200e-003	3.3200e-003		3.0500e-003	3.0500e-003	0.0000	13.0175	13.0175	4.2100e-003	0.0000	13.1227
		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.5000e-004		**3.3200e-003**	**3.3200e-003**		**3.0500e-003**	**3.0500e-003**	**0.0000**	**13.0175**	**13.0175**	**4.2100e-003**	**0.0000**	**13.1227**

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SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.0000e-005	1.0700e-003	1.0000e-005	1.0800e-003	2.8000e-004	1.0000e-005	2.9000e-004	0.0000	0.8963	0.8963	2.0000e-005	0.0000	0.8968
1.0000e-005	**1.0700e-003**	**1.0000e-005**	**1.0800e-003**	**2.8000e-004**	**1.0000e-005**	**2.9000e-004**	**0.0000**	**0.8963**	**0.8963**	**2.0000e-005**	**0.0000**	**0.8968**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
1.5000e-004		3.3200e-003	3.3200e-003		3.0500e-003	3.0500e-003	0.0000	13.0175	13.0175	4.2100e-003	0.0000	13.1227
		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.5000e-004		**3.3200e-003**	**3.3200e-003**		**3.0500e-003**	**3.0500e-003**	**0.0000**	**13.0175**	**13.0175**	**4.2100e-003**	**0.0000**	**13.1227**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.0000e-005	1.0700e-003	1.0000e-005	1.0800e-003	2.8000e-004	1.0000e-005	2.9000e-004	0.0000	0.8963	0.8963	2.0000e-005	0.0000	0.8968
1.0000e-005	**1.0700e-003**	**1.0000e-005**	**1.0800e-003**	**2.8000e-004**	**1.0000e-005**	**2.9000e-004**	**0.0000**	**0.8963**	**0.8963**	**2.0000e-005**	**0.0000**	**0.8968**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
2.5000e-004		5.1500e-003	5.1500e-003		4.7400e-003	4.7400e-003	0.0000	22.0292	22.0292	7.1200e-003	0.0000	22.2073
		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
2.5000e-004		**5.1500e-003**	**5.1500e-003**		**4.7400e-003**	**4.7400e-003**	**0.0000**	**22.0292**	**22.0292**	**7.1200e-003**	**0.0000**	**22.2073**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
2.0000e-005	1.8100e-003	1.0000e-005	1.8200e-003	4.8000e-004	1.0000e-005	4.9000e-004	0.0000	1.4697	1.4697	4.0000e-005	0.0000	1.4706
2.0000e-005	**1.8100e-003**	**1.0000e-005**	**1.8200e-003**	**4.8000e-004**	**1.0000e-005**	**4.9000e-004**	**0.0000**	**1.4697**	**1.4697**	**4.0000e-005**	**0.0000**	**1.4706**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
2.5000e-004		5.1500e-003	5.1500e-003		4.7400e-003	4.7400e-003	0.0000	22.0292	22.0292	7.1200e-003	0.0000	22.2073
		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
2.5000e-004		**5.1500e-003**	**5.1500e-003**		**4.7400e-003**	**4.7400e-003**	**0.0000**	**22.0292**	**22.0292**	**7.1200e-003**	**0.0000**	**22.2073**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
2.0000e-005	1.8100e-003	1.0000e-005	1.8200e-003	4.8000e-004	1.0000e-005	4.9000e-004	0.0000	1.4697	1.4697	4.0000e-005	0.0000	1.4706
2.0000e-005	**1.8100e-003**	**1.0000e-005**	**1.8200e-003**	**4.8000e-004**	**1.0000e-005**	**4.9000e-004**	**0.0000**	**1.4697**	**1.4697**	**4.0000e-005**	**0.0000**	**1.4706**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
5.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003	0.0000	4.4682	4.4682	2.5000e-004	0.0000	4.4745
5.0000e-005		**1.0700e-003**	**1.0700e-003**		**1.0700e-003**	**1.0700e-003**	**0.0000**	**4.4682**	**4.4682**	**2.5000e-004**	**0.0000**	**4.4745**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
2.8000e-004	0.0307	2.3000e-004	0.0309	8.1500e-003	2.2000e-004	8.3700e-003	0.0000	24.9407	24.9407	6.1000e-004	0.0000	24.9558
2.8000e-004	**0.0307**	**2.3000e-004**	**0.0309**	**8.1500e-003**	**2.2000e-004**	**8.3700e-003**	**0.0000**	**24.9407**	**24.9407**	**6.1000e-004**	**0.0000**	**24.9558**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
5.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003	0.0000	4.4682	4.4682	2.5000e-004	0.0000	4.4745
5.0000e-005		**1.0700e-003**	**1.0700e-003**		**1.0700e-003**	**1.0700e-003**	**0.0000**	**4.4682**	**4.4682**	**2.5000e-004**	**0.0000**	**4.4745**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
2.8000e-004	0.0307	2.3000e-004	0.0309	8.1500e-003	2.2000e-004	8.3700e-003	0.0000	24.9407	24.9407	6.1000e-004	0.0000	24.9558
2.8000e-004	**0.0307**	**2.3000e-004**	**0.0309**	**8.1500e-003**	**2.2000e-004**	**8.3700e-003**	**0.0000**	**24.9407**	**24.9407**	**6.1000e-004**	**0.0000**	**24.9558**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162

	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
	145.75	154.25	154.00	506,227	506,227
	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
	288.45	62.55	31.05	706,812	706,812
	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
	192.00	187.50	160.00	445,703	445,703
	501.12	511.92	461.20	707,488	707,488
	528.08	601.44	357.84	1,112,221	1,112,221
	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

Miles		Trip %			Trip Purpose %		
H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
5.90	8.70	40.20	19.20	40.60	86	11	3
5.90	8.70	40.20	19.20	40.60	86	11	3
8.40	6.90	33.00	48.00	19.00	77	19	4
8.40	6.90	8.50	72.50	19.00	37	20	43
8.40	6.90	19.40	61.60	19.00	58	38	4
8.40	6.90	12.00	69.00	19.00	38	18	44
8.40	6.90	16.30	64.70	19.00	54	35	11

DT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
		0.0000	0.0000		0.0000	0.0000	0.0000	2,512.6465	2,512.6465	0.1037	0.0215	2,521.6356
		0.0000	0.0000		0.0000	0.0000	0.0000	2,512.6465	2,512.6465	0.1037	0.0215	2,521.6356
7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.4267	1,383.4267	0.0265	0.0254	1,391.6478
7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.4267	1,383.4267	0.0265	0.0254	1,391.6478

as

CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr								MT/yr					
8.0100e-003	1.2000e-004		1.5200e-003	1.5200e-003		1.5200e-003	1.5200e-003	0.0000	21.7988	21.7988	4.2000e-004	4.0000e-004	21.9284
0.2561	3.8400e-003		0.0487	0.0487		0.0487	0.0487	0.0000	696.9989	696.9989	0.0134	0.0128	701.1408
0.0193	1.4000e-004		1.7500e-003	1.7500e-003		1.7500e-003	1.7500e-003	0.0000	24.9983	24.9983	4.8000e-004	4.6000e-004	25.1468
0.3421	2.4400e-003		0.0310	0.0310		0.0310	0.0310	0.0000	443.3124	443.3124	8.5000e-003	8.1300e-003	445.9468
0.0717	5.1000e-004		6.4900e-003	6.4900e-003		6.4900e-003	6.4900e-003	0.0000	92.9036	92.9036	1.7800e-003	1.7000e-003	93.4557
0.0760	5.4000e-004		6.8800e-003	6.8800e-003		6.8800e-003	6.8800e-003	0.0000	98.5139	98.5139	1.8900e-003	1.8100e-003	99.0993
3.7800e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.9009	4.9009	9.0000e-005	9.0000e-005	4.9301
0.7770	**7.6200e-003**		**0.0966**	**0.0966**		**0.0966**	**0.0966**	**0.0000**	**1,383.4268**	**1,383.4268**	**0.0265**	**0.0254**	**1,391.6478**

as

CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr								MT/yr					
8.0100e-003	1.2000e-004		1.5200e-003	1.5200e-003		1.5200e-003	1.5200e-003	0.0000	21.7988	21.7988	4.2000e-004	4.0000e-004	21.9284
0.2561	3.8400e-003		0.0487	0.0487		0.0487	0.0487	0.0000	696.9989	696.9989	0.0134	0.0128	701.1408
0.0193	1.4000e-004		1.7500e-003	1.7500e-003		1.7500e-003	1.7500e-003	0.0000	24.9983	24.9983	4.8000e-004	4.6000e-004	25.1468
0.3421	2.4400e-003		0.0310	0.0310		0.0310	0.0310	0.0000	443.3124	443.3124	8.5000e-003	8.1300e-003	445.9468
0.0717	5.1000e-004		6.4900e-003	6.4900e-003		6.4900e-003	6.4900e-003	0.0000	92.9036	92.9036	1.7800e-003	1.7000e-003	93.4557
0.0760	5.4000e-004		6.8800e-003	6.8800e-003		6.8800e-003	6.8800e-003	0.0000	98.5139	98.5139	1.8900e-003	1.8100e-003	99.0993
3.7800e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.9009	4.9009	9.0000e-005	9.0000e-005	4.9301
0.7770	**7.6200e-003**		**0.0966**	**0.0966**		**0.0966**	**0.0966**	**0.0000**	**1,383.4268**	**1,383.4268**	**0.0265**	**0.0254**	**1,391.6478**

y

N2O	CO2e
yr	
2.9000e-004	33.8978
0.0107	1,262.0869
1.5900e-003	186.9165
4.3200e-003	508.1135
1.5000e-003	175.9672
9.6000e-004	112.9141
2.0600e-003	241.7395
0.0215	**2,521.6356**

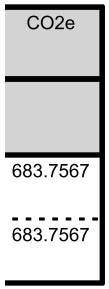
y

N2O	CO2e
yr	
2.9000e-004	33.8978
0.0107	1,262.0869
1.5900e-003	186.9165
4.3200e-003	508.1135
1.5000e-003	175.9672
9.6000e-004	112.9141
2.0600e-003	241.7395
0.0215	**2,521.6356**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.1200e-003		0.0143	0.0143		0.0143	0.0143	0.0000	204.1166	204.1166	3.9100e-003	3.7400e-003	205.3295
5.4000e-004		0.0572	0.0572		0.0572	0.0572	0.0000	16.8504	16.8504	0.0161	0.0000	17.2540
1.6600e-003		**0.0714**	**0.0714**		**0.0714**	**0.0714**	**0.0000**	**220.9670**	**220.9670**	**0.0201**	**3.7400e-003**	**222.5835**

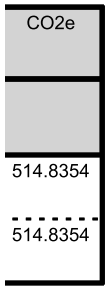
SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.1200e-003		0.0143	0.0143		0.0143	0.0143	0.0000	204.1166	204.1166	3.9100e-003	3.7400e-003	205.3295
5.4000e-004		0.0572	0.0572		0.0572	0.0572	0.0000	16.8504	16.8504	0.0161	0.0000	17.2540
1.6600e-003		**0.0714**	**0.0714**		**0.0714**	**0.0714**	**0.0000**	**220.9670**	**220.9670**	**0.0201**	**3.7400e-003**	**222.5835**


CO2e
683.7567
683.7567

N2O	CO2e
yr	
1.3400e-003	12.6471
0.0523	493.2363
6.5900e-003	61.6019
8.8200e-003	62.8482
1.0300e-003	7.5079
1.9600e-003	13.9663
3.4200e-003	31.9490
0.0755	**683.7567**

N2O	CO2e
yr	
1.3400e-003	12.6471
0.0523	493.2363
6.5900e-003	61.6019
8.8200e-003	62.8482
1.0300e-003	7.5079
1.9600e-003	13.9663
3.4200e-003	31.9490
0.0755	**683.7567**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual



N2O	CO2e
yr	
0.0000	5.7834
0.0000	225.5513
0.0000	21.0464
0.0000	215.4430
0.0000	13.7694
0.0000	3.6712
0.0000	29.5706
0.0000	**514.8354**

N2O	CO2e
yr	
0.0000	5.7834
0.0000	225.5513
0.0000	21.0464
0.0000	215.4430
0.0000	13.7694
0.0000	3.6712
0.0000	29.5706
0.0000	**514.8354**

lumber	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

rs

Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

Number

Village South Specific Plan (Proposed)

Los Angeles-South Coast County, Summer

Size	Metric	Lot Acreage	Floor Surface Area	Population
45.00	1000sqft	1.03	45,000.00	0
36.00	1000sqft	0.83	36,000.00	0
50.00	Room	1.67	72,600.00	0
8.00	1000sqft	0.18	8,000.00	0
25.00	Dwelling Unit	1.56	25,000.00	72
975.00	Dwelling Unit	25.66	975,000.00	2789
56.00	1000sqft	1.29	56,000.00	0

Wind Speed (m/s)	2.2	**Precipitation Freq (Days)**	33
		Operational Year	2028
CH4 Intensity (lb/MWhr)	0.029	**N2O Intensity (lb/MWhr)**	0.006

n-Default Data

/illage South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

the DEIR's model.

ding residential and retail land uses.

nent regarding individual construction phase lengths.

model. See SWAPE comment regarding demolition.

with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

rning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

ion - See SWAPE comment on construction-related mitigation.

regarding operational mitigation measures.

t regarding operational mitigation measures.

Column Name	Default Value	New Value
FireplaceWoodMass	1,019.20	0.00
FireplaceWoodMass	1,019.20	0.00
NumberWood	1.25	0.00
NumberWood	48.75	0.00
ST_TR	7.16	6.17
ST_TR	6.39	3.87
ST_TR	2.46	1.39
ST_TR	158.37	79.82
ST_TR	8.19	3.75
ST_TR	94.36	63.99
ST_TR	49.97	10.74
SU_TR	6.07	6.16
SU_TR	5.86	4.18
SU_TR	1.05	0.69
SU_TR	131.84	78.27

SU_TR	5.95	3.20
SU_TR	72.16	57.65
SU_TR	25.24	6.39
WD_TR	6.59	5.83
WD_TR	6.65	4.13
WD_TR	11.03	6.41
WD_TR	127.15	65.80
WD_TR	8.17	3.84
WD_TR	89.95	62.64
WD_TR	42.70	9.43
NumberCatalytic	1.25	0.00
NumberCatalytic	48.75	0.00
NumberNoncatalytic	1.25	0.00
NumberNoncatalytic	48.75	0.00
WoodstoveDayYear	25.00	0.00
WoodstoveDayYear	25.00	0.00
WoodstoveWoodMass	999.60	0.00
WoodstoveWoodMass	999.60	0.00

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

n Daily Emission)

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0643	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	6,234.7974	6,234.7974	1.9495	0.0000	6,283.5352
0.1517	9.8688	1.6366	10.7727	3.6558	1.5057	5.1615	0.0000	15,251.5674	15,251.5674	1.9503	0.0000	15,278.5288
0.1472	9.8688	0.7794	10.6482	2.6381	0.7322	3.3702	0.0000	14,807.5269	14,807.5269	1.0250	0.0000	14,833.1521
0.0244	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,361.3989	2,361.3989	0.7177	0.0000	2,379.3421
0.1517	**18.2675**	**2.0461**	**20.3135**	**9.9840**	**1.8824**	**11.8664**	**0.0000**	**15,251.5674**	**15,251.5674**	**1.9503**	**0.0000**	**15,278.5288**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

n Daily Emission)

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0643	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	6,234.7974	6,234.7974	1.9495	0.0000	6,283.5352
0.1517	9.8688	1.6366	10.7727	3.6558	1.5057	5.1615	0.0000	15,251.5674	15,251.5674	1.9503	0.0000	15,278.5288
0.1472	9.8688	0.7794	10.6482	2.6381	0.7322	3.3702	0.0000	14,807.5269	14,807.5269	1.0250	0.0000	14,833.1520
0.0244	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,361.3989	2,361.3989	0.7177	0.0000	2,379.3421
0.1517	**18.2675**	**2.0461**	**20.3135**	**9.9840**	**1.8824**	**11.8664**	**0.0000**	**15,251.5674**	**15,251.5674**	**1.9503**	**0.0000**	**15,278.5288**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
0.00	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
0.6278	**45.9592**	**2.4626**	**48.4217**	**12.2950**	**2.4385**	**14.7336**	**0.0000**	**76,811.1816**	**76,811.1816**	**2.8282**	**0.4832**	**77,025.8786**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
0.6278	**45.9592**	**2.4626**	**48.4217**	**12.2950**	**2.4385**	**14.7336**	**0.0000**	**76,811.1816**	**76,811.1816**	**2.8282**	**0.4832**	**77,025.8786**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

O	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
molition	9/1/2021	10/12/2021	5	30	
e Preparation	10/13/2021	11/9/2021	5	20	
ading	11/10/2021	1/11/2022	5	45	
lding Construction	1/12/2022	12/12/2023	5	500	
ving	12/13/2023	1/30/2024	5	35	
hitectural Coating	1/31/2024	3/19/2024	5	35	

ase): 0

2.5

ntial Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped g – sqft)

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

Road Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Industrial Saws	1	8.00	81	0.73
rs	3	8.00	158	0.38
ired Dozers	2	8.00	247	0.40
ired Dozers	3	8.00	247	0.40
Loaders/Backhoes	4	8.00	97	0.37
rs	2	8.00	158	0.38
	1	8.00	187	0.41
ired Dozers	1	8.00	247	0.40
	2	8.00	367	0.48
Loaders/Backhoes	2	8.00	97	0.37
	1	7.00	231	0.29
	3	8.00	89	0.20
r Sets	1	8.00	84	0.74
Loaders/Backhoes	3	7.00	97	0.37
	1	8.00	46	0.45
	2	8.00	130	0.42
quipment	2	8.00	132	0.36
	2	8.00	80	0.38
ressors	1	6.00	78	0.48

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

rker Trip umber	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
15.00	0.00	458.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
801.00	143.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
160.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

ion

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
0.0388		1.5513	1.5513		1.4411	1.4411		3,747.9449	3,747.9449	1.0549		3,774.3174
0.0388	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**		**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.2413	1,292.2413	0.0877		1,294.4337
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.7100e-003	0.1677	1.3500e-003	0.1690	0.0445	1.2500e-003	0.0457		170.8155	170.8155	5.0300e-003		170.9413
0.0136	**0.4346**	**0.0139**	**0.4485**	**0.1176**	**0.0133**	**0.1309**		**1,463.0568**	**1,463.0568**	**0.0927**		**1,465.3750**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
0.0388		1.5513	1.5513		1.4411	1.4411	0.0000	3,747.9449	3,747.9449	1.0549		3,774.3174
0.0388	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**	**0.0000**	**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.2413	1,292.2413	0.0877		1,294.4337
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.7100e-003	0.1677	1.3500e-003	0.1690	0.0445	1.2500e-003	0.0457		170.8155	170.8155	5.0300e-003		170.9413
0.0136	**0.4346**	**0.0139**	**0.4485**	**0.1176**	**0.0133**	**0.1309**		**1,463.0568**	**1,463.0568**	**0.0927**		**1,465.3750**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
0.0380	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
2.0600e-003	0.2012	1.6300e-003	0.2028	0.0534	1.5000e-003	0.0549		204.9786	204.9786	6.0400e-003		205.1296
2.0600e-003	**0.2012**	**1.6300e-003**	**0.2028**	**0.0534**	**1.5000e-003**	**0.0549**		**204.9786**	**204.9786**	**6.0400e-003**		**205.1296**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
0.0380	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
2.0600e-003	0.2012	1.6300e-003	0.2028	0.0534	1.5000e-003	0.0549		204.9786	204.9786	6.0400e-003		205.1296
2.0600e-003	**0.2012**	**1.6300e-003**	**0.2028**	**0.0534**	**1.5000e-003**	**0.0549**		**204.9786**	**204.9786**	**6.0400e-003**		**205.1296**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
0.0620		1.9853	1.9853		1.8265	1.8265		6,007.0434	6,007.0434	1.9428		6,055.6134
0.0620	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**		**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
2.2900e-003	0.2236	1.8100e-003	0.2254	0.0593	1.6600e-003	0.0610		227.7540	227.7540	6.7100e-003		227.9217
2.2900e-003	**0.2236**	**1.8100e-003**	**0.2254**	**0.0593**	**1.6600e-003**	**0.0610**		**227.7540**	**227.7540**	**6.7100e-003**		**227.9217**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
0.0620		1.9853	1.9853		1.8265	1.8265	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134
0.0620	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**	**0.0000**	**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
2.2900e-003	0.2236	1.8100e-003	0.2254	0.0593	1.6600e-003	0.0610		227.7540	227.7540	6.7100e-003		227.9217
2.2900e-003	**0.2236**	**1.8100e-003**	**0.2254**	**0.0593**	**1.6600e-003**	**0.0610**		**227.7540**	**227.7540**	**6.7100e-003**		**227.9217**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
0.0621	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
2.2100e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609		219.7425	219.7425	6.0600e-003		219.8941
2.2100e-003	**0.2236**	**1.7500e-003**	**0.2253**	**0.0593**	**1.6100e-003**	**0.0609**		**219.7425**	**219.7425**	**6.0600e-003**		**219.8941**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
0.0621	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
2.2100e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609		219.7425	219.7425	6.0600e-003		219.8941
2.2100e-003	**0.2236**	**1.7500e-003**	**0.2253**	**0.0593**	**1.6100e-003**	**0.0609**		**219.7425**	**219.7425**	**6.0600e-003**		**219.8941**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
0.0269		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.5482	3,896.5482	0.2236		3,902.1384
0.0883	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,800.6857	8,800.6857	0.2429		8,806.7582
0.1247	**9.8688**	**0.0949**	**9.9637**	**2.6381**	**0.0883**	**2.7263**		**12,697.2339**	**12,697.2339**	**0.4665**		**12,708.8966**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
0.0269		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.5482	3,896.5482	0.2236		3,902.1384
0.0883	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,800.6857	8,800.6857	0.2429		8,806.7582
0.1247	**9.8688**	**0.0949**	**9.9637**	**2.6381**	**0.0883**	**2.7263**		**12,697.2339**	**12,697.2339**	**0.4665**		**12,708.8966**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
0.0269		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.8762	3,773.8762	0.1982		3,778.8300
0.0851	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		8,478.4408	8,478.4408	0.2190		8,483.9160
0.1203	**9.8688**	**0.0797**	**9.9485**	**2.6381**	**0.0738**	**2.7118**		**12,252.3170**	**12,252.3170**	**0.4172**		**12,262.7460**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
0.0269		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.8762	3,773.8762	0.1982		3,778.8300
0.0851	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		8,478.4408	8,478.4408	0.2190		8,483.9160
0.1203	**9.8688**	**0.0797**	**9.9485**	**2.6381**	**0.0738**	**2.7118**		**12,252.3170**	**12,252.3170**	**0.4172**		**12,262.7460**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0228		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.5900e-003	0.1677	1.2800e-003	0.1689	0.0445	1.1700e-003	0.0456		158.7723	158.7723	4.1000e-003		158.8748
1.5900e-003	**0.1677**	**1.2800e-003**	**0.1689**	**0.0445**	**1.1700e-003**	**0.0456**		**158.7723**	**158.7723**	**4.1000e-003**		**158.8748**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0228		**0.5102**	**0.5102**		**0.4694**	**0.4694**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.5900e-003	0.1677	1.2800e-003	0.1689	0.0445	1.1700e-003	0.0456		158.7723	158.7723	4.1000e-003		158.8748
1.5900e-003	**0.1677**	**1.2800e-003**	**0.1689**	**0.0445**	**1.1700e-003**	**0.0456**		**158.7723**	**158.7723**	**4.1000e-003**		**158.8748**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0228		**0.4685**	**0.4685**		**0.4310**	**0.4310**		**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.5400e-003	0.1677	1.2600e-003	0.1689	0.0445	1.1600e-003	0.0456		153.8517	153.8517	3.7600e-003		153.9458
1.5400e-003	**0.1677**	**1.2600e-003**	**0.1689**	**0.0445**	**1.1600e-003**	**0.0456**		**153.8517**	**153.8517**	**3.7600e-003**		**153.9458**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0228		**0.4685**	**0.4685**		**0.4310**	**0.4310**	**0.0000**	**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.5400e-003	0.1677	1.2600e-003	0.1689	0.0445	1.1600e-003	0.0456		153.8517	153.8517	3.7600e-003		153.9458
1.5400e-003	**0.1677**	**1.2600e-003**	**0.1689**	**0.0445**	**1.1600e-003**	**0.0456**		**153.8517**	**153.8517**	**3.7600e-003**		**153.9458**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
2.9700e-003		**0.0609**	**0.0609**		**0.0609**	**0.0609**		**281.4481**	**281.4481**	**0.0159**		**281.8443**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0165	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,641.0852	1,641.0852	0.0401		1,642.0886
0.0165	**1.7884**	**0.0134**	**1.8018**	**0.4743**	**0.0123**	**0.4866**		**1,641.0852**	**1,641.0852**	**0.0401**		**1,642.0886**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
2.9700e-003		**0.0609**	**0.0609**		**0.0609**	**0.0609**	**0.0000**	**281.4481**	**281.4481**	**0.0159**		**281.8443**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0165	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,641.0852	1,641.0852	0.0401		1,642.0886
0.0165	**1.7884**	**0.0134**	**1.8018**	**0.4743**	**0.0123**	**0.4866**		**1,641.0852**	**1,641.0852**	**0.0401**		**1,642.0886**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208

	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
	145.75	154.25	154.00	506,227	506,227
	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
	288.45	62.55	31.05	706,812	706,812
	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
	192.00	187.50	160.00	445,703	445,703
	501.12	511.92	461.20	707,488	707,488
	528.08	601.44	357.84	1,112,221	1,112,221
	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

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Miles		Trip %			Trip Purpose %		
H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
5.90	8.70	40.20	19.20	40.60	86	11	3
5.90	8.70	40.20	19.20	40.60	86	11	3
8.40	6.90	33.00	48.00	19.00	77	19	4
8.40	6.90	8.50	72.50	19.00	37	20	43
8.40	6.90	19.40	61.60	19.00	58	38	4
8.40	6.90	12.00	69.00	19.00	38	18	44
8.40	6.90	16.30	64.70	19.00	54	35	11

DT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

as

CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day								lb/day					
0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
4.2573	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

as

CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day								lb/day					
0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
4.2573	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
0.0944		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
0.0944		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

lumber	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

rs

Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

Number

Village South Specific Plan (Proposed)

Los Angeles-South Coast County, Winter

Size	Metric	Lot Acreage	Floor Surface Area	Population
45.00	1000sqft	1.03	45,000.00	0
36.00	1000sqft	0.83	36,000.00	0
50.00	Room	1.67	72,600.00	0
8.00	1000sqft	0.18	8,000.00	0
25.00	Dwelling Unit	1.56	25,000.00	72
975.00	Dwelling Unit	25.66	975,000.00	2789
56.00	1000sqft	1.29	56,000.00	0

Wind Speed (m/s)	2.2	**Precipitation Freq (Days)**	33
		Operational Year	2028
CH4 Intensity (lb/MWhr)	0.029	**N2O Intensity (lb/MWhr)**	0.006

n-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

the DEIR's model.

ding residential and retail land uses.

nent regarding individual construction phase lengths.

model. See SWAPE comment regarding demolition.

with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

rning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

ion - See SWAPE comment on construction-related mitigation.

regarding operational mitigation measures.

t regarding operational mitigation measures.

Column Name	Default Value	New Value
FireplaceWoodMass	1,019.20	0.00
FireplaceWoodMass	1,019.20	0.00
NumberWood	1.25	0.00
NumberWood	48.75	0.00
ST_TR	7.16	6.17
ST_TR	6.39	3.87
ST_TR	2.46	1.39
ST_TR	158.37	79.82
ST_TR	8.19	3.75
ST_TR	94.36	63.99
ST_TR	49.97	10.74
SU_TR	6.07	6.16
SU_TR	5.86	4.18
SU_TR	1.05	0.69
SU_TR	131.84	78.27

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SU_TR	5.95	3.20
SU_TR	72.16	57.65
SU_TR	25.24	6.39
WD_TR	6.59	5.83
WD_TR	6.65	4.13
WD_TR	11.03	6.41
WD_TR	127.15	65.80
WD_TR	8.17	3.84
WD_TR	89.95	62.64
WD_TR	42.70	9.43
NumberCatalytic	1.25	0.00
NumberCatalytic	48.75	0.00
NumberNoncatalytic	1.25	0.00
NumberNoncatalytic	48.75	0.00
WoodstoveDayYear	25.00	0.00
WoodstoveDayYear	25.00	0.00
WoodstoveWoodMass	999.60	0.00
WoodstoveWoodMass	999.60	0.00

n Daily Emission)

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0642	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	6,221.4937	6,221.4937	1.9491	0.0000	6,270.2214
0.1455	9.8688	1.6366	10.7736	3.6558	1.5057	5.1615	0.0000	14,630.3099	14,630.3099	1.9499	0.0000	14,657.2663
0.1413	9.8688	0.7800	10.6488	2.6381	0.7328	3.3708	0.0000	14,210.3424	14,210.3424	1.0230	0.0000	14,235.9160
0.0243	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,352.4178	2,352.4178	0.7175	0.0000	2,370.3550
0.1455	**18.2675**	**2.0461**	**20.3135**	**9.9840**	**1.8824**	**11.8664**	**0.0000**	**14,630.3099**	**14,630.3099**	**1.9499**	**0.0000**	**14,657.2663**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

n Daily Emission)

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0642	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	6,221.4937	6,221.4937	1.9491	0.0000	6,270.2214
0.1455	9.8688	1.6366	10.7736	3.6558	1.5057	5.1615	0.0000	14,630.3099	14,630.3099	1.9499	0.0000	14,657.2663
0.1413	9.8688	0.7800	10.6488	2.6381	0.7328	3.3708	0.0000	14,210.3424	14,210.3424	1.0230	0.0000	14,235.9160
0.0243	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,352.4178	2,352.4178	0.7175	0.0000	2,370.3550
0.1455	**18.2675**	**2.0461**	**20.3135**	**9.9840**	**1.8824**	**11.8664**	**0.0000**	**14,630.3099**	**14,630.3099**	**1.9499**	**0.0000**	**14,657.2663**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
0.00	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
0.6043	**45.9592**	**2.4640**	**48.4231**	**12.2950**	**2.4399**	**14.7349**	**0.0000**	**74,422.3787**	**74,422.3787**	**2.8429**	**0.4832**	**74,637.4417**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
0.6043	**45.9592**	**2.4640**	**48.4231**	**12.2950**	**2.4399**	**14.7349**	**0.0000**	**74,422.3787**	**74,422.3787**	**2.8429**	**0.4832**	**74,637.4417**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

O	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
molition	9/1/2021	10/12/2021	5	30	
e Preparation	10/13/2021	11/9/2021	5	20	
ading	11/10/2021	1/11/2022	5	45	
lding Construction	1/12/2022	12/12/2023	5	500	
ving	12/13/2023	1/30/2024	5	35	
hitectural Coating	1/31/2024	3/19/2024	5	35	

ase): 0

2.5

ntial Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped g – sqft)

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

road Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
'Industrial Saws	1	8.00	81	0.73
rs	3	8.00	158	0.38
ired Dozers	2	8.00	247	0.40
ired Dozers	3	8.00	247	0.40
_oaders/Backhoes	4	8.00	97	0.37
rs	2	8.00	158	0.38
	1	8.00	187	0.41
ired Dozers	1	8.00	247	0.40
	2	8.00	367	0.48
_oaders/Backhoes	2	8.00	97	0.37
	1	7.00	231	0.29
	3	8.00	89	0.20
r Sets	1	8.00	84	0.74
_oaders/Backhoes	3	7.00	97	0.37
	1	8.00	46	0.45
	2	8.00	130	0.42
quipment	2	8.00	132	0.36
	2	8.00	80	0.38
ressors	1	6.00	78	0.48

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

rker Trip umber	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
15.00	0.00	458.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
801.00	143.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
160.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

ion

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
0.0388		1.5513	1.5513		1.4411	1.4411		3,747.9449	3,747.9449	1.0549		3,774.3174
0.0388	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**		**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.8555	1,269.8555	0.0908		1,272.1252
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.6100e-003	0.1677	1.3500e-003	0.1690	0.0445	1.2500e-003	0.0457		160.8377	160.8377	4.7300e-003		160.9560
0.0133	**0.4346**	**0.0141**	**0.4487**	**0.1176**	**0.0135**	**0.1311**		**1,430.6932**	**1,430.6932**	**0.0955**		**1,433.0812**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
0.0388		1.5513	1.5513		1.4411	1.4411	0.0000	3,747.9449	3,747.9449	1.0549		3,774.3174
0.0388	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**	**0.0000**	**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.8555	1,269.8555	0.0908		1,272.1252
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.6100e-003	0.1677	1.3500e-003	0.1690	0.0445	1.2500e-003	0.0457		160.8377	160.8377	4.7300e-003		160.9560
0.0133	**0.4346**	**0.0141**	**0.4487**	**0.1176**	**0.0135**	**0.1311**		**1,430.6932**	**1,430.6932**	**0.0955**		**1,433.0812**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
0.0380	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.9400e-003	0.2012	1.6300e-003	0.2028	0.0534	1.5000e-003	0.0549		193.0052	193.0052	5.6800e-003		193.1472
1.9400e-003	**0.2012**	**1.6300e-003**	**0.2028**	**0.0534**	**1.5000e-003**	**0.0549**		**193.0052**	**193.0052**	**5.6800e-003**		**193.1472**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
0.0380	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.9400e-003	0.2012	1.6300e-003	0.2028	0.0534	1.5000e-003	0.0549		193.0052	193.0052	5.6800e-003		193.1472
1.9400e-003	**0.2012**	**1.6300e-003**	**0.2028**	**0.0534**	**1.5000e-003**	**0.0549**		**193.0052**	**193.0052**	**5.6800e-003**		**193.1472**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
0.0620		1.9853	1.9853		1.8265	1.8265		6,007.0434	6,007.0434	1.9428		6,055.6134
0.0620	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**		**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
2.1500e-003	0.2236	1.8100e-003	0.2254	0.0593	1.6600e-003	0.0610		214.4502	214.4502	6.3100e-003		214.6080
2.1500e-003	**0.2236**	**1.8100e-003**	**0.2254**	**0.0593**	**1.6600e-003**	**0.0610**		**214.4502**	**214.4502**	**6.3100e-003**		**214.6080**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
0.0620		1.9853	1.9853		1.8265	1.8265	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134
0.0620	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**	**0.0000**	**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
2.1500e-003	0.2236	1.8100e-003	0.2254	0.0593	1.6600e-003	0.0610		214.4502	214.4502	6.3100e-003		214.6080
2.1500e-003	**0.2236**	**1.8100e-003**	**0.2254**	**0.0593**	**1.6600e-003**	**0.0610**		**214.4502**	**214.4502**	**6.3100e-003**		**214.6080**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
0.0621	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
2.0800e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609		206.9139	206.9139	5.7000e-003		207.0563
2.0800e-003	**0.2236**	**1.7500e-003**	**0.2253**	**0.0593**	**1.6100e-003**	**0.0609**		**206.9139**	**206.9139**	**5.7000e-003**		**207.0563**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
0.0621	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
2.0800e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609		206.9139	206.9139	5.7000e-003		207.0563
2.0800e-003	**0.2236**	**1.7500e-003**	**0.2253**	**0.0593**	**1.6100e-003**	**0.0609**		**206.9139**	**206.9139**	**5.7000e-003**		**207.0563**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
0.0269		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.0750	3,789.0750	0.2381		3,795.0283
0.0832	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,286.9013	8,286.9013	0.2282		8,292.6058
0.1186	**9.8688**	**0.0957**	**9.9645**	**2.6381**	**0.0891**	**2.7271**		**12,075.9763**	**12,075.9763**	**0.4663**		**12,087.6341**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
0.0269		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.0750	3,789.0750	0.2381		3,795.0283
0.0832	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,286.9013	8,286.9013	0.2282		8,292.6058
0.1186	**9.8688**	**0.0957**	**9.9645**	**2.6381**	**0.0891**	**2.7271**		**12,075.9763**	**12,075.9763**	**0.4663**		**12,087.6341**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
0.0269		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.4007	3,671.4007	0.2096		3,676.6417
0.0801	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		7,983.7318	7,983.7318	0.2055		7,988.8683
0.1144	**9.8688**	**0.0803**	**9.9491**	**2.6381**	**0.0743**	**2.7124**		**11,655.1325**	**11,655.1325**	**0.4151**		**11,665.5099**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
0.0269		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.4007	3,671.4007	0.2096		3,676.6417
0.0801	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		7,983.7318	7,983.7318	0.2055		7,988.8683
0.1144	**9.8688**	**0.0803**	**9.9491**	**2.6381**	**0.0743**	**2.7124**		**11,655.1325**	**11,655.1325**	**0.4151**		**11,665.5099**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0228		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.5000e-003	0.1677	1.2800e-003	0.1689	0.0445	1.1700e-003	0.0456		149.5081	149.5081	3.8500e-003		149.6043
1.5000e-003	**0.1677**	**1.2800e-003**	**0.1689**	**0.0445**	**1.1700e-003**	**0.0456**		**149.5081**	**149.5081**	**3.8500e-003**		**149.6043**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0228		**0.5102**	**0.5102**		**0.4694**	**0.4694**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.5000e-003	0.1677	1.2800e-003	0.1689	0.0445	1.1700e-003	0.0456		149.5081	149.5081	3.8500e-003		149.6043
1.5000e-003	**0.1677**	**1.2800e-003**	**0.1689**	**0.0445**	**1.1700e-003**	**0.0456**		**149.5081**	**149.5081**	**3.8500e-003**		**149.6043**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0228		**0.4685**	**0.4685**		**0.4310**	**0.4310**		**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.4500e-003	0.1677	1.2600e-003	0.1689	0.0445	1.1600e-003	0.0456		144.8706	144.8706	3.5300e-003		144.9587
1.4500e-003	**0.1677**	**1.2600e-003**	**0.1689**	**0.0445**	**1.1600e-003**	**0.0456**		**144.8706**	**144.8706**	**3.5300e-003**		**144.9587**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0228		**0.4685**	**0.4685**		**0.4310**	**0.4310**	**0.0000**	**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.4500e-003	0.1677	1.2600e-003	0.1689	0.0445	1.1600e-003	0.0456		144.8706	144.8706	3.5300e-003		144.9587
1.4500e-003	**0.1677**	**1.2600e-003**	**0.1689**	**0.0445**	**1.1600e-003**	**0.0456**		**144.8706**	**144.8706**	**3.5300e-003**		**144.9587**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
2.9700e-003		**0.0609**	**0.0609**		**0.0609**	**0.0609**		**281.4481**	**281.4481**	**0.0159**		**281.8443**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0155	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,545.2860	1,545.2860	0.0376		1,546.2262
0.0155	**1.7884**	**0.0134**	**1.8018**	**0.4743**	**0.0123**	**0.4866**		**1,545.2860**	**1,545.2860**	**0.0376**		**1,546.2262**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
2.9700e-003		**0.0609**	**0.0609**		**0.0609**	**0.0609**	**0.0000**	**281.4481**	**281.4481**	**0.0159**		**281.8443**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0155	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,545.2860	1,545.2860	0.0376		1,546.2262
0.0155	**1.7884**	**0.0134**	**1.8018**	**0.4743**	**0.0123**	**0.4866**		**1,545.2860**	**1,545.2860**	**0.0376**		**1,546.2262**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839

	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
	145.75	154.25	154.00	506,227	506,227
	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
	288.45	62.55	31.05	706,812	706,812
	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
	192.00	187.50	160.00	445,703	445,703
	501.12	511.92	461.20	707,488	707,488
	528.08	601.44	357.84	1,112,221	1,112,221
	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Miles		Trip %			Trip Purpose %		
H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
5.90	8.70	40.20	19.20	40.60	86	11	3
5.90	8.70	40.20	19.20	40.60	86	11	3
8.40	6.90	33.00	48.00	19.00	77	19	4
8.40	6.90	8.50	72.50	19.00	37	20	43
8.40	6.90	19.40	61.60	19.00	58	38	4
8.40	6.90	12.00	69.00	19.00	38	18	44
8.40	6.90	16.30	64.70	19.00	54	35	11

DT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

as

CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day								lb/day					
0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
4.2573	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

as

CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day								lb/day					
0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
4.2573	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

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SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
0.0944		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
0.0944		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

lumber	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

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Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

Number

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Size	Metric	Lot Acreage	Floor Surface Area	Population
45.00	1000sqft	1.03	45,000.00	0
36.00	1000sqft	0.83	36,000.00	0
50.00	Room	1.67	72,600.00	0
8.00	1000sqft	0.18	8,000.00	0
25.00	Dwelling Unit	1.56	25,000.00	72
975.00	Dwelling Unit	25.66	975,000.00	2789
56.00	1000sqft	1.29	56,000.00	0

Wind Speed (m/s)	2.2	**Precipitation Freq (Days)**	33
		Operational Year	2028
CH4 Intensity (lb/MWhr)	0.029	**N2O Intensity (lb/MWhr)**	0.006

n-Default Data

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the DEIR's model.

ding residential and retail land uses.

nent regarding individual construction phase lengths.

model. See SWAPE comment regarding demolition.

with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

rning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

ion - See SWAPE comment on construction-related mitigation.

regarding operational mitigation measures.

t regarding operational mitigation measures.

Column Name	Default Value	New Value
FireplaceWoodMass	1,019.20	0.00
FireplaceWoodMass	1,019.20	0.00
NumberWood	1.25	0.00
NumberWood	48.75	0.00
WorkerTripLength	14.70	10.00
WorkerTripLength	14.70	10.00
WorkerTripLength	14.70	10.00
WorkerTripLength	14.70	10.00
WorkerTripLength	14.70	10.00
WorkerTripLength	14.70	10.00
ST_TR	7.16	6.17
ST_TR	6.39	3.87
ST_TR	2.46	1.39
ST_TR	158.37	79.82

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ST_TR	8.19	3.75
ST_TR	94.36	63.99
ST_TR	49.97	10.74
SU_TR	6.07	6.16
SU_TR	5.86	4.18
SU_TR	1.05	0.69
SU_TR	131.84	78.27
SU_TR	5.95	3.20
SU_TR	72.16	57.65
SU_TR	25.24	6.39
WD_TR	6.59	5.83
WD_TR	6.65	4.13
WD_TR	11.03	6.41
WD_TR	127.15	65.80
WD_TR	8.17	3.84
WD_TR	89.95	62.64
WD_TR	42.70	9.43
NumberCatalytic	1.25	0.00
NumberCatalytic	48.75	0.00
NumberNoncatalytic	1.25	0.00
NumberNoncatalytic	48.75	0.00
WoodstoveDayYear	25.00	0.00
WoodstoveDayYear	25.00	0.00
WoodstoveWoodMass	999.60	0.00
WoodstoveWoodMass	999.60	0.00

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
2.3800e-003	0.4141	0.0817	0.4958	0.1788	0.0754	0.2542	0.0000	210.7654	210.7654	0.0600	0.0000	212.2661
0.0155	0.9509	0.1175	1.0683	0.2518	0.1103	0.3621	0.0000	1,418.6554	1,418.6554	0.1215	0.0000	1,421.6925
0.0147	0.8497	0.0971	0.9468	0.2283	0.0912	0.3195	0.0000	1,342.4412	1,342.4412	0.1115	0.0000	1,345.2291
5.0000e-004	0.0221	6.3900e-003	0.0285	5.8700e-003	5.9700e-003	0.0118	0.0000	44.6355	44.6355	7.8300e-003	0.0000	44.8311
0.0155	**0.9509**	**0.1175**	**1.0683**	**0.2518**	**0.1103**	**0.3621**	**0.0000**	**1,418.6554**	**1,418.6554**	**0.1215**	**0.0000**	**1,421.6925**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
2.3800e-003	0.4141	0.0817	0.4958	0.1788	0.0754	0.2542	0.0000	210.7651	210.7651	0.0600	0.0000	212.2658
0.0155	0.9509	0.1175	1.0683	0.2518	0.1103	0.3621	0.0000	1,418.6550	1,418.6550	0.1215	0.0000	1,421.6921
0.0147	0.8497	0.0971	0.9468	0.2283	0.0912	0.3195	0.0000	1,342.4409	1,342.4409	0.1115	0.0000	1,345.2287
5.0000e-004	0.0221	6.3900e-003	0.0285	5.8700e-003	5.9700e-003	0.0118	0.0000	44.6354	44.6354	7.8300e-003	0.0000	44.8311
0.0155	**0.9509**	**0.1175**	**1.0683**	**0.2518**	**0.1103**	**0.3621**	**0.0000**	**1,418.6550**	**1,418.6550**	**0.1215**	**0.0000**	**1,421.6921**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
0.00	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
-2021	1.4091	1.4091
2022	1.3329	1.3329
2022	1.1499	1.1499
2022	1.1457	1.1457
-2022	1.1415	1.1415
2023	1.0278	1.0278
2023	0.9868	0.9868
2023	0.9831	0.9831

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-2023	0.9798	0.9798
2024	2.8757	2.8757
2024	1.6188	1.6188
nest	2.8757	2.8757

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	3,896.0732	3,896.0732	0.1303	0.0468	3,913.2833
0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
		0.0000	0.0000		0.0000	0.0000	207.8079	0.0000	207.8079	12.2811	0.0000	514.8354
		0.0000	0.0000		0.0000	0.0000	29.1632	556.6420	585.8052	3.0183	0.0755	683.7567
0.0914	**7.7979**	**0.2260**	**8.0240**	**2.0895**	**0.2219**	**2.3114**	**236.9712**	**12,294.1807**	**12,531.1519**	**15.7904**	**0.1260**	**12,963.4751**

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SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	3,896.0732	3,896.0732	0.1303	0.0468	3,913.2833
0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
		0.0000	0.0000		0.0000	0.0000	207.8079	0.0000	207.8079	12.2811	0.0000	514.8354
		0.0000	0.0000		0.0000	0.0000	29.1632	556.6420	585.8052	3.0183	0.0755	683.7567
0.0914	**7.7979**	**0.2260**	**8.0240**	**2.0895**	**0.2219**	**2.3114**	**236.9712**	**12,294.1807**	**12,531.1519**	**15.7904**	**0.1260**	**12,963.4751**

O	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
molition	9/1/2021	10/12/2021	5	30	
e Preparation	10/13/2021	11/9/2021	5	20	
ading	11/10/2021	1/11/2022	5	45	
lding Construction	1/12/2022	12/12/2023	5	500	
ving	12/13/2023	1/30/2024	5	35	
hitectural Coating	1/31/2024	3/19/2024	5	35	

ase): 0

2.5

ntial Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped g – sqft)

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road Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
'Industrial Saws	1	8.00	81	0.73
rs	3	8.00	158	0.38
ired Dozers	2	8.00	247	0.40
ired Dozers	3	8.00	247	0.40
_oaders/Backhoes	4	8.00	97	0.37
rs	2	8.00	158	0.38
	1	8.00	187	0.41
ired Dozers	1	8.00	247	0.40
	2	8.00	367	0.48
_oaders/Backhoes	2	8.00	97	0.37
	1	7.00	231	0.29
	3	8.00	89	0.20
r Sets	1	8.00	84	0.74
_oaders/Backhoes	3	7.00	97	0.37
	1	8.00	46	0.45
	2	8.00	130	0.42
quipment	2	8.00	132	0.36
	2	8.00	80	0.38
ressors	1	6.00	78	0.48

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rker Trip umber	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
15.00	0.00	458.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
18.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
20.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
801.00	143.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
15.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
160.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT

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SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
	0.0496	0.0000	0.0496	7.5100e-003	0.0000	7.5100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
5.8000e-004		0.0233	0.0233		0.0216	0.0216	0.0000	51.0012	51.0012	0.0144	0.0000	51.3601
5.8000e-004	**0.0496**	**0.0233**	**0.0729**	**7.5100e-003**	**0.0216**	**0.0291**	**0.0000**	**51.0012**	**51.0012**	**0.0144**	**0.0000**	**51.3601**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
1.8000e-004	3.9400e-003	1.9000e-004	4.1300e-003	1.0800e-003	1.8000e-004	1.2600e-003	0.0000	17.4566	17.4566	1.2100e-003	0.0000	17.4869
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
2.0000e-005	1.6800e-003	1.0000e-005	1.6900e-003	4.5000e-004	1.0000e-005	4.6000e-004	0.0000	1.5281	1.5281	5.0000e-005	0.0000	1.5293
2.0000e-004	**5.6200e-003**	**2.0000e-004**	**5.8200e-003**	**1.5300e-003**	**1.9000e-004**	**1.7200e-003**	**0.0000**	**18.9847**	**18.9847**	**1.2600e-003**	**0.0000**	**19.0161**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
	0.0496	0.0000	0.0496	7.5100e-003	0.0000	7.5100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
5.8000e-004		0.0233	0.0233		0.0216	0.0216	0.0000	51.0011	51.0011	0.0144	0.0000	51.3600
5.8000e-004	**0.0496**	**0.0233**	**0.0729**	**7.5100e-003**	**0.0216**	**0.0291**	**0.0000**	**51.0011**	**51.0011**	**0.0144**	**0.0000**	**51.3600**

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SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
1.8000e-004	3.9400e-003	1.9000e-004	4.1300e-003	1.0800e-003	1.8000e-004	1.2600e-003	0.0000	17.4566	17.4566	1.2100e-003	0.0000	17.4869
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
2.0000e-005	1.6800e-003	1.0000e-005	1.6900e-003	4.5000e-004	1.0000e-005	4.6000e-004	0.0000	1.5281	1.5281	5.0000e-005	0.0000	1.5293
2.0000e-004	**5.6200e-003**	**2.0000e-004**	**5.8200e-003**	**1.5300e-003**	**1.9000e-004**	**1.7200e-003**	**0.0000**	**18.9847**	**18.9847**	**1.2600e-003**	**0.0000**	**19.0161**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
	0.1807	0.0000	0.1807	0.0993	0.0000	0.0993	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
3.8000e-004		0.0204	0.0204		0.0188	0.0188	0.0000	33.4357	33.4357	0.0108	0.0000	33.7061
3.8000e-004	**0.1807**	**0.0204**	**0.2011**	**0.0993**	**0.0188**	**0.1181**	**0.0000**	**33.4357**	**33.4357**	**0.0108**	**0.0000**	**33.7061**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.0000e-005	1.3400e-003	1.0000e-005	1.3500e-003	3.6000e-004	1.0000e-005	3.7000e-004	0.0000	1.2225	1.2225	4.0000e-005	0.0000	1.2234
1.0000e-005	**1.3400e-003**	**1.0000e-005**	**1.3500e-003**	**3.6000e-004**	**1.0000e-005**	**3.7000e-004**	**0.0000**	**1.2225**	**1.2225**	**4.0000e-005**	**0.0000**	**1.2234**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
	0.1807	0.0000	0.1807	0.0993	0.0000	0.0993	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
3.8000e-004		0.0204	0.0204		0.0188	0.0188	0.0000	33.4357	33.4357	0.0108	0.0000	33.7060
3.8000e-004	**0.1807**	**0.0204**	**0.2011**	**0.0993**	**0.0188**	**0.1181**	**0.0000**	**33.4357**	**33.4357**	**0.0108**	**0.0000**	**33.7060**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.0000e-005	1.3400e-003	1.0000e-005	1.3500e-003	3.6000e-004	1.0000e-005	3.7000e-004	0.0000	1.2225	1.2225	4.0000e-005	0.0000	1.2234
1.0000e-005	**1.3400e-003**	**1.0000e-005**	**1.3500e-003**	**3.6000e-004**	**1.0000e-005**	**3.7000e-004**	**0.0000**	**1.2225**	**1.2225**	**4.0000e-005**	**0.0000**	**1.2234**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
	0.1741	0.0000	0.1741	0.0693	0.0000	0.0693	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.1800e-003		0.0377	0.0377		0.0347	0.0347	0.0000	103.5405	103.5405	0.0335	0.0000	104.3776
1.1800e-003	**0.1741**	**0.0377**	**0.2118**	**0.0693**	**0.0347**	**0.1040**	**0.0000**	**103.5405**	**103.5405**	**0.0335**	**0.0000**	**104.3776**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
3.0000e-005	2.8300e-003	2.0000e-005	2.8600e-003	7.5000e-004	2.0000e-005	7.8000e-004	0.0000	2.5808	2.5808	8.0000e-005	0.0000	2.5828
3.0000e-005	**2.8300e-003**	**2.0000e-005**	**2.8600e-003**	**7.5000e-004**	**2.0000e-005**	**7.8000e-004**	**0.0000**	**2.5808**	**2.5808**	**8.0000e-005**	**0.0000**	**2.5828**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
	0.1741	0.0000	0.1741	0.0693	0.0000	0.0693	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.1800e-003		0.0377	0.0377		0.0347	0.0347	0.0000	103.5403	103.5403	0.0335	0.0000	104.3775
1.1800e-003	**0.1741**	**0.0377**	**0.2118**	**0.0693**	**0.0347**	**0.1040**	**0.0000**	**103.5403**	**103.5403**	**0.0335**	**0.0000**	**104.3775**

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SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
3.0000e-005	2.8300e-003	2.0000e-005	2.8600e-003	7.5000e-004	2.0000e-005	7.8000e-004	0.0000	2.5808	2.5808	8.0000e-005	0.0000	2.5828
3.0000e-005	**2.8300e-003**	**2.0000e-005**	**2.8600e-003**	**7.5000e-004**	**2.0000e-005**	**7.8000e-004**	**0.0000**	**2.5808**	**2.5808**	**8.0000e-005**	**0.0000**	**2.5828**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
	0.0807	0.0000	0.0807	0.0180	0.0000	0.0180	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
2.2000e-004		5.7200e-003	5.7200e-003		5.2600e-003	5.2600e-003	0.0000	19.0871	19.0871	6.1700e-003	0.0000	19.2414
2.2000e-004	**0.0807**	**5.7200e-003**	**0.0865**	**0.0180**	**5.2600e-003**	**0.0233**	**0.0000**	**19.0871**	**19.0871**	**6.1700e-003**	**0.0000**	**19.2414**

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SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.0000e-005	5.2000e-004	0.0000	5.3000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4587	0.4587	1.0000e-005	0.0000	0.4590
1.0000e-005	**5.2000e-004**	**0.0000**	**5.3000e-004**	**1.4000e-004**	**0.0000**	**1.4000e-004**	**0.0000**	**0.4587**	**0.4587**	**1.0000e-005**	**0.0000**	**0.4590**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
	0.0807	0.0000	0.0807	0.0180	0.0000	0.0180	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
2.2000e-004		5.7200e-003	5.7200e-003		5.2600e-003	5.2600e-003	0.0000	19.0871	19.0871	6.1700e-003	0.0000	19.2414
2.2000e-004	**0.0807**	**5.7200e-003**	**0.0865**	**0.0180**	**5.2600e-003**	**0.0233**	**0.0000**	**19.0871**	**19.0871**	**6.1700e-003**	**0.0000**	**19.2414**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.0000e-005	5.2000e-004	0.0000	5.3000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4587	0.4587	1.0000e-005	0.0000	0.4590
1.0000e-005	**5.2000e-004**	**0.0000**	**5.3000e-004**	**1.4000e-004**	**0.0000**	**1.4000e-004**	**0.0000**	**0.4587**	**0.4587**	**1.0000e-005**	**0.0000**	**0.4590**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
3.4100e-003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1324	293.1324	0.0702	0.0000	294.8881
3.4100e-003		**0.1023**	**0.1023**		**0.0963**	**0.0963**	**0.0000**	**293.1324**	**293.1324**	**0.0702**	**0.0000**	**294.8881**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
4.5500e-003	0.1140	3.1800e-003	0.1171	0.0329	3.0400e-003	0.0359	0.0000	441.9835	441.9835	0.0264	0.0000	442.6435
7.3500e-003	0.7557	6.2300e-003	0.7619	0.2007	5.7400e-003	0.2065	0.0000	663.9936	663.9936	0.0187	0.0000	664.4604
0.0119	**0.8696**	**9.4100e-003**	**0.8790**	**0.2336**	**8.7800e-003**	**0.2424**	**0.0000**	**1,105.9771**	**1,105.9771**	**0.0451**	**0.0000**	**1,107.1039**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
3.4100e-003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1321	293.1321	0.0702	0.0000	294.8877
3.4100e-003		**0.1023**	**0.1023**		**0.0963**	**0.0963**	**0.0000**	**293.1321**	**293.1321**	**0.0702**	**0.0000**	**294.8877**

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SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
4.5500e-003	0.1140	3.1800e-003	0.1171	0.0329	3.0400e-003	0.0359	0.0000	441.9835	441.9835	0.0264	0.0000	442.6435
7.3500e-003	0.7557	6.2300e-003	0.7619	0.2007	5.7400e-003	0.2065	0.0000	663.9936	663.9936	0.0187	0.0000	664.4604
0.0119	**0.8696**	**9.4100e-003**	**0.8790**	**0.2336**	**8.7800e-003**	**0.2424**	**0.0000**	**1,105.9771**	**1,105.9771**	**0.0451**	**0.0000**	**1,107.1039**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
3.3300e-003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2789	286.2789	0.0681	0.0000	287.9814
3.3300e-003		**0.0864**	**0.0864**		**0.0813**	**0.0813**	**0.0000**	**286.2789**	**286.2789**	**0.0681**	**0.0000**	**287.9814**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
4.3000e-003	0.1113	1.4600e-003	0.1127	0.0321	1.4000e-003	0.0335	0.0000	417.9930	417.9930	0.0228	0.0000	418.5624
6.9100e-003	0.7377	5.9100e-003	0.7436	0.1960	5.4500e-003	0.2014	0.0000	624.5363	624.5363	0.0164	0.0000	624.9466
0.0112	**0.8490**	**7.3700e-003**	**0.8564**	**0.2281**	**6.8500e-003**	**0.2349**	**0.0000**	**1,042.5294**	**1,042.5294**	**0.0392**	**0.0000**	**1,043.5090**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
3.3300e-003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2785	286.2785	0.0681	0.0000	287.9811
3.3300e-003		**0.0864**	**0.0864**		**0.0813**	**0.0813**	**0.0000**	**286.2785**	**286.2785**	**0.0681**	**0.0000**	**287.9811**

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SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
4.3000e-003	0.1113	1.4600e-003	0.1127	0.0321	1.4000e-003	0.0335	0.0000	417.9930	417.9930	0.0228	0.0000	418.5624
6.9100e-003	0.7377	5.9100e-003	0.7436	0.1960	5.4500e-003	0.2014	0.0000	624.5363	624.5363	0.0164	0.0000	624.9466
0.0112	**0.8490**	**7.3700e-003**	**0.8564**	**0.2281**	**6.8500e-003**	**0.2349**	**0.0000**	**1,042.5294**	**1,042.5294**	**0.0392**	**0.0000**	**1,043.5090**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
1.5000e-004		3.3200e-003	3.3200e-003		3.0500e-003	3.0500e-003	0.0000	13.0175	13.0175	4.2100e-003	0.0000	13.1227
		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.5000e-004		**3.3200e-003**	**3.3200e-003**		**3.0500e-003**	**3.0500e-003**	**0.0000**	**13.0175**	**13.0175**	**4.2100e-003**	**0.0000**	**13.1227**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.0000e-005	7.3000e-004	1.0000e-005	7.3000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	0.6156	0.6156	2.0000e-005	0.0000	0.6160
1.0000e-005	**7.3000e-004**	**1.0000e-005**	**7.3000e-004**	**1.9000e-004**	**1.0000e-005**	**2.0000e-004**	**0.0000**	**0.6156**	**0.6156**	**2.0000e-005**	**0.0000**	**0.6160**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
1.5000e-004		3.3200e-003	3.3200e-003		3.0500e-003	3.0500e-003	0.0000	13.0175	13.0175	4.2100e-003	0.0000	13.1227
		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.5000e-004		**3.3200e-003**	**3.3200e-003**		**3.0500e-003**	**3.0500e-003**	**0.0000**	**13.0175**	**13.0175**	**4.2100e-003**	**0.0000**	**13.1227**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.0000e-005	7.3000e-004	1.0000e-005	7.3000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	0.6156	0.6156	2.0000e-005	0.0000	0.6160
1.0000e-005	**7.3000e-004**	**1.0000e-005**	**7.3000e-004**	**1.9000e-004**	**1.0000e-005**	**2.0000e-004**	**0.0000**	**0.6156**	**0.6156**	**2.0000e-005**	**0.0000**	**0.6160**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
2.5000e-004		5.1500e-003	5.1500e-003		4.7400e-003	4.7400e-003	0.0000	22.0292	22.0292	7.1200e-003	0.0000	22.2073
		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
2.5000e-004		**5.1500e-003**	**5.1500e-003**		**4.7400e-003**	**4.7400e-003**	**0.0000**	**22.0292**	**22.0292**	**7.1200e-003**	**0.0000**	**22.2073**

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SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.0000e-005	1.2300e-003	1.0000e-005	1.2400e-003	3.3000e-004	1.0000e-005	3.4000e-004	0.0000	1.0094	1.0094	3.0000e-005	0.0000	1.0100
1.0000e-005	**1.2300e-003**	**1.0000e-005**	**1.2400e-003**	**3.3000e-004**	**1.0000e-005**	**3.4000e-004**	**0.0000**	**1.0094**	**1.0094**	**3.0000e-005**	**0.0000**	**1.0100**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
2.5000e-004		5.1500e-003	5.1500e-003		4.7400e-003	4.7400e-003	0.0000	22.0292	22.0292	7.1200e-003	0.0000	22.2073
		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
2.5000e-004		**5.1500e-003**	**5.1500e-003**		**4.7400e-003**	**4.7400e-003**	**0.0000**	**22.0292**	**22.0292**	**7.1200e-003**	**0.0000**	**22.2073**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.0000e-005	1.2300e-003	1.0000e-005	1.2400e-003	3.3000e-004	1.0000e-005	3.4000e-004	0.0000	1.0094	1.0094	3.0000e-005	0.0000	1.0100
1.0000e-005	**1.2300e-003**	**1.0000e-005**	**1.2400e-003**	**3.3000e-004**	**1.0000e-005**	**3.4000e-004**	**0.0000**	**1.0094**	**1.0094**	**3.0000e-005**	**0.0000**	**1.0100**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
5.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003	0.0000	4.4682	4.4682	2.5000e-004	0.0000	4.4745
5.0000e-005		**1.0700e-003**	**1.0700e-003**		**1.0700e-003**	**1.0700e-003**	**0.0000**	**4.4682**	**4.4682**	**2.5000e-004**	**0.0000**	**4.4745**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.9000e-004	0.0209	1.6000e-004	0.0211	5.5500e-003	1.5000e-004	5.7000e-003	0.0000	17.1287	17.1287	4.3000e-004	0.0000	17.1394
1.9000e-004	**0.0209**	**1.6000e-004**	**0.0211**	**5.5500e-003**	**1.5000e-004**	**5.7000e-003**	**0.0000**	**17.1287**	**17.1287**	**4.3000e-004**	**0.0000**	**17.1394**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
5.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003	0.0000	4.4682	4.4682	2.5000e-004	0.0000	4.4745
5.0000e-005		**1.0700e-003**	**1.0700e-003**		**1.0700e-003**	**1.0700e-003**	**0.0000**	**4.4682**	**4.4682**	**2.5000e-004**	**0.0000**	**4.4745**

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SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.9000e-004	0.0209	1.6000e-004	0.0211	5.5500e-003	1.5000e-004	5.7000e-003	0.0000	17.1287	17.1287	4.3000e-004	0.0000	17.1394
1.9000e-004	**0.0209**	**1.6000e-004**	**0.0211**	**5.5500e-003**	**1.5000e-004**	**5.7000e-003**	**0.0000**	**17.1287**	**17.1287**	**4.3000e-004**	**0.0000**	**17.1394**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162

	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
	145.75	154.25	154.00	506,227	506,227
	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
	288.45	62.55	31.05	706,812	706,812
	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
	192.00	187.50	160.00	445,703	445,703
	501.12	511.92	461.20	707,488	707,488
	528.08	601.44	357.84	1,112,221	1,112,221
	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

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Miles		Trip %			Trip Purpose %		
H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
5.90	8.70	40.20	19.20	40.60	86	11	3
5.90	8.70	40.20	19.20	40.60	86	11	3
8.40	6.90	33.00	48.00	19.00	77	19	4
8.40	6.90	8.50	72.50	19.00	37	20	43
8.40	6.90	19.40	61.60	19.00	58	38	4
8.40	6.90	12.00	69.00	19.00	38	18	44
8.40	6.90	16.30	64.70	19.00	54	35	11

DT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

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SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
		0.0000	0.0000		0.0000	0.0000	0.0000	2,512.6465	2,512.6465	0.1037	0.0215	2,521.6356
		0.0000	0.0000		0.0000	0.0000	0.0000	2,512.6465	2,512.6465	0.1037	0.0215	2,521.6356
7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.4267	1,383.4267	0.0265	0.0254	1,391.6478
7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.4267	1,383.4267	0.0265	0.0254	1,391.6478

as

CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr								MT/yr					
8.0100e-003	1.2000e-004		1.5200e-003	1.5200e-003		1.5200e-003	1.5200e-003	0.0000	21.7988	21.7988	4.2000e-004	4.0000e-004	21.9284
0.2561	3.8400e-003		0.0487	0.0487		0.0487	0.0487	0.0000	696.9989	696.9989	0.0134	0.0128	701.1408
0.0193	1.4000e-004		1.7500e-003	1.7500e-003		1.7500e-003	1.7500e-003	0.0000	24.9983	24.9983	4.8000e-004	4.6000e-004	25.1468
0.3421	2.4400e-003		0.0310	0.0310		0.0310	0.0310	0.0000	443.3124	443.3124	8.5000e-003	8.1300e-003	445.9468
0.0717	5.1000e-004		6.4900e-003	6.4900e-003		6.4900e-003	6.4900e-003	0.0000	92.9036	92.9036	1.7800e-003	1.7000e-003	93.4557
0.0760	5.4000e-004		6.8800e-003	6.8800e-003		6.8800e-003	6.8800e-003	0.0000	98.5139	98.5139	1.8900e-003	1.8100e-003	99.0993
3.7800e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.9009	4.9009	9.0000e-005	9.0000e-005	4.9301
0.7770	**7.6200e-003**		**0.0966**	**0.0966**		**0.0966**	**0.0966**	**0.0000**	**1,383.4268**	**1,383.4268**	**0.0265**	**0.0254**	**1,391.6478**

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as

CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr								MT/yr					
8.0100e-003	1.2000e-004		1.5200e-003	1.5200e-003		1.5200e-003	1.5200e-003	0.0000	21.7988	21.7988	4.2000e-004	4.0000e-004	21.9284
0.2561	3.8400e-003		0.0487	0.0487		0.0487	0.0487	0.0000	696.9989	696.9989	0.0134	0.0128	701.1408
0.0193	1.4000e-004		1.7500e-003	1.7500e-003		1.7500e-003	1.7500e-003	0.0000	24.9983	24.9983	4.8000e-004	4.6000e-004	25.1468
0.3421	2.4400e-003		0.0310	0.0310		0.0310	0.0310	0.0000	443.3124	443.3124	8.5000e-003	8.1300e-003	445.9468
0.0717	5.1000e-004		6.4900e-003	6.4900e-003		6.4900e-003	6.4900e-003	0.0000	92.9036	92.9036	1.7800e-003	1.7000e-003	93.4557
0.0760	5.4000e-004		6.8800e-003	6.8800e-003		6.8800e-003	6.8800e-003	0.0000	98.5139	98.5139	1.8900e-003	1.8100e-003	99.0993
3.7800e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.9009	4.9009	9.0000e-005	9.0000e-005	4.9301
0.7770	**7.6200e-003**		**0.0966**	**0.0966**		**0.0966**	**0.0966**	**0.0000**	**1,383.4268**	**1,383.4268**	**0.0265**	**0.0254**	**1,391.6478**

y

N2O	CO2e
yr	
2.9000e-004	33.8978
0.0107	1,262.0869
1.5900e-003	186.9165
4.3200e-003	508.1135
1.5000e-003	175.9672
9.6000e-004	112.9141
2.0600e-003	241.7395
0.0215	**2,521.6356**

y

N2O	CO2e
yr	
2.9000e-004	33.8978
0.0107	1,262.0869
1.5900e-003	186.9165
4.3200e-003	508.1135
1.5000e-003	175.9672
9.6000e-004	112.9141
2.0600e-003	241.7395
0.0215	**2,521.6356**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

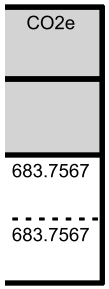
SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.1200e-003		0.0143	0.0143		0.0143	0.0143	0.0000	204.1166	204.1166	3.9100e-003	3.7400e-003	205.3295
5.4000e-004		0.0572	0.0572		0.0572	0.0572	0.0000	16.8504	16.8504	0.0161	0.0000	17.2540
1.6600e-003		**0.0714**	**0.0714**		**0.0714**	**0.0714**	**0.0000**	**220.9670**	**220.9670**	**0.0201**	**3.7400e-003**	**222.5835**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr							MT/yr					
		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
1.1200e-003		0.0143	0.0143		0.0143	0.0143	0.0000	204.1166	204.1166	3.9100e-003	3.7400e-003	205.3295
5.4000e-004		0.0572	0.0572		0.0572	0.0572	0.0000	16.8504	16.8504	0.0161	0.0000	17.2540
1.6600e-003		**0.0714**	**0.0714**		**0.0714**	**0.0714**	**0.0000**	**220.9670**	**220.9670**	**0.0201**	**3.7400e-003**	**222.5835**

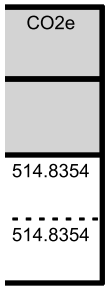
Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual



N2O	CO2e
yr	
1.3400e-003	12.6471
0.0523	493.2363
6.5900e-003	61.6019
8.8200e-003	62.8482
1.0300e-003	7.5079
1.9600e-003	13.9663
3.4200e-003	31.9490
0.0755	**683.7567**

N2O	CO2e
yr	
1.3400e-003	12.6471
0.0523	493.2363
6.5900e-003	61.6019
8.8200e-003	62.8482
1.0300e-003	7.5079
1.9600e-003	13.9663
3.4200e-003	31.9490
0.0755	**683.7567**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual



N2O	CO2e
yr	
0.0000	5.7834
0.0000	225.5513
0.0000	21.0464
0.0000	215.4430
0.0000	13.7694
0.0000	3.6712
0.0000	29.5706
0.0000	**514.8354**

N2O	CO2e
yr	
0.0000	5.7834
0.0000	225.5513
0.0000	21.0464
0.0000	215.4430
0.0000	13.7694
0.0000	3.6712
0.0000	29.5706
0.0000	**514.8354**

lumber	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

rs

Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

Number

Village South Specific Plan (Proposed)

Los Angeles-South Coast County, Summer

Size	Metric	Lot Acreage	Floor Surface Area	Population
45.00	1000sqft	1.03	45,000.00	0
36.00	1000sqft	0.83	36,000.00	0
50.00	Room	1.67	72,600.00	0
8.00	1000sqft	0.18	8,000.00	0
25.00	Dwelling Unit	1.56	25,000.00	72
975.00	Dwelling Unit	25.66	975,000.00	2789
56.00	1000sqft	1.29	56,000.00	0

Wind Speed (m/s)	2.2	**Precipitation Freq (Days)**	33
		Operational Year	2028
CH4 Intensity (lb/MWhr)	0.029	**N2O Intensity (lb/MWhr)**	0.006

ı-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

the DEIR's model.

ding residential and retail land uses.

ment regarding individual construction phase lengths.

model. See SWAPE comment regarding demolition.

with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

rning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

ion - See SWAPE comment on construction-related mitigation.

regarding operational mitigation measures.

t regarding operational mitigation measures.

Column Name	Default Value	New Value
FireplaceWoodMass	1,019.20	0.00
FireplaceWoodMass	1,019.20	0.00
NumberWood	1.25	0.00
NumberWood	48.75	0.00
WorkerTripLength	14.70	10.00
WorkerTripLength	14.70	10.00
WorkerTripLength	14.70	10.00
WorkerTripLength	14.70	10.00
WorkerTripLength	14.70	10.00
WorkerTripLength	14.70	10.00
ST_TR	7.16	6.17
ST_TR	6.39	3.87
ST_TR	2.46	1.39
ST_TR	158.37	79.82

ST_TR	8.19	3.75
ST_TR	94.36	63.99
ST_TR	49.97	10.74
SU_TR	6.07	6.16
SU_TR	5.86	4.18
SU_TR	1.05	0.69
SU_TR	131.84	78.27
SU_TR	5.95	3.20
SU_TR	72.16	57.65
SU_TR	25.24	6.39
WD_TR	6.59	5.83
WD_TR	6.65	4.13
WD_TR	11.03	6.41
WD_TR	127.15	65.80
WD_TR	8.17	3.84
WD_TR	89.95	62.64
WD_TR	42.70	9.43
NumberCatalytic	1.25	0.00
NumberCatalytic	48.75	0.00
NumberNoncatalytic	1.25	0.00
NumberNoncatalytic	48.75	0.00
WoodstoveDayYear	25.00	0.00
WoodstoveDayYear	25.00	0.00
WoodstoveWoodMass	999.60	0.00
WoodstoveWoodMass	999.60	0.00

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

n Daily Emission)

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0636	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,163.4166	6,163.4166	1.9475	0.0000	6,212.1039
0.1240	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,493.4403	12,493.4403	1.9485	0.0000	12,518.5707
0.1206	7.0088	0.7592	7.7679	1.8799	0.7136	2.5935	0.0000	12,150.4890	12,150.4890	0.9589	0.0000	12,174.4615
0.0239	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,313.1808	2,313.1808	0.7166	0.0000	2,331.0956
0.1240	**18.2032**	**2.0456**	**20.2488**	**9.9670**	**1.8820**	**11.8490**	**0.0000**	**12,493.4403**	**12,493.4403**	**1.9485**	**0.0000**	**12,518.5707**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

n Daily Emission)

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0636	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,163.4166	6,163.4166	1.9475	0.0000	6,212.1039
0.1240	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,493.4403	12,493.4403	1.9485	0.0000	12,518.5707
0.1206	7.0088	0.7592	7.7679	1.8799	0.7136	2.5935	0.0000	12,150.4890	12,150.4890	0.9589	0.0000	12,174.4615
0.0239	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,313.1808	2,313.1808	0.7166	0.0000	2,331.0955
0.1240	**18.2032**	**2.0456**	**20.2488**	**9.9670**	**1.8820**	**11.8490**	**0.0000**	**12,493.4403**	**12,493.4403**	**1.9485**	**0.0000**	**12,518.5707**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
0.00	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
0.6278	**45.9592**	**2.4626**	**48.4217**	**12.2950**	**2.4385**	**14.7336**	**0.0000**	**76,811.1816**	**76,811.1816**	**2.8282**	**0.4832**	**77,025.8786**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
0.6278	**45.9592**	**2.4626**	**48.4217**	**12.2950**	**2.4385**	**14.7336**	**0.0000**	**76,811.1816**	**76,811.1816**	**2.8282**	**0.4832**	**77,025.8786**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

O	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
molition	9/1/2021	10/12/2021	5	30	
e Preparation	10/13/2021	11/9/2021	5	20	
ading	11/10/2021	1/11/2022	5	45	
lding Construction	1/12/2022	12/12/2023	5	500	
ving	12/13/2023	1/30/2024	5	35	
hitectural Coating	1/31/2024	3/19/2024	5	35	

ase): 0

2.5

ntial Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped g – sqft)

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

Road Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Industrial Saws	1	8.00	81	0.73
rs	3	8.00	158	0.38
ired Dozers	2	8.00	247	0.40
ired Dozers	3	8.00	247	0.40
Loaders/Backhoes	4	8.00	97	0.37
rs	2	8.00	158	0.38
	1	8.00	187	0.41
ired Dozers	1	8.00	247	0.40
	2	8.00	367	0.48
Loaders/Backhoes	2	8.00	97	0.37
	1	7.00	231	0.29
	3	8.00	89	0.20
r Sets	1	8.00	84	0.74
Loaders/Backhoes	3	7.00	97	0.37
	1	8.00	46	0.45
	2	8.00	130	0.42
quipment	2	8.00	132	0.36
	2	8.00	80	0.38
ressors	1	6.00	78	0.48

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

rker Trip umber	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
15.00	0.00	458.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
18.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
20.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
801.00	143.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
15.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
160.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT

ion

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
0.0388		1.5513	1.5513		1.4411	1.4411		3,747.9449	3,747.9449	1.0549		3,774.3174
0.0388	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**		**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.2413	1,292.2413	0.0877		1,294.4337
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.1800e-003	0.1141	9.5000e-004	0.1151	0.0303	8.8000e-004	0.0311		117.2799	117.2799	3.5200e-003		117.3678
0.0131	**0.3810**	**0.0135**	**0.3946**	**0.1034**	**0.0129**	**0.1163**		**1,409.5212**	**1,409.5212**	**0.0912**		**1,411.8015**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
0.0388		1.5513	1.5513		1.4411	1.4411	0.0000	3,747.9449	3,747.9449	1.0549		3,774.3174
0.0388	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**	**0.0000**	**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.2413	1,292.2413	0.0877		1,294.4337
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.1800e-003	0.1141	9.5000e-004	0.1151	0.0303	8.8000e-004	0.0311		117.2799	117.2799	3.5200e-003		117.3678
0.0131	**0.3810**	**0.0135**	**0.3946**	**0.1034**	**0.0129**	**0.1163**		**1,409.5212**	**1,409.5212**	**0.0912**		**1,411.8015**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
0.0380	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.4100e-003	0.1369	1.1400e-003	0.1381	0.0363	1.0500e-003	0.0374		140.7359	140.7359	4.2200e-003		140.8414
1.4100e-003	**0.1369**	**1.1400e-003**	**0.1381**	**0.0363**	**1.0500e-003**	**0.0374**		**140.7359**	**140.7359**	**4.2200e-003**		**140.8414**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
0.0380	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.4100e-003	0.1369	1.1400e-003	0.1381	0.0363	1.0500e-003	0.0374		140.7359	140.7359	4.2200e-003		140.8414
1.4100e-003	**0.1369**	**1.1400e-003**	**0.1381**	**0.0363**	**1.0500e-003**	**0.0374**		**140.7359**	**140.7359**	**4.2200e-003**		**140.8414**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
0.0620		1.9853	1.9853		1.8265	1.8265		6,007.0434	6,007.0434	1.9428		6,055.6134
0.0620	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**		**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.5700e-003	0.1521	1.2700e-003	0.1534	0.0404	1.1700e-003	0.0415		156.3732	156.3732	4.6900e-003		156.4904
1.5700e-003	**0.1521**	**1.2700e-003**	**0.1534**	**0.0404**	**1.1700e-003**	**0.0415**		**156.3732**	**156.3732**	**4.6900e-003**		**156.4904**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
0.0620		1.9853	1.9853		1.8265	1.8265	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134
0.0620	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**	**0.0000**	**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.5700e-003	0.1521	1.2700e-003	0.1534	0.0404	1.1700e-003	0.0415		156.3732	156.3732	4.6900e-003		156.4904
1.5700e-003	**0.1521**	**1.2700e-003**	**0.1534**	**0.0404**	**1.1700e-003**	**0.0415**		**156.3732**	**156.3732**	**4.6900e-003**		**156.4904**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
0.0621	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.5100e-003	0.1521	1.2300e-003	0.1534	0.0404	1.1300e-003	0.0415		150.8754	150.8754	4.2400e-003		150.9813
1.5100e-003	**0.1521**	**1.2300e-003**	**0.1534**	**0.0404**	**1.1300e-003**	**0.0415**		**150.8754**	**150.8754**	**4.2400e-003**		**150.9813**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
0.0621	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.5100e-003	0.1521	1.2300e-003	0.1534	0.0404	1.1300e-003	0.0415		150.8754	150.8754	4.2400e-003		150.9813
1.5100e-003	**0.1521**	**1.2300e-003**	**0.1534**	**0.0404**	**1.1300e-003**	**0.0415**		**150.8754**	**150.8754**	**4.2400e-003**		**150.9813**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
0.0269		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.5482	3,896.5482	0.2236		3,902.1384
0.0607	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		6,042.5585	6,042.5585	0.1697		6,046.8000
0.0971	**7.0087**	**0.0741**	**7.0828**	**1.8799**	**0.0691**	**1.9490**		**9,939.1067**	**9,939.1067**	**0.3933**		**9,948.9384**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
0.0269		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.5482	3,896.5482	0.2236		3,902.1384
0.0607	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		6,042.5585	6,042.5585	0.1697		6,046.8000
0.0971	**7.0087**	**0.0741**	**7.0828**	**1.8799**	**0.0691**	**1.9490**		**9,939.1067**	**9,939.1067**	**0.3933**		**9,948.9384**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
0.0269		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.8762	3,773.8762	0.1982		3,778.8300
0.0584	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,821.4028	5,821.4028	0.1529		5,825.2254
0.0936	**7.0088**	**0.0595**	**7.0682**	**1.8799**	**0.0552**	**1.9350**		**9,595.2790**	**9,595.2790**	**0.3511**		**9,604.0554**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
0.0269		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.8762	3,773.8762	0.1982		3,778.8300
0.0584	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,821.4028	5,821.4028	0.1529		5,825.2254
0.0936	**7.0088**	**0.0595**	**7.0682**	**1.8799**	**0.0552**	**1.9350**		**9,595.2790**	**9,595.2790**	**0.3511**		**9,604.0554**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0228		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.0900e-003	0.1141	9.0000e-004	0.1150	0.0303	8.3000e-004	0.0311		109.0150	109.0150	2.8600e-003		109.0866
1.0900e-003	**0.1141**	**9.0000e-004**	**0.1150**	**0.0303**	**8.3000e-004**	**0.0311**		**109.0150**	**109.0150**	**2.8600e-003**		**109.0866**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0228		**0.5102**	**0.5102**		**0.4694**	**0.4694**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.0900e-003	0.1141	9.0000e-004	0.1150	0.0303	8.3000e-004	0.0311		109.0150	109.0150	2.8600e-003		109.0866
1.0900e-003	**0.1141**	**9.0000e-004**	**0.1150**	**0.0303**	**8.3000e-004**	**0.0311**		**109.0150**	**109.0150**	**2.8600e-003**		**109.0866**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0228		**0.4685**	**0.4685**		**0.4310**	**0.4310**		**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.0600e-003	0.1141	8.8000e-004	0.1150	0.0303	8.1000e-004	0.0311		105.6336	105.6336	2.6300e-003		105.6992
1.0600e-003	**0.1141**	**8.8000e-004**	**0.1150**	**0.0303**	**8.1000e-004**	**0.0311**		**105.6336**	**105.6336**	**2.6300e-003**		**105.6992**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0228		**0.4685**	**0.4685**		**0.4310**	**0.4310**	**0.0000**	**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.0600e-003	0.1141	8.8000e-004	0.1150	0.0303	8.1000e-004	0.0311		105.6336	105.6336	2.6300e-003		105.6992
1.0600e-003	**0.1141**	**8.8000e-004**	**0.1150**	**0.0303**	**8.1000e-004**	**0.0311**		**105.6336**	**105.6336**	**2.6300e-003**		**105.6992**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
2.9700e-003		**0.0609**	**0.0609**		**0.0609**	**0.0609**		**281.4481**	**281.4481**	**0.0159**		**281.8443**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0113	1.2171	9.4300e-003	1.2266	0.3229	8.6800e-003	0.3315		1,126.7583	1,126.7583	0.0280		1,127.4583
0.0113	**1.2171**	**9.4300e-003**	**1.2266**	**0.3229**	**8.6800e-003**	**0.3315**		**1,126.7583**	**1,126.7583**	**0.0280**		**1,127.4583**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
2.9700e-003		**0.0609**	**0.0609**		**0.0609**	**0.0609**	**0.0000**	**281.4481**	**281.4481**	**0.0159**		**281.8443**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0113	1.2171	9.4300e-003	1.2266	0.3229	8.6800e-003	0.3315		1,126.7583	1,126.7583	0.0280		1,127.4583
0.0113	**1.2171**	**9.4300e-003**	**1.2266**	**0.3229**	**8.6800e-003**	**0.3315**		**1,126.7583**	**1,126.7583**	**0.0280**		**1,127.4583**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208

	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
	145.75	154.25	154.00	506,227	506,227
	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
	288.45	62.55	31.05	706,812	706,812
	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
	192.00	187.50	160.00	445,703	445,703
	501.12	511.92	461.20	707,488	707,488
	528.08	601.44	357.84	1,112,221	1,112,221
	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

Miles		Trip %			Trip Purpose %		
H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
5.90	8.70	40.20	19.20	40.60	86	11	3
5.90	8.70	40.20	19.20	40.60	86	11	3
8.40	6.90	33.00	48.00	19.00	77	19	4
8.40	6.90	8.50	72.50	19.00	37	20	43
8.40	6.90	19.40	61.60	19.00	58	38	4
8.40	6.90	12.00	69.00	19.00	38	18	44
8.40	6.90	16.30	64.70	19.00	54	35	11

DT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

as

CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day								lb/day					
0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
4.2573	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

as

CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day								lb/day					
0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
4.2573	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
0.0944		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
0.0944		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

lumber	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

rs

Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

Number

Village South Specific Plan (Proposed)

Los Angeles-South Coast County, Winter

Size	Metric	Lot Acreage	Floor Surface Area	Population
45.00	1000sqft	1.03	45,000.00	0
36.00	1000sqft	0.83	36,000.00	0
50.00	Room	1.67	72,600.00	0
8.00	1000sqft	0.18	8,000.00	0
25.00	Dwelling Unit	1.56	25,000.00	72
975.00	Dwelling Unit	25.66	975,000.00	2789
56.00	1000sqft	1.29	56,000.00	0

Wind Speed (m/s)	2.2	**Precipitation Freq (Days)**	33
		Operational Year	2028
CH4 Intensity (lb/MWhr)	0.029	**N2O Intensity (lb/MWhr)**	0.006

n-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

the DEIR's model.

ding residential and retail land uses.

nent regarding individual construction phase lengths.

model. See SWAPE comment regarding demolition.

with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

rning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

ion - See SWAPE comment on construction-related mitigation.

regarding operational mitigation measures.

t regarding operational mitigation measures.

Column Name	Default Value	New Value
FireplaceWoodMass	1,019.20	0.00
FireplaceWoodMass	1,019.20	0.00
NumberWood	1.25	0.00
NumberWood	48.75	0.00
WorkerTripLength	14.70	10.00
WorkerTripLength	14.70	10.00
WorkerTripLength	14.70	10.00
WorkerTripLength	14.70	10.00
WorkerTripLength	14.70	10.00
WorkerTripLength	14.70	10.00
ST_TR	7.16	6.17
ST_TR	6.39	3.87
ST_TR	2.46	1.39
ST_TR	158.37	79.82

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

ST_TR	8.19	3.75
ST_TR	94.36	63.99
ST_TR	49.97	10.74
SU_TR	6.07	6.16
SU_TR	5.86	4.18
SU_TR	1.05	0.69
SU_TR	131.84	78.27
SU_TR	5.95	3.20
SU_TR	72.16	57.65
SU_TR	25.24	6.39
WD_TR	6.59	5.83
WD_TR	6.65	4.13
WD_TR	11.03	6.41
WD_TR	127.15	65.80
WD_TR	8.17	3.84
WD_TR	89.95	62.64
WD_TR	42.70	9.43
NumberCatalytic	1.25	0.00
NumberCatalytic	48.75	0.00
NumberNoncatalytic	1.25	0.00
NumberNoncatalytic	48.75	0.00
WoodstoveDayYear	25.00	0.00
WoodstoveDayYear	25.00	0.00
WoodstoveWoodMass	999.60	0.00
WoodstoveWoodMass	999.60	0.00

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

n Daily Emission)

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0635	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,154.3377	6,154.3377	1.9472	0.0000	6,203.0186
0.1195	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,035.3440	12,035.3440	1.9482	0.0000	12,060.6013
0.1162	7.0088	0.7598	7.7685	1.8799	0.7142	2.5940	0.0000	11,710.4080	11,710.4080	0.9617	0.0000	11,734.4497
0.0238	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,307.0517	2,307.0517	0.7164	0.0000	2,324.9627
0.1195	**18.2032**	**2.0456**	**20.2488**	**9.9670**	**1.8820**	**11.8490**	**0.0000**	**12,035.3440**	**12,035.3440**	**1.9482**	**0.0000**	**12,060.6013**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

n Daily Emission)

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0635	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,154.3377	6,154.3377	1.9472	0.0000	6,203.0186
0.1195	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,035.3440	12,035.3440	1.9482	0.0000	12,060.6013
0.1162	7.0088	0.7598	7.7685	1.8799	0.7142	2.5940	0.0000	11,710.4080	11,710.4080	0.9617	0.0000	11,734.4497
0.0238	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,307.0517	2,307.0517	0.7164	0.0000	2,324.9627
0.1195	**18.2032**	**2.0456**	**20.2488**	**9.9670**	**1.8820**	**11.8490**	**0.0000**	**12,035.3440**	**12,035.3440**	**1.9482**	**0.0000**	**12,060.6013**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
0.00	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
0.6043	**45.9592**	**2.4640**	**48.4231**	**12.2950**	**2.4399**	**14.7349**	**0.0000**	**74,422.3787**	**74,422.3787**	**2.8429**	**0.4832**	**74,637.4417**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
0.6043	**45.9592**	**2.4640**	**48.4231**	**12.2950**	**2.4399**	**14.7349**	**0.0000**	**74,422.3787**	**74,422.3787**	**2.8429**	**0.4832**	**74,637.4417**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

O	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
molition	9/1/2021	10/12/2021	5	30	
e Preparation	10/13/2021	11/9/2021	5	20	
ading	11/10/2021	1/11/2022	5	45	
lding Construction	1/12/2022	12/12/2023	5	500	
ving	12/13/2023	1/30/2024	5	35	
hitectural Coating	1/31/2024	3/19/2024	5	35	

ase): 0

2.5

ntial Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped g – sqft)

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

road Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
'Industrial Saws	1	8.00	81	0.73
rs	3	8.00	158	0.38
ired Dozers	2	8.00	247	0.40
ired Dozers	3	8.00	247	0.40
_oaders/Backhoes	4	8.00	97	0.37
rs	2	8.00	158	0.38
	1	8.00	187	0.41
ired Dozers	1	8.00	247	0.40
	2	8.00	367	0.48
_oaders/Backhoes	2	8.00	97	0.37
	1	7.00	231	0.29
	3	8.00	89	0.20
r Sets	1	8.00	84	0.74
_oaders/Backhoes	3	7.00	97	0.37
	1	8.00	46	0.45
	2	8.00	130	0.42
quipment	2	8.00	132	0.36
	2	8.00	80	0.38
ressors	1	6.00	78	0.48

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

rker Trip umber	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
15.00	0.00	458.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
18.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
20.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
801.00	143.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
15.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
160.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT

ion

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
0.0388		1.5513	1.5513		1.4411	1.4411		3,747.9449	3,747.9449	1.0549		3,774.3174
0.0388	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**		**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.8555	1,269.8555	0.0908		1,272.1252
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.1100e-003	0.1141	9.5000e-004	0.1151	0.0303	8.8000e-004	0.0311		110.4707	110.4707	3.3300e-003		110.5539
0.0128	**0.3810**	**0.0137**	**0.3948**	**0.1034**	**0.0131**	**0.1165**		**1,380.3262**	**1,380.3262**	**0.0941**		**1,382.6791**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
0.0388		1.5513	1.5513		1.4411	1.4411	0.0000	3,747.9449	3,747.9449	1.0549		3,774.3174
0.0388	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**	**0.0000**	**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.8555	1,269.8555	0.0908		1,272.1252
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.1100e-003	0.1141	9.5000e-004	0.1151	0.0303	8.8000e-004	0.0311		110.4707	110.4707	3.3300e-003		110.5539
0.0128	**0.3810**	**0.0137**	**0.3948**	**0.1034**	**0.0131**	**0.1165**		**1,380.3262**	**1,380.3262**	**0.0941**		**1,382.6791**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
0.0380	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.3300e-003	0.1369	1.1400e-003	0.1381	0.0363	1.0500e-003	0.0374		132.5649	132.5649	3.9900e-003		132.6646
1.3300e-003	**0.1369**	**1.1400e-003**	**0.1381**	**0.0363**	**1.0500e-003**	**0.0374**		**132.5649**	**132.5649**	**3.9900e-003**		**132.6646**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
0.0380	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.3300e-003	0.1369	1.1400e-003	0.1381	0.0363	1.0500e-003	0.0374		132.5649	132.5649	3.9900e-003		132.6646
1.3300e-003	**0.1369**	**1.1400e-003**	**0.1381**	**0.0363**	**1.0500e-003**	**0.0374**		**132.5649**	**132.5649**	**3.9900e-003**		**132.6646**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
0.0620		1.9853	1.9853		1.8265	1.8265		6,007.0434	6,007.0434	1.9428		6,055.6134
0.0620	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**		**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.4800e-003	0.1521	1.2700e-003	0.1534	0.0404	1.1700e-003	0.0415		147.2943	147.2943	4.4300e-003		147.4051
1.4800e-003	**0.1521**	**1.2700e-003**	**0.1534**	**0.0404**	**1.1700e-003**	**0.0415**		**147.2943**	**147.2943**	**4.4300e-003**		**147.4051**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
0.0620		1.9853	1.9853		1.8265	1.8265	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134
0.0620	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**	**0.0000**	**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.4800e-003	0.1521	1.2700e-003	0.1534	0.0404	1.1700e-003	0.0415		147.2943	147.2943	4.4300e-003		147.4051
1.4800e-003	**0.1521**	**1.2700e-003**	**0.1534**	**0.0404**	**1.1700e-003**	**0.0415**		**147.2943**	**147.2943**	**4.4300e-003**		**147.4051**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
0.0621	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.4300e-003	0.1521	1.2300e-003	0.1534	0.0404	1.1300e-003	0.0415		142.1207	142.1207	4.0000e-003		142.2207
1.4300e-003	**0.1521**	**1.2300e-003**	**0.1534**	**0.0404**	**1.1300e-003**	**0.0415**		**142.1207**	**142.1207**	**4.0000e-003**		**142.2207**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
	8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
0.0621	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.4300e-003	0.1521	1.2300e-003	0.1534	0.0404	1.1300e-003	0.0415		142.1207	142.1207	4.0000e-003		142.2207
1.4300e-003	**0.1521**	**1.2300e-003**	**0.1534**	**0.0404**	**1.1300e-003**	**0.0415**		**142.1207**	**142.1207**	**4.0000e-003**		**142.2207**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
0.0269		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.0750	3,789.0750	0.2381		3,795.0283
0.0571	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		5,691.9354	5,691.9354	0.1602		5,695.9408
0.0926	**7.0087**	**0.0749**	**7.0836**	**1.8799**	**0.0699**	**1.9498**		**9,481.0104**	**9,481.0104**	**0.3984**		**9,490.9691**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
0.0269		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.0750	3,789.0750	0.2381		3,795.0283
0.0571	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		5,691.9354	5,691.9354	0.1602		5,695.9408
0.0926	**7.0087**	**0.0749**	**7.0836**	**1.8799**	**0.0699**	**1.9498**		**9,481.0104**	**9,481.0104**	**0.3984**		**9,490.9691**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
0.0269		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.4007	3,671.4007	0.2096		3,676.6417
0.0550	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,483.7974	5,483.7974	0.1442		5,487.4020
0.0893	**7.0088**	**0.0601**	**7.0688**	**1.8799**	**0.0557**	**1.9356**		**9,155.1981**	**9,155.1981**	**0.3538**		**9,164.0437**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
0.0269		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.4007	3,671.4007	0.2096		3,676.6417
0.0550	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,483.7974	5,483.7974	0.1442		5,487.4020
0.0893	**7.0088**	**0.0601**	**7.0688**	**1.8799**	**0.0557**	**1.9356**		**9,155.1981**	**9,155.1981**	**0.3538**		**9,164.0437**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0228		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.0300e-003	0.1141	9.0000e-004	0.1150	0.0303	8.3000e-004	0.0311		102.6928	102.6928	2.7000e-003		102.7603
1.0300e-003	**0.1141**	**9.0000e-004**	**0.1150**	**0.0303**	**8.3000e-004**	**0.0311**		**102.6928**	**102.6928**	**2.7000e-003**		**102.7603**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0228		**0.5102**	**0.5102**		**0.4694**	**0.4694**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.0300e-003	0.1141	9.0000e-004	0.1150	0.0303	8.3000e-004	0.0311		102.6928	102.6928	2.7000e-003		102.7603
1.0300e-003	**0.1141**	**9.0000e-004**	**0.1150**	**0.0303**	**8.3000e-004**	**0.0311**		**102.6928**	**102.6928**	**2.7000e-003**		**102.7603**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0228		**0.4685**	**0.4685**		**0.4310**	**0.4310**		**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.0000e-003	0.1141	8.8000e-004	0.1150	0.0303	8.1000e-004	0.0311		99.5045	99.5045	2.4700e-003		99.5663
1.0000e-003	**0.1141**	**8.8000e-004**	**0.1150**	**0.0303**	**8.1000e-004**	**0.0311**		**99.5045**	**99.5045**	**2.4700e-003**		**99.5663**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0228		**0.4685**	**0.4685**		**0.4310**	**0.4310**	**0.0000**	**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
1.0000e-003	0.1141	8.8000e-004	0.1150	0.0303	8.1000e-004	0.0311		99.5045	99.5045	2.4700e-003		99.5663
1.0000e-003	**0.1141**	**8.8000e-004**	**0.1150**	**0.0303**	**8.1000e-004**	**0.0311**		**99.5045**	**99.5045**	**2.4700e-003**		**99.5663**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
2.9700e-003		**0.0609**	**0.0609**		**0.0609**	**0.0609**		**281.4481**	**281.4481**	**0.0159**		**281.8443**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0107	1.2171	9.4300e-003	1.2266	0.3229	8.6800e-003	0.3315		1,061.3818	1,061.3818	0.0264		1,062.0410
0.0107	**1.2171**	**9.4300e-003**	**1.2266**	**0.3229**	**8.6800e-003**	**0.3315**		**1,061.3818**	**1,061.3818**	**0.0264**		**1,062.0410**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
2.9700e-003		**0.0609**	**0.0609**		**0.0609**	**0.0609**	**0.0000**	**281.4481**	**281.4481**	**0.0159**		**281.8443**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
0.0107	1.2171	9.4300e-003	1.2266	0.3229	8.6800e-003	0.3315		1,061.3818	1,061.3818	0.0264		1,062.0410
0.0107	**1.2171**	**9.4300e-003**	**1.2266**	**0.3229**	**8.6800e-003**	**0.3315**		**1,061.3818**	**1,061.3818**	**0.0264**		**1,062.0410**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839

Average Daily Trip Rate			Unmitigated	Mitigated
Weekday	Saturday	Sunday	Annual VMT	Annual VMT
145.75	154.25	154.00	506,227	506,227
4,026.75	3,773.25	4075.50	13,660,065	13,660,065
288.45	62.55	31.05	706,812	706,812
2,368.80	2,873.52	2817.72	3,413,937	3,413,937
192.00	187.50	160.00	445,703	445,703
501.12	511.92	461.20	707,488	707,488
528.08	601.44	357.84	1,112,221	1,112,221
8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Miles		Trip %			Trip Purpose %		
H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
5.90	8.70	40.20	19.20	40.60	86	11	3
5.90	8.70	40.20	19.20	40.60	86	11	3
8.40	6.90	33.00	48.00	19.00	77	19	4
8.40	6.90	8.50	72.50	19.00	37	20	43
8.40	6.90	19.40	61.60	19.00	58	38	4
8.40	6.90	12.00	69.00	19.00	38	18	44
8.40	6.90	16.30	64.70	19.00	54	35	11

DT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

as

CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day								lb/day					
0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
4.2573	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

as

CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day								lb/day					
0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
4.2573	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
0.0944		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day							lb/day					
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
		0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
0.0944		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

lumber	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

rs

Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

Number

Attachment C

Local Hire Provision Net Change	
Without Local Hire Provision	
Total Construction GHG Emissions (MT CO2e)	3,623
Amortized (MT CO2e/year)	120.77
With Local Hire Provision	
Total Construction GHG Emissions (MT CO2e)	3,024
Amortized (MT CO2e/year)	100.80
% Decrease in Construction-related GHG Emissions	***17%***

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

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Paul Rosenfeld, Ph.D.

Chemical Fate and Transport & Air Dispersion Modeling

Principal Environmental Chemist

Risk Assessment & Remediation Specialist

Education

Ph.D. Soil Chemistry, University of Washington, 1999. Dissertation on volatile organic compound filtration.

M.S. Environmental Science, U.C. Berkeley, 1995. Thesis on organic waste economics.

B.A. Environmental Studies, U.C. Santa Barbara, 1991. Thesis on wastewater treatment.

Professional Experience

Dr. Rosenfeld has over 25 years' experience conducting environmental investigations and risk assessments for evaluating impacts to human health, property, and ecological receptors. His expertise focuses on the fate and transport of environmental contaminants, human health risk, exposure assessment, and ecological restoration. Dr. Rosenfeld has evaluated and modeled emissions from unconventional oil drilling operations, oil spills, landfills, boilers and incinerators, process stacks, storage tanks, confined animal feeding operations, and many other industrial and agricultural sources. His project experience ranges from monitoring and modeling of pollution sources to evaluating impacts of pollution on workers at industrial facilities and residents in surrounding communities.

Dr. Rosenfeld has investigated and designed remediation programs and risk assessments for contaminated sites containing lead, heavy metals, mold, bacteria, particulate matter, petroleum hydrocarbons, chlorinated solvents, pesticides, radioactive waste, dioxins and furans, semi- and volatile organic compounds, PCBs, PAHs, perchlorate, asbestos, per- and poly-fluoroalkyl substances (PFOA/PFOS), unusual polymers, fuel oxygenates (MTBE), among other pollutants. Dr. Rosenfeld also has experience evaluating greenhouse gas emissions from various projects and is an expert on the assessment of odors from industrial and agricultural sites, as well as the evaluation of odor nuisance impacts and technologies for abatement of odorous emissions. As a principal scientist at SWAPE, Dr. Rosenfeld directs air dispersion modeling and exposure assessments. He has served as an expert witness and testified about

Professional History:

Soil Water Air Protection Enterprise (SWAPE); 2003 to present; Principal and Founding Partner
UCLA School of Public Health; 2007 to 2011; Lecturer (Assistant Researcher)
UCLA School of Public Health; 2003 to 2006; Adjunct Professor
UCLA Environmental Science and Engineering Program; 2002-2004; Doctoral Intern Coordinator
UCLA Institute of the Environment, 2001-2002; Research Associate
Komex H_2O Science, 2001 to 2003; Senior Remediation Scientist
National Groundwater Association, 2002-2004; Lecturer
San Diego State University, 1999-2001; Adjunct Professor
Anteon Corp., San Diego, 2000-2001; Remediation Project Manager
Ogden (now Amec), San Diego, 2000-2000; Remediation Project Manager
Bechtel, San Diego, California, 1999 – 2000; Risk Assessor
King County, Seattle, 1996 – 1999; Scientist
James River Corp., Washington, 1995-96; Scientist
Big Creek Lumber, Davenport, California, 1995; Scientist
Plumas Corp., California and USFS, Tahoe 1993-1995; Scientist
Peace Corps and World Wildlife Fund, St. Kitts, West Indies, 1991-1993; Scientist

Publications:

Remy, L.L., Clay T., Byers, V., **Rosenfeld P. E.** (2019) Hospital, Health, and Community Burden After Oil Refinery Fires, Richmond, California 2007 and 2012. *Environmental Health.* 18:48

Simons, R.A., Seo, Y. **Rosenfeld, P**., (2015) Modeling the Effect of Refinery Emission On Residential Property Value. Journal of Real Estate Research. 27(3):321-342

Chen, J. A, Zapata A. R., Sutherland A. J., Molmen, D.R., Chow, B. S., Wu, L. E., **Rosenfeld, P. E.,** Hesse, R. C., (2012) Sulfur Dioxide and Volatile Organic Compound Exposure To A Community In Texas City Texas Evaluated Using Aermod and Empirical Data. *American Journal of Environmental Science*, 8(6), 622-632.

Rosenfeld, P.E. & Feng, L. (2011). *The Risks of Hazardous Waste.* Amsterdam: Elsevier Publishing.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2011). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Agrochemical Industry*, Amsterdam: Elsevier Publishing.

Gonzalez, J., Feng, L., Sutherland, A., Waller, C., Sok, H., Hesse, R., **Rosenfeld, P.** (2010). PCBs and Dioxins/Furans in Attic Dust Collected Near Former PCB Production and Secondary Copper Facilities in Sauget, IL. *Procedia Environmental Sciences*. 113–125.

Feng, L., Wu, C., Tam, L., Sutherland, A.J., Clark, J.J., **Rosenfeld, P.E.** (2010). Dioxin and Furan Blood Lipid and Attic Dust Concentrations in Populations Living Near Four Wood Treatment Facilities in the United States. *Journal of Environmental Health*. 73(6), 34-46.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2010). *Handbook of Pollution Prevention and Cleaner Production: Best*

Tam L. K.., Wu C. D., Clark J. J. and **Rosenfeld, P.E.** (2008). A Statistical Analysis Of Attic Dust And Blood Lipid Concentrations Of Tetrachloro-p-Dibenzodioxin (TCDD) Toxicity Equivalency Quotients (TEQ) In Two Populations Near Wood Treatment Facilities. *Organohalogen Compounds*, 70, 002252-002255.

Tam L. K.., Wu C. D., Clark J. J. and **Rosenfeld, P.E.** (2008). Methods For Collect Samples For Assessing Dioxins And Other Environmental Contaminants In Attic Dust: A Review. *Organohalogen Compounds*, 70, 000527-000530.

Hensley, A.R. A. Scott, J. J. J. Clark, **Rosenfeld, P.E.** (2007). Attic Dust and Human Blood Samples Collected near a Former Wood Treatment Facility. *Environmental Research*. 105, 194-197.

Rosenfeld, P.E., J. J. J. Clark, A. R. Hensley, M. Suffet. (2007). The Use of an Odor Wheel Classification for Evaluation of Human Health Risk Criteria for Compost Facilities. *Water Science & Technology* 55(5), 345-357.

Rosenfeld, P. E., M. Suffet. (2007). The Anatomy Of Odour Wheels For Odours Of Drinking Water, Wastewater, Compost And The Urban Environment. *Water Science & Technology* 55(5), 335-344.

Sullivan, P. J. Clark, J.J.J., Agardy, F. J., **Rosenfeld, P.E.** (2007). *Toxic Legacy, Synthetic Toxins in the Food, Water, and Air in American Cities.* Boston Massachusetts: Elsevier Publishing

Rosenfeld, P.E., and Suffet I.H. (2004). Control of Compost Odor Using High Carbon Wood Ash. *Water Science and Technology*. 49(9),171-178.

Rosenfeld P. E., J.J. Clark, I.H. (Mel) Suffet (2004). The Value of An Odor-Quality-Wheel Classification Scheme For The Urban Environment. *Water Environment Federation's Technical Exhibition and Conference (WEFTEC) 2004.* New Orleans, October 2-6, 2004.

Rosenfeld, P.E., and Suffet, I.H. (2004). Understanding Odorants Associated With Compost, Biomass Facilities, and the Land Application of Biosolids. *Water Science and Technology*. 49(9), 193-199.

Rosenfeld, P.E., and Suffet I.H. (2004). Control of Compost Odor Using High Carbon Wood Ash, *Water Science and Technology*, 49(9), 171-178.

Rosenfeld, P. E., Grey, M. A., Sellew, P. (2004). Measurement of Biosolids Odor and Odorant Emissions from Windrows, Static Pile and Biofilter. *Water Environment Research*. 76(4), 310-315.

Rosenfeld, P.E., Grey, M and Suffet, M. (2002). Compost Demonstration Project, Sacramento California Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Integrated Waste Management Board Public Affairs Office*, Publications Clearinghouse (MS–6), Sacramento, CA Publication #442-02-008.

Rosenfeld, P.E., and C.L. Henry. (2001). Characterization of odor emissions from three different biosolids. *Water Soil and Air Pollution*. 127(1-4), 173-191.

Rosenfeld, P.E., and Henry C. L., (2000). Wood ash control of odor emissions from biosolids application. *Journal of Environmental Quality.* 29, 1662-1668.

Chollack, T. and **P. Rosenfeld. (**1998). Compost Amendment Handbook For Landscaping. Prepared for and distributed by the City of Redmond, Washington State.

Rosenfeld, P. E. (1992). The Mount Liamuiga Crater Trail. *Heritage Magazine of St. Kitts*, 3(2).

Rosenfeld, P. E. (1993). High School Biogas Project to Prevent Deforestation On St. Kitts. *Biomass Users Network*, 7(1).

Rosenfeld, P. E. (1998). Characterization, Quantification, and Control of Odor Emissions From Biosolids Application To Forest Soil. Doctoral Thesis. University of Washington College of Forest Resources.

Rosenfeld, P. E. (1994). Potential Utilization of Small Diameter Trees on Sierra County Public Land. Masters thesis reprinted by the Sierra County Economic Council. Sierra County, California.

Rosenfeld, P. E. (1991). How to Build a Small Rural Anaerobic Digester & Uses Of Biogas In The First And Third World. Bachelors Thesis. University of California.

Presentations:

Rosenfeld, P.E., Sutherland, A; Hesse, R.; Zapata, A. (October 3-6, 2013). Air dispersion modeling of volatile organic emissions from multiple natural gas wells in Decatur, TX. *44th Western Regional Meeting, American Chemical Society.* Lecture conducted from Santa Clara, CA.

Sok, H.L.; Waller, C.C.; Feng, L.; Gonzalez, J.; Sutherland, A.J.; Wisdom-Stack, T.; Sahai, R.K.; Hesse, R.C.; **Rosenfeld, P.E.** (June 20-23, 2010). Atrazine: A Persistent Pesticide in Urban Drinking Water. *Urban Environmental Pollution*. Lecture conducted from Boston, MA.

Feng, L.; Gonzalez, J.; Sok, H.L.; Sutherland, A.J.; Waller, C.C.; Wisdom-Stack, T.; Sahai, R.K.; La, M.; Hesse, R.C.; **Rosenfeld, P.E.** (June 20-23, 2010). Bringing Environmental Justice to East St. Louis, Illinois. *Urban Environmental Pollution.* Lecture conducted from Boston, MA.

Rosenfeld, P.E. (April 19-23, 2009). Perfluoroctanoic Acid (PFOA) and Perfluoroactane Sulfonate (PFOS) Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*, Lecture conducted from Tuscon, AZ.

Rosenfeld, P.E. (April 19-23, 2009). Cost to Filter Atrazine Contamination from Drinking Water in the United States" Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*. Lecture conducted from Tuscon, AZ.

Wu, C., Tam, L., Clark, J., **Rosenfeld, P**. (20-22 July, 2009). Dioxin and furan blood lipid concentrations in populations living near four wood treatment facilities in the United States. Brebbia, C.A. and Popov, V., eds., *Air Pollution XVII: Proceedings of the Seventeenth International Conference on Modeling, Monitoring and Management of Air Pollution*. Lecture conducted from Tallinn, Estonia.

Rosenfeld, P. E. (October 15-18, 2007). Somerville Community Exposure To Contaminants From Wood Treatment Facility Emissions. The *23rd Annual International Conferences on Soils Sediment and Water*. Lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld P. E. (March 2007). Production, Chemical Properties, Toxicology, & Treatment Case Studies of 1,2,3-Trichloropropane (TCP). *The Association for Environmental Health and Sciences (AEHS) Annual Meeting*. Lecture conducted from San Diego, CA.

Rosenfeld P. E. (March 2007). Blood and Attic Sampling for Dioxin/Furan, PAH, and Metal Exposure in Florala, Alabama. *The AEHS Annual Meeting.* Lecture conducted from San Diego, CA.

Hensley A.R., Scott, A., **Rosenfeld P.E.,** Clark, J.J.J. (August 21 – 25, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *The 26th International Symposium on Halogenated Persistent Organic Pollutants – DIOXIN2006*. Lecture conducted from Radisson SAS Scandinavia Hotel in Oslo Norway.

Hensley A.R., Scott, A., **Rosenfeld P.E.,** Clark, J.J.J. (November 4-8, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *APHA 134 Annual Meeting & Exposition.* Lecture conducted from Boston Massachusetts.

Paul Rosenfeld Ph.D. (October 24-25, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. Mealey's C8/PFOA. *Science, Risk & Litigation Conference.* Lecture conducted from The Rittenhouse Hotel, Philadelphia, PA.

Paul Rosenfeld Ph.D. (September 19, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, *Toxicology and Remediation PEMA Emerging Contaminant Conference*. Lecture conducted from Hilton Hotel, Irvine California.

Paul Rosenfeld Ph.D. (September 19, 2005). Fate, Transport, Toxicity, And Persistence of 1,2,3-TCP. *PEMA Emerging Contaminant Conference.* Lecture conducted from Hilton Hotel in Irvine, California.

Paul Rosenfeld Ph.D. (September 26-27, 2005). Fate, Transport and Persistence of PDBEs. *Mealey's Groundwater Conference.* Lecture conducted from Ritz Carlton Hotel, Marina Del Ray, California.

Paul Rosenfeld Ph.D. (June 7-8, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. *International Society of Environmental Forensics: Focus On Emerging Contaminants*. Lecture conducted from Sheraton Oceanfront Hotel, Virginia Beach, Virginia.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Fate Transport, Persistence and Toxicology of PFOA and Related Perfluorochemicals. *2005 National Groundwater Association Ground Water And Environmental Law Conference*. Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, Toxicology and Remediation. *2005 National Groundwater Association Ground Water and Environmental Law Conference.* Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

Paul Rosenfeld, Ph.D. (April 7, 2004). A National Damage Assessment Model For PCE and Dry Cleaners. *Drycleaner Symposium. California Ground Water Association*. Lecture conducted from Radison Hotel, Sacramento, California.

Rosenfeld, P. E., Grey, M., (June 2003) Two stage biofilter for biosolids composting odor control. *Seventh International In Situ And On Site Bioremediation Symposium Battelle Conference* Orlando, FL.

Paul Rosenfeld, Ph.D. and James Clark Ph.D. (February 20-21, 2003) Understanding Historical Use, Chemical Properties, Toxicity and Regulatory Guidance of 1,4 Dioxane. *National Groundwater Association. Southwest Focus Conference. Water Supply and Emerging Contaminants*.. Lecture conducted from Hyatt Regency Phoenix Arizona.

Paul Rosenfeld, Ph.D. (February 6-7, 2003). Underground Storage Tank Litigation and Remediation. *California CUPA Forum*. Lecture conducted from Marriott Hotel, Anaheim California.

Paul Rosenfeld, Ph.D. (October 23, 2002) Underground Storage Tank Litigation and Remediation. *EPA Underground Storage Tank Roundtable*. Lecture conducted from Sacramento California.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Understanding Odor from Compost, *Wastewater and Industrial Processes. Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Using High Carbon Wood Ash to Control Compost Odor. *Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

Rosenfeld, P.E. and Grey, M. A. (September 22-24, 2002). Biocycle Composting For Coastal Sage Restoration. *Northwest Biosolids Management Association*. Lecture conducted from Vancouver Washington..

Rosenfeld, P.E. and Grey, M. A. (November 11-14, 2002). Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Soil Science Society Annual Conferenc*e. Lecture conducted from Indianapolis, Maryland.

Rosenfeld. P.E. (September 16, 2000). Two stage biofilter for biosolids composting odor control. *Water Environment Federation.* Lecture conducted from Anaheim California.

Rosenfeld. P.E. (October 16, 2000). Wood ash and biofilter control of compost odor. *Biofest.* Lecture conducted from Ocean Shores, California.

Rosenfeld, P.E. (2000). Bioremediation Using Organic Soil Amendments. *California Resource Recovery Association*. Lecture conducted from Sacramento California.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. *Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings*. Lecture conducted from Bellevue Washington.

Rosenfeld, P.E, C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings. Lecture conducted from Bellevue Washington.

Rosenfeld, P.E., C.L. Henry, R. B. Harrison, and R. Dills. (1997). Comparison of Odor Emissions From Three Different Biosolids Applied to Forest Soil. *Soil Science Society of America*. Lecture conducted from Anaheim California.

Teaching Experience:

UCLA Department of Environmental Health (Summer 2003 through 20010) Taught Environmental Health Science 100 to students, including undergrad, medical doctors, public health professionals and nurses. Course focused on the health effects of environmental contaminants.

National Ground Water Association, Successful Remediation Technologies. Custom Course in Sante Fe, New Mexico. May 21, 2002. Focused on fate and transport of fuel contaminants associated with underground storage tanks.

National Ground Water Association; Successful Remediation Technologies Course in Chicago Illinois. April 1, 2002. Focused on fate and transport of contaminants associated with Superfund and RCRA sites.

California Integrated Waste Management Board, April and May, 2001. Alternative Landfill Caps Seminar in San Diego, Ventura, and San Francisco. Focused on both prescriptive and innovative landfill cover design.

UCLA Department of Environmental Engineering, February 5, 2002. Seminar on Successful Remediation Technologies focusing on Groundwater Remediation.

University Of Washington, Soil Science Program, Teaching Assistant for several courses including: Soil Chemistry, Organic Soil Amendments, and Soil Stability.

U.C. Berkeley, Environmental Science Program Teaching Assistant for Environmental Science 10.

Academic Grants Awarded:

California Integrated Waste Management Board. $41,000 grant awarded to UCLA Institute of the Environment. Goal: To investigate effect of high carbon wood ash on volatile organic emissions from compost. 2001.

Synagro Technologies, Corona California: $10,000 grant awarded to San Diego State University.
Goal: investigate effect of biosolids for restoration and remediation of degraded coastal sage soils. 2000.

King County, Department of Research and Technology, Washington State. $100,000 grant awarded to University of Washington: Goal: To investigate odor emissions from biosolids application and the effect of polymers and ash on VOC emissions. 1998.

Deposition and/or Trial Testimony:

In the United States District Court For The District of New Jersey
Duarte et al, *Plaintiffs,* vs. United States Metals Refining Company et. al. *Defendant.*
Case No.: 2:17-cv-01624-ES-SCM
Rosenfeld Deposition. 6-7-2019

In the United States District Court of Southern District of Texas Galveston Division
M/T Carla Maersk, *Plaintiffs,* vs. Conti 168., Schiffahrts-GMBH & Co. Bulker KG MS "Conti Perdido" *Defendant.*
Case No.: 3:15-CV-00106 consolidated with 3:15-CV-00237
Rosenfeld Deposition. 5-9-2019

In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica
Carole-Taddeo-Bates et al., vs. Ifran Khan et al., Defendants
Case No.: No. BC615636
Rosenfeld Deposition, 1-26-2019

In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica
The San Gabriel Valley Council of Governments et al. vs El Adobe Apts. Inc. et al., Defendants
Case No.: No. BC646857
Rosenfeld Deposition, 10-6-2018; Trial 3-7-19

In United States District Court For The District of Colorado
Bells et al. Plaintiff vs. The 3M Company et al., Defendants
Case: No 1:16-cv-02531-RBJ
Rosenfeld Deposition, 3-15-2018 and 4-3-2018

In The District Court Of Regan County, Texas, 112th Judicial District
Phillip Bales et al., Plaintiff vs. Dow Agrosciences, LLC, et al., Defendants
Cause No 1923
Rosenfeld Deposition, 11-17-2017

In The Superior Court of the State of California In And For The County Of Contra Costa
Simons et al., Plaintiffs vs. Chevron Corporation, et al., Defendants
Cause No C12-01481
Rosenfeld Deposition, 11-20-2017

In The Circuit Court Of The Twentieth Judicial Circuit, St Clair County, Illinois
Martha Custer et al., Plaintiff vs. Cerro Flow Products, Inc., Defendants
Case No.: No. 0i9-L-2295
Rosenfeld Deposition, 8-23-2017

In The Superior Court of the State of California, For The County of Los Angeles
Warrn Gilbert and Penny Gilber, Plaintiff vs. BMW of North America LLC

In The Superior Court of the State of Washington, County of Snohomish
Michael Davis and Julie Davis et al., Plaintiff vs. Cedar Grove Composting Inc., Defendants
Case No.: No. 13-2-03987-5
Rosenfeld Deposition, February 2017
Trial, March 2017

In The Superior Court of the State of California, County of Alameda
Charles Spain., Plaintiff vs. Thermo Fisher Scientific, et al., Defendants
Case No.: RG14711115
Rosenfeld Deposition, September 2015

In The Iowa District Court In And For Poweshiek County
Russell D. Winburn, et al., Plaintiffs vs. Doug Hoksbergen, et al., Defendants
Case No.: LALA002187
Rosenfeld Deposition, August 2015

In The Iowa District Court For Wapello County
Jerry Dovico, et al., Plaintiffs vs. Valley View Sine LLC, et al., Defendants
Law No,: LALA105144 - Division A
Rosenfeld Deposition, August 2015

In The Iowa District Court For Wapello County
Doug Pauls, et al.,, et al., Plaintiffs vs. Richard Warren, et al., Defendants
Law No,: LALA105144 - Division A
Rosenfeld Deposition, August 2015

In The Circuit Court of Ohio County, West Virginia
Robert Andrews, et al. v. Antero, et al.
Civil Action N0. 14-C-30000
Rosenfeld Deposition, June 2015

In The Third Judicial District County of Dona Ana, New Mexico
Betty Gonzalez, et al. Plaintiffs vs. Del Oro Dairy, Del Oro Real Estate LLC, Jerry Settles and Deward DeRuyter, Defendants
Rosenfeld Deposition: July 2015

In The Iowa District Court For Muscatine County
Laurie Freeman et. al. Plaintiffs vs. Grain Processing Corporation, Defendant
Case No 4980
Rosenfeld Deposition: May 2015

In the Circuit Court of the 17th Judicial Circuit, in and For Broward County, Florida
Walter Hinton, et. al. Plaintiff, vs. City of Fort Lauderdale, Florida, a Municipality, Defendant.
Case Number CACE07030358 (26)
Rosenfeld Deposition: December 2014

In the County Court of Dallas County Texas

Lisa Parr et al, *Plaintiff*, vs. Aruba et al, *Defendant.*
Case Number cc-11-01650-E
Rosenfeld Deposition: March and September 2013
Rosenfeld Trial: April 2014

In the Court of Common Pleas of Tuscarawas County Ohio

John Michael Abicht, et al., *Plaintiffs,* vs. Republic Services, Inc., et al., *Defendants*
Case Number: 2008 CT 10 0741 (Cons. w/ 2009 CV 10 0987)
Rosenfeld Deposition: October 2012

In the United States District Court of Southern District of Texas Galveston Division

Kyle Cannon, Eugene Donovan, Genaro Ramirez, Carol Sassler, and Harvey Walton, each Individually and on behalf of those similarly situated, *Plaintiffs,* vs. BP Products North America, Inc., *Defendant.*
Case 3:10-cv-00622
Rosenfeld Deposition: February 2012
Rosenfeld Trial: April 2013

In the Circuit Court of Baltimore County Maryland

Philip E. Cvach, II et al., *Plaintiffs* vs. Two Farms, Inc. d/b/a Royal Farms, Defendants
Case Number: 03-C-12-012487 OT
Rosenfeld Deposition: September 2013

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

1640 5th St.., Suite 204 Santa
Santa Monica, California 90401
Tel: (949) 887-9013
Email: mhagemann@swape.com

Matthew F. Hagemann, P.G., C.Hg., QSD, QSP

Geologic and Hydrogeologic Characterization
Industrial Stormwater Compliance
Investigation and Remediation Strategies
Litigation Support and Testifying Expert
CEQA Review

Education:

M.S. Degree, Geology, California State University Los Angeles, Los Angeles, CA, 1984.
B.A. Degree, Geology, Humboldt State University, Arcata, CA, 1982.

Professional Certifications:

California Professional Geologist
California Certified Hydrogeologist
Qualified SWPPP Developer and Practitioner

Professional Experience:

Matt has 25 years of experience in environmental policy, assessment and remediation. He spent nine years with the U.S. EPA in the RCRA and Superfund programs and served as EPA's Senior Science Policy Advisor in the Western Regional Office where he identified emerging threats to groundwater from perchlorate and MTBE. While with EPA, Matt also served as a Senior Hydrogeologist in the oversight of the assessment of seven major military facilities undergoing base closure. He led numerous enforcement actions under provisions of the Resource Conservation and Recovery Act (RCRA) while also working with permit holders to improve hydrogeologic characterization and water quality monitoring.

- Executive Director, Orange Coast Watch (2001 – 2004);
- Senior Science Policy Advisor and Hydrogeologist, U.S. Environmental Protection Agency (1989–1998);
- Hydrogeologist, National Park Service, Water Resources Division (1998 – 2000);
- Adjunct Faculty Member, San Francisco State University, Department of Geosciences (1993 – 1998);
- Instructor, College of Marin, Department of Science (1990 – 1995);
- Geologist, U.S. Forest Service (1986 – 1998); and
- Geologist, Dames & Moore (1984 – 1986).

Senior Regulatory and Litigation Support Analyst:

With SWAPE, Matt's responsibilities have included:

- Lead analyst and testifying expert in the review of over 100 environmental impact reports since 2003 under CEQA that identify significant issues with regard to hazardous waste, water resources, water quality, air quality, Valley Fever, greenhouse gas emissions, and geologic hazards. Make recommendations for additional mitigation measures to lead agencies at the local and county level to include additional characterization of health risks and implementation of protective measures to reduce worker exposure to hazards from toxins and Valley Fever.
- Stormwater analysis, sampling and best management practice evaluation at industrial facilities.
- Manager of a project to provide technical assistance to a community adjacent to a former Naval shipyard under a grant from the U.S. EPA.
- Technical assistance and litigation support for vapor intrusion concerns.
- Lead analyst and testifying expert in the review of environmental issues in license applications for large solar power plants before the California Energy Commission.
- Manager of a project to evaluate numerous formerly used military sites in the western U.S.
- Manager of a comprehensive evaluation of potential sources of perchlorate contamination in Southern California drinking water wells.
- Manager and designated expert for litigation support under provisions of Proposition 65 in the review of releases of gasoline to sources drinking water at major refineries and hundreds of gas stations throughout California.
- Expert witness on two cases involving MTBE litigation.
- Expert witness and litigation support on the impact of air toxins and hazards at a school.
- Expert witness in litigation at a former plywood plant.

With Komex H2O Science Inc., Matt's duties included the following:

- Senior author of a report on the extent of perchlorate contamination that was used in testimony by the former U.S. EPA Administrator and General Counsel

- Expert witness testimony in a case of oil production-related contamination in Mississippi.
- Lead author for a multi-volume remedial investigation report for an operating school in Los Angeles that met strict regulatory requirements and rigorous deadlines.

- Development of strategic approaches for cleanup of contaminated sites in consultation with clients and regulators.

Executive Director:

As Executive Director with Orange Coast Watch, Matt led efforts to restore water quality at Orange County beaches from multiple sources of contamination including urban runoff and the discharge of wastewater. In reporting to a Board of Directors that included representatives from leading Orange County universities and businesses, Matt prepared issue papers in the areas of treatment and disinfection of wastewater and control of the discharge of grease to sewer systems. Matt actively participated in the development of countywide water quality permits for the control of urban runoff and permits for the discharge of wastewater. Matt worked with other nonprofits to protect and restore water quality, including Surfrider, Natural Resources Defense Council and Orange County CoastKeeper as well as with business institutions including the Orange County Business Council.

Hydrogeology:

As a Senior Hydrogeologist with the U.S. Environmental Protection Agency, Matt led investigations to characterize and cleanup closing military bases, including Mare Island Naval Shipyard, Hunters Point Naval Shipyard, Treasure Island Naval Station, Alameda Naval Station, Moffett Field, Mather Army Airfield, and Sacramento Army Depot. Specific activities were as follows:

- Led efforts to model groundwater flow and contaminant transport, ensured adequacy of monitoring networks, and assessed cleanup alternatives for contaminated sediment, soil, and groundwater.
- Initiated a regional program for evaluation of groundwater sampling practices and laboratory analysis at military bases.
- Identified emerging issues, wrote technical guidance, and assisted in policy and regulation development through work on four national U.S. EPA workgroups, including the Superfund Groundwater Technical Forum and the Federal Facilities Forum.

At the request of the State of Hawaii, Matt developed a methodology to determine the vulnerability of groundwater to contamination on the islands of Maui and Oahu. He used analytical models and a GIS to show zones of vulnerability, and the results were adopted and published by the State of Hawaii and County of Maui.

As a hydrogeologist with the EPA Groundwater Protection Section, Matt worked with provisions of the

- Reviewed a number of Environmental Impact Statements for planned major developments, including large hazardous and solid waste disposal facilities, mine reclamation, and water transfer.

Matt served as a hydrogeologist with the RCRA Hazardous Waste program. Duties were as follows:

- Supervised the hydrogeologic investigation of hazardous waste sites to determine compliance with Subtitle C requirements.
- Reviewed and wrote "part B" permits for the disposal of hazardous waste.
- Conducted RCRA Corrective Action investigations of waste sites and led inspections that formed the basis for significant enforcement actions that were developed in close coordination with U.S. EPA legal counsel.
- Wrote contract specifications and supervised contractor's investigations of waste sites.

With the National Park Service, Matt directed service-wide investigations of contaminant sources to prevent degradation of water quality, including the following tasks:

- Applied pertinent laws and regulations including CERCLA, RCRA, NEPA, NRDA, and the Clean Water Act to control military, mining, and landfill contaminants.
- Conducted watershed-scale investigations of contaminants at parks, including Yellowstone and Olympic National Park.
- Identified high-levels of perchlorate in soil adjacent to a national park in New Mexico and advised park superintendent on appropriate response actions under CERCLA.
- Served as a Park Service representative on the Interagency Perchlorate Steering Committee, a national workgroup.
- Developed a program to conduct environmental compliance audits of all National Parks while serving on a national workgroup.
- Co-authored two papers on the potential for water contamination from the operation of personal watercraft and snowmobiles, these papers serving as the basis for the development of nation-wide policy on the use of these vehicles in National Parks.
- Contributed to the Federal Multi-Agency Source Water Agreement under the Clean Water Action Plan.

Policy:

Served senior management as the Senior Science Policy Advisor with the U.S. Environmental Protection Agency, Region 9. Activities included the following:

- Advised the Regional Administrator and senior management on emerging issues such as the potential for the gasoline additive MTBE and ammonium perchlorate to contaminate drinking water supplies

Geology:

With the U.S. Forest Service, Matt led investigations to determine hillslope stability of areas proposed for timber harvest in the central Oregon Coast Range. Specific activities were as follows:

- Mapped geology in the field, and used aerial photographic interpretation and mathematical models to determine slope stability.
- Coordinated his research with community members who were concerned with natural resource protection.
- Characterized the geology of an aquifer that serves as the sole source of drinking water for the city of Medford, Oregon.

As a consultant with Dames and Moore, Matt led geologic investigations of two contaminated sites (later listed on the Superfund NPL) in the Portland, Oregon, area and a large hazardous waste site in eastern Oregon. Duties included the following:

- Supervised year-long effort for soil and groundwater sampling.
- Conducted aquifer tests.
- Investigated active faults beneath sites proposed for hazardous waste disposal.

Teaching:

From 1990 to 1998, Matt taught at least one course per semester at the community college and university levels:

- At San Francisco State University, held an adjunct faculty position and taught courses in environmental geology, oceanography (lab and lecture), hydrogeology, and groundwater contamination.
- Served as a committee member for graduate and undergraduate students.
- Taught courses in environmental geology and oceanography at the College of Marin.

Matt taught physical geology (lecture and lab and introductory geology at Golden West College in Huntington Beach, California from 2010 to 2014.

Invited Testimony, Reports, Papers and Presentations:

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Presentation to the Public Environmental Law Conference, Eugene, Oregon.

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Invited presentation to U.S. EPA Region 9, San Francisco, California.

Brown, A., Farrow, J., Gray, A. and **Hagemann, M.**, 2004. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to the Ground Water and Environmental Law Conference, National Groundwater Association.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Arizona and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Phoenix, AZ (served on conference organizing committee).

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in the Southwestern U.S. Invited presentation to a special committee meeting of the National Academy of Sciences, Irvine, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a tribal EPA meeting, Pechanga, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a meeting of tribal repesentatives, Parker, AZ.

Hagemann, M.F., 2003. Impact of Perchlorate on the Colorado River and Associated Drinking Water Supplies. Invited presentation to the Inter-Tribal Meeting, Torres Martinez Tribe.

Hagemann, M.F., 2003. The Emergence of Perchlorate as a Widespread Drinking Water Contaminant. Invited presentation to the U.S. EPA Region 9.

Hagemann, M.F., 2003. A Deductive Approach to the Assessment of Perchlorate Contamination. Invited presentation to the California Assembly Natural Resources Committee.

Hagemann, M.F., 2003. Perchlorate: A Cold War Legacy in Drinking Water. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. From Tank to Tap: A Chronology of MTBE in Groundwater. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. A Chronology of MTBE in Groundwater and an Estimate of Costs to Address Impacts to Groundwater. Presentation to the annual meeting of the Society of Environmental Journalists.

Hagemann, M.F., 2001. Estimated Cleanup Cost for MTBE in Groundwater Used as Drinking Water. Unpublished report.

Hagemann, M.F., 2001. Estimated Costs to Address MTBE Releases from Leaking Underground Storage Tanks. Unpublished report.

Hagemann, M.F., and VanMouwerik, M., 1999. Potential Water Quality Concerns Related to Snowmobile Usage. Water Resources Division, National Park Service, Technical Report.

VanMouwerik, M. and **Hagemann, M.F**. 1999, Water Quality Concerns Related to Personal Watercraft Usage. Water Resources Division, National Park Service, Technical Report.

Hagemann, M.F., 1999, Is Dilution the Solution to Pollution in National Parks? The George Wright Society Biannual Meeting, Asheville, North Carolina.

Hagemann, M.F., 1997, The Potential for MTBE to Contaminate Groundwater. U.S. EPA Superfund Groundwater Technical Forum Annual Meeting, Las Vegas, Nevada.

Hagemann, M.F., and Gill, M., 1996, Impediments to Intrinsic Remediation, Moffett Field Naval Air Station, Conference on Intrinsic Remediation of Chlorinated Hydrocarbons, Salt Lake City.

Hagemann, M.F., Fukunaga, G.L., 1996, The Vulnerability of Groundwater to Anthropogenic Contaminants on the Island of Maui, Hawaii. Hawaii Water Works Association Annual Meeting, Maui, October 1996.

Hagemann, M. F., Fukanaga, G. L., 1996, Ranking Groundwater Vulnerability in Central Oahu, Hawaii. Proceedings, Geographic Information Systems in Environmental Resources Management, Air and Waste Management Association Publication VIP-61.

Hagemann, M.F., 1994. Groundwater Characterization and Cleanup at Closing Military Bases in California. Proceedings, California Groundwater Resources Association Meeting.

Hagemann, M.F., 1992. Dense Nonaqueous Phase Liquid Contamination of Groundwater: An Ounce of Prevention... Proceedings, Association of Engineering Geologists Annual Meeting, v. 35.

Other Experience:

Selected as subject matter expert for the California Professional Geologist licensing examination, 2009-2011.

5a. Planning Commission December 2, 2021 Meeting Agenda

AGENDA

PLANNING COMMISSION
REGULAR MEETING

December 2, 2021
5:30 PM
City Council Chamber
One Civic Center Plaza
Irvine, CA 92606

Jeff Pierson
Chair

Stephen Huang
Vice Chair

Christine Knowland
Chair Pro Tem

Jong Limb
Commissioner

Mary Ann Gaido
Commissioner

PARTICIPATION AT PLANNING COMMISSION MEETINGS

MEETINGS ARE AVAILABLE TO ATTEND IN-PERSON IN THE CITY COUNCIL CHAMBER OR WATCHED LIVE THROUGH THE "ZOOM" APPLICATION. INFORMATION FOR "ZOOM" CAN BE FOUND ONLINE AT CITYOFIRVINE.ORG/PLANNINGCOMMISSION. YOU MAY SUBMIT COMMENTS ON ANY AGENDA ITEM OR ON ANY ITEM NOT ON THE AGENDA, IN WRITING VIA MAIL TO "ATTN: PLANNING COMMISSION," ONE CIVIC CENTER PLAZA, IRVINE, CA 92606; BY EMAIL TO PLANNINGCOMMISSION@CITYOFIRVINE.ORG; OR THROUGH E-COMMENT AT CITYOFIRVINE.ORG/PLANNINGCOMMISSION. E-COMMENTS SUBMITTED AT LEAST TWO HOURS PRIOR TO THE COMMENCEMENT OF THE MEETING WILL BE DISTRIBUTED TO THE PLANNING COMMISSION AT THE MEETING. YOU MAY ALSO PROVIDE LIVE COMMENTS VIA "ZOOM." FOR MORE INFORMATION, VISIT CITYOFIRVINE.ORG/PLANNINGCOMMISSION.

REQUEST TO SPEAK IN PERSON: IF YOU WOULD LIKE TO ADDRESS THE PLANNING COMMISSION ON A SCHEDULED AGENDA ITEM – INCLUDING A REGULAR BUSINESS ITEM, A PUBLIC HEARING ITEM, OR PUBLIC COMMENTS – PLEASE REGISTER BY COMPLETING THE ELECTRONIC FORM AVAILABLE ON THE KIOSK AT THE ENTRANCE TO THE CITY COUNCIL CHAMBER. PLEASE IDENTIFY ON THE FORM YOUR NAME AND THE ITEM ON WHICH YOU WOULD LIKE TO SPEAK. THE REQUEST TO SPEAK FORM ON THE KIOSK ASSISTS THE CHAIR IN ENSURING THAT ALL

PLEASE TAKE NOTICE THAT THE ORDER OF SCHEDULED AGENDA ITEMS BELOW AND/OR THE TIME THEY ARE ACTUALLY HEARD, CONSIDERED AND DECIDED MAY BE MODIFIED BY THE CHAIR DURING THE COURSE OF THE MEETING, SO PLEASE STAY ALERT.

PLEASE NOTE: THE PLANNING COMMISSION IS MAKING EVERY EFFORT TO FOLLOW THE SPIRIT AND INTENT OF THE BROWN ACT AND OTHER APPLICABLE LAWS REGULATING THE CONDUCT OF PUBLIC MEETINGS, IN ORDER TO MAXIMIZE TRANSPARENCY AND PUBLIC ACCESS. FOR QUESTIONS OR ASSISTANCE, PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 949-724-6465, OR VIA EMAIL AT PLANNINGCOMMISSION@CITYOFIRVINE.ORG. IT WOULD BE APPRECIATED IF WRITTEN COMMUNICATIONS OF PUBLIC COMMENTS RELATED TO ITEMS ON THE AGENDA, OR ITEMS NOT ON THE AGENDA, ARE PROVIDED PRIOR TO THE COMMENCEMENT OF THE MEETING.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

INTRODUCTIONS

ADDITIONS AND DELETIONS TO THE AGENDA

Additions to the agenda are limited by the California Government Code Section 54954.2 of the Brown Act and for those items that arise after the posting of the Agenda must be acted upon prior to the next Planning Commission meeting.

PUBLIC COMMENTS

COMMISSION BUSINESS

1. MINUTES

RECOMMENDED ACTION:
Approve Minutes of the November 4, 2021 Regular Planning Commission Meeting

PUBLIC HEARINGS

2. GENERAL PLAN - DRAFT 2021 - 2029 HOUSING ELEMENT UPDATE

RECOMMENDED ACTION:
1) Conduct the public hearing.
2) Continue the public hearing to December 16, 2021.

ADJOURNMENT

NOTICE TO THE PUBLIC

The Irvine Planning Commission consists of five residents of the City who are appointed by Irvine City Councilmembers. The Commission meets regularly on the first and third Thursday of each month in the City Council Chamber at the Irvine Civic Center located at One Civic Center Plaza. Meetings begin at 5:30 p.m., unless otherwise noted. Meeting agendas and approved minutes are kept current on the City website at cityofirvine.org/planningcommission

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The Planning Commission is responsible for providing input to the City Council on long-range planning. Irvine's long-range planning goals are embodied in the General Plan. The General Plan and the amendments to it are reviewed by the Planning Commission and adopted by the City Council. The General Plan is implemented through the City's development regulations.

The Planning Commission has the authority to approve or deny applications concerning development within the City. The category of applications includes Tentative Tract Maps, Conditional Use Permits, Master Plans, Administrative Relief and Variances. The Planning Commission also makes recommendations to the City Council on all applications for amendments to the Zoning Ordinance.

An agenda is provided for each Planning Commission meeting, which lists the items submitted for consideration. Prior to the listed agenda items, the Commission may hold a study session to receive information or meet with another committee. A study session is open to the public; however, no public testimony is taken and no decisions are made. Following a study session, the regular meeting will begin at 5:30 p.m. At this time, the Commission allows oral communication from the public to address the Commission on items not listed on the agenda. See information for Speaker's Card/Request to Speak on the first page.

The items on the agenda are arranged in three categories: Consent Calendar: These are relatively minor in nature, do not have any outstanding issues or concerns, and do not require a public hearing. All consent calendar items are considered by the Commission as one item and a single vote is taken for their approval, unless an item is pulled from the consent calendar for individual discussion. There is no public discussion of consent calendar items unless requested by the Commission. Public Hearings: This category is for case applications that require, by law, a hearing open to public comment because of the discretionary nature of the request. Public hearings are formally conducted and public input/testimony is requested at a specific time. This is your opportunity to speak on the item(s) that concern you. If, in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing. Commission Business: Items in this category are general in nature and may require Commission action. Public input may be received at the request of the Commission. See information for Speaker's Card/Request to Speak on the first page.

At 10 p.m., the Planning Commission will determine which of the remaining agenda items can be considered and acted upon prior to 11 p.m., and will continue all other items for which additional time is required until a future Commission meeting. All meetings are scheduled to terminate at 11 p.m.

downloaded from the City's website at *cityofirvine.org/planningcommission* at least 12 days prior to the scheduled Planning Commission meeting.

APPEALS

Planning Commission decisions may be appealed to the City Council in accordance with Zoning Ordinance Chapter 2-5. Planning Commission actions on a subdivision map may be appealed to the City Council in accordance with Irvine Municipal Code Section 5-5-110. Planning Commission determinations regarding an interpretation of the City's Subdivision Ordinance may be appealed to the City Council in accordance with Irvine Municipal Code Section 5-5-1004.H.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the Planning Commission regarding any item on this agenda after the posting of the agenda will be available for public review in the Community Development Department during normal business hours. In addition, such writings or documents will be made available for public review at the respective public meeting.

SUBMITTAL OF INFORMATION BY MEMBERS OF THE PUBLIC FOR DISSEMINATION OR PRESENTATION AT PUBLIC MEETINGS

MEDIA TYPES AND GUIDELINES

1. Written Materials/Handouts: Any member of the public who desires to submit documentation in hard copy form may do so prior to the meeting or at the time he/she addresses the Planning Commission. Please provide 10 copies of the information to be submitted and file with the Recording Secretary at the time of arrival to the meeting. This information will be disseminated to the Planning Commission at the time testimony is given.

2. Large Displays/Maps/Renderings: Any member of the public who desires to display freestanding large displays or renderings in conjunction with their public testimony is asked to notify the Community Development Department at 949-724-6465 no later than noon on the day of the scheduled meeting.

3. Electronic Documents/Audio-Visuals: Any member of the public who desires to display information electronically in conjunction with their public testimony is asked to submit the information to the Community Development Department at 949-724-6465 no later than noon on the day of the scheduled meeting.

CITY SERVICES TO FACILITATE ACCESS TO PUBLIC MEETINGS

It is the intention of the City of Irvine to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, the City of Irvine will attempt to accommodate you in every reasonable manner. Please contact the Planning Commission liaison at 949-724-6465.

Assisted listening devices are available at the meeting for individuals with hearing impairments. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility

- Front Entrance of City Hall
- University Park Center (Culver/Michelson)
- Walnut Village Center (Culver/Walnut)
- Northwood Town Center (Irvine Blvd./Yale)
- City's web page at cityofirvine.org/planningcommission

I hereby certify that the agenda for the regular Planning Commission meeting was posted in accordance with law in the posting book located in the Public Safety lobby and at the entrance to the Civic Center, One Civic Center Plaza, Irvine, California on November 18, 2021 by 7 p.m. as well as on the City's web page.

Laya Espinoza

Commission Liaison

4b. Planning Commission December 2, 2021 Staff Report

REQUEST FOR PLANNING COMMISSION ACTION

MEETING DATE: December 2, 2021

TITLE: GENERAL PLAN – DRAFT 2021-2029 HOUSING ELEMENT UPDATE

Director of Community Development

RECOMMENDED ACTION

1. Conduct the public hearing.
2. Continue the public hearing to December 16, 2021.

EXECUTIVE SUMMARY

State law requires all cities to update the Housing Element of its General Plan every eight years. It further requires the current update to be completed by October 15, 2021, however, statute allows for a 120-day grace period. The City's Housing Element was adopted by the City Council in 2013 for the 2013-2021 planning period. This update will address the 2021-2029 planning period. The draft 2021-2029 Housing Element was submitted to the California Department of Housing and Community Development (HCD) for the required 60-day review. HCD provided the City with a findings letter on October 18, 2021 that identified modifications required for the draft 2021-2029 Housing Element to be certified by HCD before the February 11, 2022 deadline.

The most significant update included in the draft 2021-2029 Housing Element is the identification of sites to accommodate the Regional Housing Needs Assessment (RHNA) and enhanced housing policies to support housing and affordability consistent with new state statute. The RHNA has been significantly increased from the current 5th Cycle RHNA allocation issued by the Southern California Association of Governments (SCAG). It is important to note that housing element law does not require a city to build housing units, but rather to demonstrate that the city has the land capacity to address RHNA

state housing element law, the findings provided to the City by HCD on the initial review of the draft, and how the City has responded to HCD's findings.

COMMISSION/BOARD/COMMITTEE RECOMMENDATION

At its July 1 and 15, 2021 meetings, the Planning Commission considered the preliminary draft 2021-2029 Housing Element. The Planning Commission specifically asked Community Development staff to strengthen policies and programs associated with the development of affordable housing. Where feasible and appropriate, staff revised the policies and programs to include language that is more definitive, establishes more detailed timeframes for fee programs, and strengthens the support for services to renters and homeowners.

At its August 5, 2021 meeting, the Planning Commission unanimously authorized the release of the preliminary draft 2021-2029 Housing Element to HCD for the required 60-day review.

ANALYSIS

Background

Under California law (Government Code Section 65580 et seq.), cities must update their housing element every eight years. As prescribed by law, the current update must be completed by October 2021. The City transmitted the draft 2021-2029 Housing Element to HCD for a mandatory 60-day preliminary review on August 19, 2021. The City received HCD's initial findings on October 18, 2021 and revised the draft 2021-2029 Housing Element to address these findings. The revised version was resubmitted to HCD for "informal review" on November 19, 2021. The document will be available for an initial public review two weeks before the document is officially resubmitted to HCD for another 60-day review period, December 3, 2021. However, the revised draft Housing Element update will be available for public review through the adoption of the plan by the City Council. To meet the statutory timelines for the Housing Element, including the permitted 120 day grace period, the draft Housing Element must be reviewed and adopted while HCD continues to work with the City on the necessary revisions needed for certification.

Irvine's Housing Element for the planning period 2013-2021 was adopted by the City Council in September 2013 and it was found by HCD to be in full compliance with state

Housing Element Requirements

State law requires each city to prepare and adopt a housing element as part of its General Plan. According to state law, the Housing Element must: provide goals, policies, quantified objectives, and scheduled programs to preserve, improve, and develop housing. The Housing Element must identify and analyze existing and projected housing needs for all economic segments of the community.

Housing Needs Assessment

The state develops housing demand projections and apportions these projections to each of the state's regions. In Orange County, SCAG allocates the state's regional projected demand to individual jurisdictions. This allocation is referred to as the 6th Cycle RHNA, and is intended to reflect the projected housing demand of each jurisdiction. State law requires that jurisdictions incorporate this allocation into their Housing Element update. To assess projected housing needs, a complete description of the City's most recent population estimate, and general characteristics of the employment market is provided. This information offers insight into the types of jobs in the community and the incomes associated with such jobs. It also identifies proposed development activities and future housing needs generated by new employment opportunities.

The "Housing Needs" section of the Housing Element identifies and analyzes the existing and projected housing need of the community pursuant to the RHNA. This is different from previous cycles where the RHNA only included the projected need. An assessment must be undertaken of the community's existing and projected housing needs based on household characteristics, housing stock conditions, special housing needs, and demographic and employment trends. The City's total final RHNA allocation is 23,610. According to the methodology approved by SCAG, the projected need for the City, which is based on planned development and the City's official growth forecast, is 7,690 units. The existing need for the City is 15,864 and is solely based on a jurisdiction's access to jobs and transit. The existing need also included additional units that were reallocated from disadvantaged communities (DACs) in Orange County. An additional 56 units were allocated to the City as a result of any successful RHNA appeal. The assessment of existing housing needs includes current demographic information, such as the total population, the number of households over-burdened by housing costs (households paying more than 30% of income for housing), the number of households living in overcrowded conditions, and special housing needs. It also includes the number of housing units that need rehabilitation, as well as assisted affordable units at risk of

anticipated to be needed, by income category, to accommodate the expected population growth over the planning period of the Housing Element. The housing needs findings are used to inform and develop the Housing Element policies and programs to ensure that the City focuses its efforts on the community's identified needs.

Sites Inventory, Analysis, and Goals and Policies

State law requires jurisdictions to provide an inventory of land suitable for residential development that will allow for, and facilitate production of, the City's regional share of housing as determined by the RHNA.

To determine whether the City has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify "adequate sites" in the Housing Element site inventory. The purpose of the housing element's site inventory is to identify and analyze specific land (sites) that is available and suitable for residential development in order to determine the jurisdiction's capacity to accommodate residential development and reconcile that capacity with the jurisdiction's RHNA. The site inventory enables the jurisdiction to determine whether there are sufficient adequate sites to accommodate the RHNA by income category. A site inventory and analysis will determine whether program actions must be adopted to "make sites available" with appropriate zoning, development standards, and infrastructure capacity to accommodate the new housing need.

Other characteristics to consider when evaluating the appropriateness of sites include physical features (e.g., size and shape of the site, improvements currently on the site, slope instability or erosion, or environmental and pollution considerations), location (e.g., proximity and access to infrastructure, transit, job centers, and public or community services), competitiveness for affordable housing funding (e.g., Low Income Housing Tax Credit score criteria), and likelihood or interest in development due to access to opportunities such as jobs and high performing schools. When determining sites to include in the inventory to meet the lower income housing need, HCD recommends that a local government first identify development potential in high opportunity neighborhoods. High opportunity areas are places that currently have strong economic, environmental, and educational outcomes. Locating affordable housing in high opportunity areas would result in more racial integration of neighborhoods and offer new economic opportunities to lower income segments of the population. This will assist the local government in meeting its requirements to affirmatively further fair housing and ensure developments are more competitive for development financing.

the jurisdiction is required to re-zone land in order to have sufficient capacity, among other programs that may also be required. Even if a city re-zones the land to accommodate residential, market and development trends will ultimately dictate the approval and construction of residential units. The City's draft 2021-2029 Housing Element demonstrates that Irvine does not have sufficient capacity under the current General Plan to meet the new RHNA through vacant land capacity and will need to re-zone land and update the Genera Plan and Zoning Ordinance to accommodate the RHNA. With the proposed re-zoning and inclusion of new policies and programs, the City is able to identify sufficient capacity to accommodate the 6th Cycle RHNA.

The City's 6th Cycle RHNA has been significantly increased from the 5th Cycle RHNA of 12,149 units to 23,610 total units. The 6th Cycle RHNA will replace the current allocation when the Housing Element is updated, adopted by the City Council, and certified by the state before the statutory deadline. Table 1 below shows Irvine's RHNA allocation of housing units broken down by income category for the 2021-2029 planning period.

Table 1
2021-2029 Irvine Regional Housing Needs Allocation

Income Category	RHNA
Category 1 (0% - 50% AMI[1]) (Extremely Very Low/Very Low)	6,396
Category 2 (51% - 80% AMI) (Low)	4,235
Category 3 (81% - 120% AMI) (Moderate)	4,308
Category 4 (over 120% AMI) (Above Moderate)	8,671
Total Units	23,610

Note: [1] AMI refers to Area Median Income for Orange County.

Housing Element statute has been modified the past several years, adding new requirements that must be included in a jurisdiction's Housing Element update. This includes the addition of the Affirmatively Further Fair Housing (AFFH) section and the "no net loss" requirement in the site inventory. "No net loss" requires a jurisdiction to continuously maintain adequate sites throughout the planning period to accommodate its remaining unmet RHNA by each income category. Specifically, if a jurisdiction approves a development of a parcel identified in its Housing Element sites inventory with fewer units than shown in the Housing Element, it must either make findings that the Housing Element's remaining sites have sufficient capacity to accommodate the remaining unmet

Constraints

A number of factors can constrain the development and improvement of housing. These include both governmental and non-governmental constraints, which are reviewed in the Housing Constraints section of the draft 2021-2029 Housing Element. State law requires the City to analyze land use controls, fees and exactions, on- and off-site improvement requirements, building codes, and enforcement thereof, permit and processing procedures, and potential constraints on the development or improvement of housing for persons with disabilities. The draft 2021-2029 Housing Element generally finds that the City land use controls do not create unnecessary constraints to housing development.

Non-governmental constraints must also be analyzed, including the availability and cost of land, as well as construction costs. These constraints are often out of the City's control but can result in housing that is not affordable to low- and moderate-income households.

Goals, Policies, and Programs

Based on the results of the public participation, housing needs assessment, sites inventory and analysis, and constraints, the draft 2021-2029 Housing Element establishes goals, policies, and programs to facilitate the provision of housing that fulfills the diverse needs of the community.

The draft 2021-2029 Housing Element establishes six goals, which are statements of community desires that are broad in both purpose and aim but are designed specifically to establish direction. Policies provide specific standards for achieving each goal, and are further articulated in the programs, which identify actions the City will implement to achieve each goal and policy.

Many of the goals, policies, and programs have not changed from the 2013-2021 Housing Element. Some have been modified to simplify, avoid redundancy, or reflect current practice, and are outlined in the Goals, Policies and Programs section. New goals, policies, and programs have been added to build upon Irvine's success in building affordable housing throughout the community and address the City's significant RHNA allocation. Some of the key proposed policies being considered include:

- An increase to the inclusionary zoning ordinance to mandate 20 percent of new

- Coordinate efforts and enhance partnership with the Irvine Community Land Trust (ICLT)
- Increase the affordable in-lieu fee to reflect current costs
- Extend the term of affordability on affordable units set to expire in the next Housing Element Cycle (2021-2029)
- Introduce residential uses in targeted retail centers in the City to create mixed use environments
- Maximize density near the Irvine Transportation Center with a residential overlay, for transit-oriented development
- Expand the residential overlay and unit cap in the Irvine Business Complex
- Introduce residential overlay at religious and school sites
- Allow conversion of hotel and motel to residential units

Site Inventory

State law mandates that cities develop a sites inventory analysis to identify vacant land or land that can be redeveloped during the planning period. The inventory must include a map identifying parcels, general plan and zoning designation, acreage and unit capacity across affordability levels. The sites inventory analysis included in the draft 2021-2029 Housing Element demonstrates that the RHNA of 23,610 total housing units can be accommodated through a combination of the remaining vacant residential sites in Irvine and non-vacant sites that can be redeveloped with a residential component. This will require the City to complete a comprehensive update to the General Plan and Zoning Ordinance following the adoption of the Housing Element.

Per Housing Element statute and HCD's "Housing Element Site Inventory Guidebook", the City must identify adequate sites at the parcel level. Additionally, according to the guidebook, "the analysis of 'appropriate zoning' should not include residential buildout projections resulting from the implementation of a jurisdiction's inclusionary program or potential increase in density bonus, because these tools are not a substitute for addressing whether the underlying (base) zoning densities are appropriate to accommodate the RHNA for lower income households." This means, the City, despite having a successful inclusionary housing program, is

- Density Realism: The City must show precedent for high density residential assumptions by providing documentation that nearby developments are at similar densities.
- Parcel Size: HCD will scrutinize affordable units on sites that are less than 0.5 acres or more than 10 acres.
- Affirmatively Furthering Fair Housing (AFFH): The City is required to spread affordable units throughout the City to ensure there is not a concentration of affordable units in one area.

A detailed breakdown of the residential development capacity by income category is provided in the Projected Housing Needs section of the draft 2021-2029 Housing Element. The City will accomplish this task while continuing Irvine's tradition of strategic and thoughtful planning. Additionally, the draft 2021-2029 Housing Element continues the community's commitment to a full spectrum of housing opportunities for all income groups at all stages of life.

Quantified Objectives

A component of the Housing Element includes quantified objectives for achieving the maximum number of units, by income level, to be constructed, rehabilitated, and conserved over the planning period. Staff has identified the City's housing needs, surveyed developable parcels, identified financial resources, analyzed constraints, and assessed appropriate programs and policies. As a result of this analysis an estimate was made of the maximum number of units that can reasonably be expected to be developed by the private sector. It is important to note that quantified objectives need not equal the RHNA allocation.

Review of Past Programs in the Previous Housing Element

The City must evaluate the results from housing programs implemented during the previous Housing Element. The review of past programs discusses the progress, effectiveness, and appropriateness of the previous Housing Element goals, objectives, policies, and programs.

Public Participation

Pursuant to California Government Code Section 65583(c)(9), local governments are

community, property owners, non-profit organizations, public agencies, such as the Irvine Unified School District, affordable housing providers including the Irvine Community Land Trust, and special interest groups.

To promote the community engagement activities and events, the City used its website, social media accounts, press releases, mailers, interest list notifications, fliers, and public email system. The City also provided outreach materials in English and seven additional languages: Chinese (Traditional and Simplified), Korean, Vietnamese, Japanese, Farsi, Arabic, and Spanish to ensure the outreach materials reached the diverse segments of the community.

The City Council conducted a scoping session on February 9, 2021, and the Planning Commission conducted a study session on February 18, 2021, on the Housing Element update process. Input from the workshops and meetings with the public, City Council, and Planning Commission, as well as staff review of the current Housing Element and changes in state housing law were used to develop the draft document presented to the Planning Commission.

In preparing for the Sites Inventory Analysis, staff identified potential opportunity sites and mailed outreach letters to those property owners. The purpose of these mailers was to gauge interest of property owners in either converting their site for residential purposes or developing residential homes in combination with their existing use within the next eight years. In addition, staff met with major property owners, Irvine Company and FivePoint, to discuss potential opportunity sites for the Housing Element.

City staff held meetings with a variety of stakeholders including affordable housing developers and several meetings with the Irvine Community Land Trust (ICLT) on opportunities to coordinate and collaborate. The City hosted three community workshops throughout the month of April. On April 5, 2021, the City held a virtual community workshop with stakeholders in the Irvine Business Complex (IBC) and Spectrum areas, specifically property owners, commercial real estate brokers, the Building Industry Association (BIA), Irvine Chamber of Commerce, and the general public with an interest in these neighborhoods. On April 22, 2021, and April 29, 2021, the City held virtual community-wide workshops to present the 6th Cycle Housing Element Update. On April 22, 2021, 105 participants attended the workshop and on April 29, 2021, 92 participates attended the workshop.

In addition, staff utilized community survey and focus group results from City residents

The City gathered feedback from all outreach activities and evaluated the findings to identify the issues and topics that were most pressing to the Irvine community. The City then used this information to help develop goals, policies, and proposed activities for the planning period.

Review Process

The Housing Element was forwarded to HCD for a mandatory 60-day review for consistency with state law and provisional certification on August 19, 2021. On October 18, 2021, the City received HCD's findings letter that outlined changes to the draft 2021-2029 Housing Element that are necessary to bring the housing element into compliance with Article 10.6 of the Government Code. HCD's required changes are outlined below including information on how staff has responded to ensure compliance with the Government Code. For full details, please reference HCD's findings letter for the City of Irvine dated October 18, 2021 (Attachment 1).

A. Additional Narrative

HCD finding: HCD has requested that the City provide additional narrative in the housing element on a variety of topics including the past performance of the 5th Cycle housing programs.

City response: The City has provided a more detailed narrative regarding the past performance of the 5th Cycle housing programs.

B. Additional Documentation/Findings

HCD finding: HCD has requested the City provide additional documentation of public outreach to affordable housing advocates and affordable housing property owners and operators.

City response: The City has provided additional documentation regarding the outreach conducted with affordable housing developers and operators. In addition, the City has included input pertaining to affordable housing and housing opportunities provided during focus groups conducted in February 2021. The City has also provided attendance records for the public workshops that documents the attendance and participation by affordable housing advocates.

C. Site Inventory

HCD finding: HCD has determined that existing graduate student, family, and faculty residential at the University of California, Irvine (UCI) cannot be used toward meeting the 6th Cycle RHNA. These units must be removed from the site inventory. However, HCD has noted that future graduate student, family, and faculty residential can be counted toward the RHNA subject to the provision of proper documentation and agreements between UCI and the City,

City response: The City has removed the existing UCI units from the site inventory. A draft agreement between the City and UCI will be provided to HCD prior to final approval of the Housing Element.

HCD finding: HCD has requested the City provide documentation that demonstrates non-vacant sites will transition to residential in the next planning period.

City response: The City has provided trend analysis to demonstrate that during the 5th Cycle Housing Element planning period that non-vacant sites transitioned to residential. The City provided data from the Irvine Business Complex as documentation. Additionally, the City has identified emails and letters from property owners who have expressed interest in redeveloping non-residential sites to residential.

HCD finding: HCD has requested the City provide documentation that affordable housing units have been developed from parcels larger than 10 acres in size.

City response: The city has provided information on existing affordable housing projects that have been subdivided and developed from parcels larger than 10 acres in size.

D. Revisions to the Housing Programs

HCD finding: HCD has requested the City's programs be modified to include specific and clear commitments.

City response: The City has revised the housing programs to be more specific and clear in its commitments.

HCD finding: HCD has requested that the City provide clear and specific commitments to ensure the units at-risk of converting to market-rate units in the planning period are preserved.

City response: The City has provided additional documentation on how the City will pursue clear and specific commitments to ensure the units at-risk of converting to market-units in the planning period are preserved.

The initial review by HCD must occur at least 90 days prior to the City Council taking final action on the Housing Element. The City is consistent with this requirement, as the initial submittal of the draft occurred on August 19, 2021. Upon incorporation of HCD feedback, staff is presenting the final draft 2021-2029 Housing Element to the Planning Commission followed by final review and City Council consideration of formal adoption concurrent with the resubmittal to HCD for its review. The City is taking advantage of the 120-day grace period following the October 15, 2021, deadline to adopt the final Housing Element. The entire 6th Cycle Housing Element cycle has been delayed at several levels, including the six-month delay at SCAG for the adoption of the final RHNA (March 2021), the delayed release of the Affirmatively Furthering Fair Housing (AFFH) guidelines by HCD (April 2021), and COVID. Upon submittal of the final Housing Element to HCD for certification, the state will have 90 days to confirm whether the Housing Element is consistent with HCD's provisional certification and thereby complies with state law.

ENVIRONMENTAL REVIEW

The project requires environmental review consistent with the California Environmental Quality Act (CEQA). The Housing Element is a policy-level document that does not create physical residential growth, but only identifies adequate and available sites for residential development during the 2021-2029 planning period. Therefore, a Negative Declaration has been prepared (Attachment 2).

A Notice of Intent to adopt the Initial Study/Negative Declaration was posted on November 15, 2021 for a thirty-day public review that will conclude on December 15, 2021.

A comprehensive Program Environmental Impact Report (PEIR) will be part of the forthcoming comprehensive General Plan Update that will address the required rezoning identified in the draft Housing Element update.

ALTERNATIVES CONSIDERED

FINANCIAL IMPACT

The Community Development Department budget includes a work program to update the Housing Element. The program includes staff time and consultant services to research and prepare the updated Housing Element. The City will also rely on reimbursement from Senate Bill 2 and Local Early Action Plan (LEAP) grants to fund a portion of the Housing Element.

REPORT PREPARED BY: Marika Poynter, Principal Planner

PC ATTACHMENTS:

1. HCD Finding Letter dated October 18, 2021
2. Notice of Intent to adopt an Initial Study/Negative Declaration

NOTICE OF INTENT TO ADOPT AN INITIAL STUDY/NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the City of Irvine is considering a recommendation that the project herein identified will have no significant environmental impact in compliance with Section 15070 of the California Environmental Quality Act (CEQA) Guidelines. Copies of the **PROPOSED NEGATIVE DECLARATION (ND)** and **INITIAL STUDY (IS)**, which support the proposed findings, are on file at the City of Irvine.

State Clearinghouse No.: (if applicable) N/A

Project Title and File No.: City of Irvine General Plan Housing Element 2021–2029 Update
File No. 00832121-PGA

Project Applicant: City of Irvine Community Development Department
1 Civic Center Plaza
Irvine, California 92606

Project Location: Citywide

Project Description: The City of Irvine Community Development Department is currently preparing a 6th Cycle update of its Housing Element for the 2021–2029 planning period pursuant to state requirements. The Housing Element Update includes a comprehensive analysis of the community's current and future housing needs and includes policies and actions to help facilitate the preservation, improvement, and development of housing to accommodate the City's share of the state-mandated Regional Housing Needs Assessment (RHNA) allocation by income levels. Although the City does not build the housing, the City's Housing Element creates a plan and regulatory framework, which provide opportunities for the private sector to do so where market conditions determine when and where housing is built.

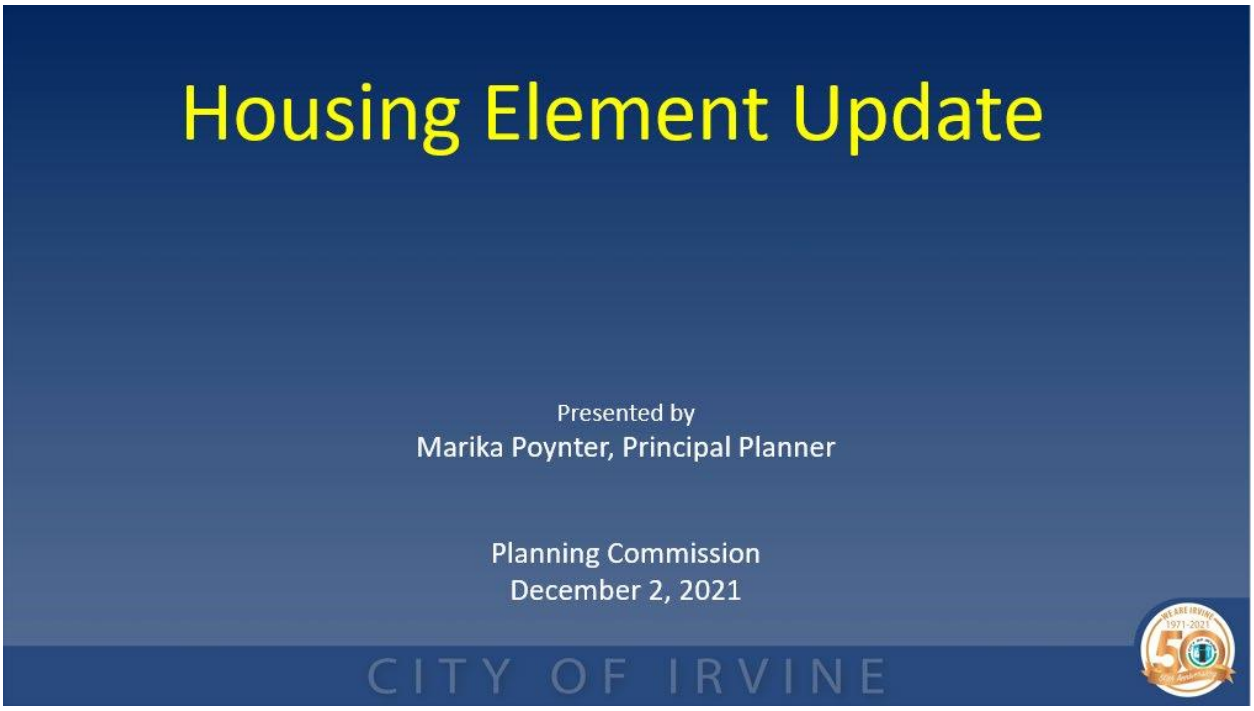
Information Available: Copies of the **Draft ND** are available for your review at the Community Development Department, 1 Civic Center Plaza, Irvine (City Hall), during normal work hours. In addition, the IS/ND and other project information is accessible online at **www.cityofirvine.org/HEUpdate**.

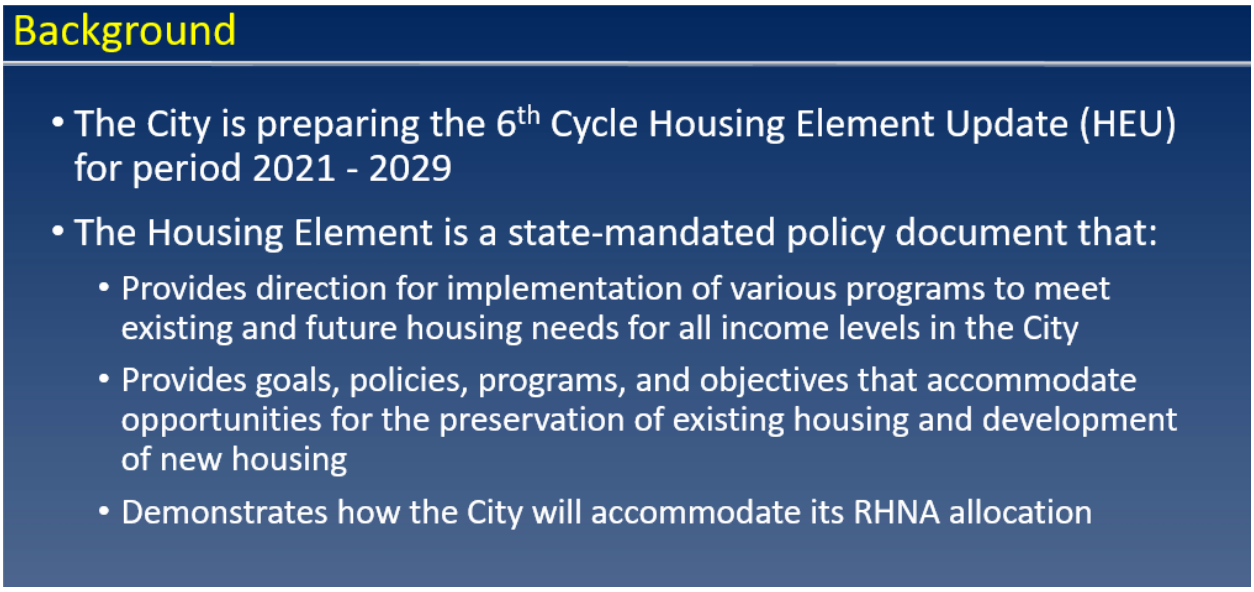
Citizen Involvement: The Draft IS/ND is being circulated for a 30-day public review period as follows: **beginning on November 15, 2021, and ending on December 15, 2021.** All written comments on the Draft IS/ND must be received by the close of business on December 15, 2021, and can be emailed and/or mailed to:

Melissa Chao, Senior Planner
City of Irvine, Community Development Department
1 Civic Center Plaza
Irvine, CA 92606
mchao@cityofirvine.org

Following the close of the public review period, the Community Development Department will incorporate responses to comments received and prepare a Final IS/ND. The Final IS/ND and the Housing Element Update will be considered by the Planning Commission and City Council at noticed public hearings in the

4c. Presentation





Background

- A city adopted HEU must be submitted to HCD by February 11, 2022 or face penalties.
- The City submitted the draft HEU on August 19, 2021, following three Planning Commission meetings, for the mandatory 60-day review by HCD.
- HCD provided the City with the findings letter on October 18, 2021.
- The City has prepared a revised version of the draft HEU to address HCD's findings.

Regional Housing Needs Assessment

% of County Area Median Income (AMI)	Units
Category 1 (0 – 50 % AMI)	6,396
Category 2 (51 – 80% AMI)	4,235
Category 3 (81 – 120% AMI)	4,308
Category 4 (120% AMI or above; considered "market rate")	8,671
TOTAL	**23,610**

- Buffer for "no net loss" for Categories 1 and 2 – City will apply it for Categories 1, 2, and 3
- Actual number needed is anticipated to exceed allocation
- Affirmatively Furthering Fair Housing (AFFH)

Site Inventory to Meet RHNA

	Very Low	Low	Moderate	Above Moderate	Total
RHNA	6,396	4,235	4,308	8,671	23,610
Total New Units to Meet RHNA (Site Inventory)	**7,230**	**4,801**	**4,898**	**40,727**	**57,656**
Net Surplus	1,850	949			
No-Net Loss Buffer per HCD (15%-30%)	29%	22%			

CITY OF IRVINE

Draft Policy Recommendations

- Promote higher density residential and mixed use
  - Near train station – PA 32
  - Religious and school sites
  - Conversion of hotel / motel
  - I.B.C.
  - Targeted retail centers
- Transit Oriented Development
  - High density residential and mixed use in Great Park Neighborhoods – adjacent to the Irvine Station
- Consider increasing the inclusionary requirement to 20%

Draft Policy Recommendations

- Publicly–Owned Sites
  - Target City, County, State, and certain privately owned sites for 100% affordable residential projects
- Extend affordability on existing units
  - About 900 units set to expire in the next cycle
- Consider streamlining the affordable housing development process
  - Expedite the entitlement process
  - Evaluate the costs and benefits of reducing / deferring fees

HCD Findings/City Response

A. Additional Narrative:

HCD comment: HCD has requested that the City provide additional narrative in the housing element on a variety of topics, including past performance of the 5th Cycle housing programs.

City response: Provide additional narrative on the identified programs from the 5th Cycle Housing Element.

HCD Findings/City Response

B. Additional Documentation/Findings:

- Affirmatively furthering fair housing (AFFH) – Public Outreach

  HCD comment: Provide additional documentation of outreach to affordable housing advocates, affordable housing providers and developers.

  City response: Providing additional narrative on the workshops held with affordable housing developers and comments from the multiple public workshops and General Plan focus groups.

HCD Findings/City Response

C. Revisions to the Site Inventory

- University Housing

  HCD request: HCD has determined that existing graduate student, family, and faculty residential at UCI cannot be used toward meeting the 6th Cycle RHNA. These units must be removed from the site inventory.

  City response: The City has removed these units from the site inventory.

HCD Findings/City Response

C. Revisions to the Site Inventory

HCD request: HCD has requested the City provide documentation that demonstrates non-vacant sites will transition to residential in the next planning period.

City response: The City has provided trend analysis that demonstrates areas such as the Irvine Business Complex have converted to residential during the previous planning period. The City is also providing emails and letters of interest from property owners.

HCD Findings/City Response

C. Revisions to the Site Inventory

HCD request: HCD has requested the City provide documentation that affordable units have been developed from parcels larger than 10 acres in size.

City response: The City has provided documentation that existing affordable projects have been successfully developed from parcels larger than 10 acres.

HCD Findings/City Response

D. Revisions to the Housing Programs

HCD request: HCD has requested the City's programs be modified to include specific and clear commitments. Additionally, HCD requested the City provide discrete timelines for selected programs.

City response: The City has updated the programs to include more definitive commitments and provided updated and specific timelines for the selected programs.

AB 1398 Impact

- AB 1398 penalizes jurisdictions that do not adopt a HE that is found in substantial compliance by HCD by February 11, 2022.
- If a jurisdiction is unable to have an adopted HEU that is in substantial compliance by HCD by February 11, 2022 and relies on rezoning to meet the RHNA through the site inventory, will be required to complete the rezoning effort by October 15, 2022.
- If a jurisdiction is not able to complete the rezoning and associated environmental in this nine month period, HCD can decertify the jurisdiction's housing element.

Penalties for Non-Compliance

- Increased exposure to litigation
- Loss of permitting authority
- Financial penalties, including monthly fines from $10K - $100K
- Loss of eligibility for state and regional funding sources
- Court receivership
- SB 35 streamlined ministerial approval process
- Increased exposure to monitoring by the Housing Accountability Unit

CITY OF IRVINE

Timeline

Date	Action
August 19, 2021	City submits HEU to HCD
August 19, 2021 – October 18, 2021	HCD 60-day review
October 18, 2021	City receives HCD comments on draft HEU
October 18, 2021 to mid-November 2021	City reviews and addresses HCD comments
November 19, 2021	Release of the revised HEU for 2 week public review
December 2 & 16, 2021	Planning Commission public hearing*
December 3, 2021	HCD 60-day review* (second submittal)
January 11 & 25, 2022	City Council adoption hearings*
February 11, 2022	Certification deadline
March 2022 – October 2024	General Plan/Rezoning (with environmental) to support HEU

* HCD 60-day review occurs concurrently with Planning Commission and City Council consideration

4d. Comments Summary and Analysis

Comments and Questions Received at December 2 PC Meeting	Who	Responses and How Comment was Addressed in HE (if applicable)
Rpresentative of about 3,500 working class men and women skilled and trained construction workforce. There are about 250 constructions workers in the Regional Council that reside in Irvine. Please consider adding language regarding skilled workforce language to the HEU	Leonard DeLaRosa, representative Southwest Regional Council of Carpenters (in person)	Comment noted.
Looking for several clarifications: 1. Site inventory specifies specific allocations of affordable housing for specific sites. Requesting flexibility to move units around. For example, site in Spectrum area yet no affordable housing is allocated in Planning Area 32 even though about 15,000 units total are assumed. 2. Inclusionary housing ordinance increasing from 15 to 20 percent (9/6/5 breakdown) is pending study. General apprehension, but understand that study	Jeff Davis, Irvine Company (in person)	Comment noted.

You have our letter which is more detailed.		
Understand that policies and land use are intertwined to make it viable. In comparision to other cities, Irvine has made tremendous progress on developing market and some affordable residential units (City is leader). Current policies have produced approximately 25 percent more moderate and market rate units than very low and low units. Recommend increase in affordable housing in-lieu fee. Ensure the inclusionary housing ordinance is raised to ensure parity with affordable housing moving forward with market rate given the incentives provided for market rate housing. Recognize the challenges to make housing opportunities for everybody in the community. People can't afford to live in the community. Encouraging and making policies stronger for affordable housing for everybody.	Cesar Covarrubias, Executive Director of the Kennedy Commission (via Zoom)	Comment noted
Irivne is a top housing builder in the State (only LA and San Diego surpasses Irvine)	Alejandra Reyes, Irvine resident and UCI faculty member specializing on housing policy	Comment noted.

Irvine has got to do better and provide more affordable housing options. Daughters have grown up in Irvine, but don't know the world. Need exposure to all people. We have ethnic diversity, but our youth are diisadvantaged because of lack of exposure to socioeconomic diversity. Need an Irvine that appeals to everyone and is affordable. Make Irvine a much better, fairer, more interesting, and more diverse City.	John Irvine, Irvine resident of Woodbridge with two daughters in middle school and Woodbridge High School (via Zoom)	Comment noted.
Did we receive the skilled workfoce language on the dias tonight? Asked Leonard DeLaRosa what skilled and trained workforce means. Support flexibility in site inventory if it doesn't mess up our timeline to meet the Feb. 11, 2022 deadline. Please highlight language in draft HEU. Irvine moderate and above Moderate units approved 25 time more than very low and Low units.	Commissioner Gaido	Leonard DeLaRosa responded that skilled and trained workforce is one that has gone through an accredited apprenticeship program where the SWCCC program is recognized from the State (safety procedures, construction, development, engineering, and blue print reading). Southwest Regional Council developed Career Connection which is training program for high schoolers. Teach cirriculum covering wood framing, metal stud framing, dry wall, acoustical, and doors. Giving someone the ability to work in construciton with a good job in terms of wages and benefits.

		Staff reponded that Irvine's HE Annual Progress Report shows we constructed approximately 907 very low units. In comparision, approximately 1,000 very low affordable units were constructed by 34 other jurisdictions in the region during the same period. However, progress is measured against RHNA, not in comparision with other jurisdictions. Staff responded we can address the Southwest Regional Council's request regarding skilled workforce separate from the HEU such as during the General Plan Update, Zoning Ordinance Amendement, or future implementation plan.
HEU is a goal Irvine is striving for. The upcoming GPU work effort can contemplate skilled labor and the inclusionary housing study that is forthcoming. Today we are addressing HCD's exceptions (comments) letter. City must meet the deadline at this point and cannot afford any interuptions because we can no longer issue any building permits and that would hurt everyone.	Chair Pierson	Comment noted.
Confirm that there is a fair	Commissioner Limb	Staff reponded that sites can be

flexible to take advantage of funding and maximize resources to get more units. Presume that skilled workforce generally involves prevailing wages and union jobs. Not sure the City has authority to require skilled labor.		union jobs. It depends on the funding source. Federal and State funding generally involves prevailing wage vs. private.
Strict timeline to meet the February 11, 2022 deadline (i.e., adopted by City Council and receive certification by HCD) to meet AB 1398. Hence the concurrent review process between Planning Commission and City Council. Why UCI housing not counted? Does extending the term of affordability count? Flexibility for City and developer in dealing with the State agency	Vice Chair Huang	Staff responded that if we make changes then we would have to re-release for public review. We can amend the adopted HEU within certain limits in the future. Staff responded that HCD's rationale for not counting UCI units is that SCAG already reduced the number of units related to university housing in the RHNA allocation. So it would be double counting. Staff responded extending the term of affordability for existing units is credited against the RHNA (i.e., decrease from initial allocation).
It is obvious we are on a split critical path withconcurrent review by the Planning Commission and City Council and HCD. Understand flexibility in the HEU document. Concerned that this flexibility will be continued	Chair Pierson	Comment noted.

Don’t like State saying we can not take advantage of the Unviersity Housing despite it impacts everything in the City. Continued the public hearing to December 16, 2021 meeting (voted 4-0 with Commissioner Knowland absent)		

4e. Public Notice

PUBLIC NOTICE
PLANNING COMMISSION HEARING
December 2, 2021

DESCRIPTION: The draft 2021-2029 Housing Element is Irvine's "housing plan" and is a required chapter in the General Plan. Irvine, along with all California cities and counties, is required to adequately plan and meet the housing needs of everyone in the community. All cities and counties are required to update their Housing Element every eight years for certification by the California Department of Housing and Community Development. The 2021-2029 Housing Element cycle must identify enough potentially developable sites suitable for residential use to meet Irvine's Regional Housing Needs Assessment allocation of 23,610 housing units. The Housing Element must provide goals, objectives, policies, and implementation programs demonstrating how Irvine will meet its existing and future housing needs for all income levels. The Housing Element must also address recent housing legislation adopted in response to the state's housing crisis.

LOCATION: Citywide.

INFORMATION: Copies of the staff report will be available for review after 5 p.m. on Thursday, **November 18, 2021**, online at *cityofirvine.org/planningcommission.* Copies of the draft 2021-2029 Housing Element and associated Initial Study/Negative Declaration are available at the City's dedicated Housing Element webpage at *cityofirvine.org/housing-element-update*.

INVOLVEMENT: Do you have any comments? Questions? Concerns? You are invited to participate in a public hearing to be held by the City of Irvine Planning Commission on **Thursday, December 2, 2021, at 5:30 p.m.** or soon thereafter, in the City Council Chamber at Irvine City Hall, One Civic Center Plaza, Irvine. You may also participate through the "Zoom" application. Details for "Zoom" will be posted online at least 24 hours in advance of the hearing at *cityofirvine.org/planningcommission*.

For any public hearing or public meeting that is scheduled after September 30, 2021, a person's ability to participate and provide verbal comments via teleconference will be contingent on the Governor of California extending teleconferencing accommodations by new executive order or contingent on the California Legislature enacting a statute authorizing the same. Members of the public are encouraged to be informed as to teleconferencing accommodations, if any, available after September 30, 2021. If teleconferencing accommodations are not extended, any person may participate in a public hearing or public meeting, and provide verbal comments therefor, by attending the meeting in person at Irvine City Hall.

NOTE: If, in the future, you wish to challenge this application in court, you may be limited to raising only those issues that you or someone else raised in written correspondence received by the City at, or before, the public hearing.

CONTACT: For more information or to submit comments in advance of the meeting, please contact Marika Poynter, Principal Planner, by email at mpoynter@cityofirvine.org or by phone at 949-724-6456.

AMERICANS WITH DISABILITIES ACT It is the intention of the City of Irvine to comply with the Americans with Disabilities Act in all respects. If you will need special assistance beyond what is normally provided, the City of Irvine

4f. Affidavits of Publication

Irvine World News
1771 S. Lewis Street
Anaheim, CA 92805
714-796-2209

5191001

IRVINE, CITY OF- LEGALS
1 CIVIC CENTER PLZ
ATTN: ACCOUNTS PAYABLE
IRVINE, CA 92606-5208

AFFIDAVIT OF PUBLICATION

STATE OF CALIFORNIA, } **SS.**
County of Orange

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the Irvine World News, a newspaper that has been adjudged to be a newspaper of general circulation by the Superior Court of the County of Orange, State of California, on August 23, 1990, Case No. A-154653 in and for the City of Irvine, County of Orange, State of California; that the notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

11/11/2021

I certify (or declare) under the penalty of perjury under the laws of the State of California that the foregoing is true and correct:

Executed at Anaheim, Orange County, California, on Date: November 11, 2021.

PROOF OF PUBLICATION

Legal No. **0011499675**

AFFIDAVIT OF PUBLICATION

STATE OF CALIFORNIA,)
) ss.
County of Orange)

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of **The Orange County Register**, a newspaper of general circulation, published in the city of Santa Ana, County of Orange, and which news-paper has been adjudged to be a newspaper of general circulation by the Superior Court of the County of Orange, State of California, under the date of November 19, 1905, Case No. A-21046, that the notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

November 15, 2021

"I certify (or declare) under the penalty of perjury under the laws of the State of California that the foregoing is true and correct":

Executed at Santa Ana, Orange County, California, on

Date: November 15, 2021

Sandra Campos

Signature

PROOF OF PUBLICATION

PUBLIC NOTICE
PLANNING COMMISSION HEARING
December 2, 2021

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LOCATION: City wide.

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INVOLVEMENT: Do you have any comments? Questions? Concerns? You are invited to participate in a public hearing to be held by the City of Irvine Planning Commission on **Thursday, December 2, 2021, at 5:30 p.m.** or soon thereafter, in the City Council Chamber at Irvine City Hall, One Civic Center Plaza, Irvine. You may also participate through the "Zoom" application. Details for "Zoom" will be posted online at least 24 hours in advance of the hearing at cityofirvine.org/planningcommission.

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AMERICANS WITH DISABILITIES ACT COMPLIANCE: It is the intention of the City of Irvine to comply with the Americans with Disabilities Act in all respects. If you will need special assistance beyond what is normally provided, the City of Irvine will attempt to accommodate you in every reasonable manner. Please contact the Community Development Department at 949-724-6465 or planningcommissioninquiry@cityofirvine.org. Notification 48 hours prior to the hearing will enable the City to make reasonable arrangements ensuring accessibility to the hearing. (28 CFR 35. 102-35. 104 ADA Title II)

CASE NUMBER(s): 03832121-PGA

PUBLICATION: Irvine World News
OC Register

PUBLICATION DATE: Nov. 11, 2021
Nov. 15, 2021

5a. Planning Commission December 16, 2021 Meeting Agenda

AGENDA

PLANNING COMMISSION
REGULAR MEETING

December 16, 2021
5:30 PM
City Council Chamber
One Civic Center Plaza
Irvine, CA 92606

Jeff Pierson
Chair

Stephen Huang
Vice Chair

Christine Knowland
Chair Pro Tem

Jong Limb
Commissioner

Mary Ann Gaido
Commissioner

PARTICIPATION AT PLANNING COMMISSION MEETINGS

MEETINGS ARE AVAILABLE TO ATTEND IN-PERSON IN THE CITY COUNCIL CHAMBER OR WATCHED LIVE THROUGH THE "ZOOM" APPLICATION. INFORMATION FOR "ZOOM" CAN BE FOUND ONLINE AT CITYOFIRVINE.ORG/PLANNINGCOMMISSION. YOU MAY SUBMIT COMMENTS ON ANY AGENDA ITEM OR ON ANY ITEM NOT ON THE AGENDA, IN WRITING VIA MAIL TO "ATTN: PLANNING COMMISSION," ONE CIVIC CENTER PLAZA, IRVINE, CA 92606; BY EMAIL TO PLANNINGCOMMISSION@CITYOFIRVINE.ORG; OR THROUGH E-COMMENT AT CITYOFIRVINE.ORG/PLANNINGCOMMISSION. E-COMMENTS SUBMITTED AT LEAST TWO HOURS PRIOR TO THE COMMENCEMENT OF THE MEETING WILL BE DISTRIBUTED TO THE PLANNING COMMISSION AT THE MEETING. YOU MAY ALSO PROVIDE LIVE COMMENTS VIA "ZOOM." FOR MORE INFORMATION, VISIT CITYOFIRVINE.ORG/PLANNINGCOMMISSION.

REQUEST TO SPEAK IN PERSON: IF YOU WOULD LIKE TO ADDRESS THE PLANNING COMMISSION ON A SCHEDULED AGENDA ITEM – INCLUDING A REGULAR BUSINESS ITEM, A PUBLIC HEARING ITEM, OR PUBLIC COMMENTS – PLEASE REGISTER BY COMPLETING THE ELECTRONIC FORM AVAILABLE ON THE KIOSK AT THE ENTRANCE TO THE CITY COUNCIL CHAMBER. PLEASE IDENTIFY ON THE FORM YOUR NAME AND THE ITEM ON WHICH YOU WOULD LIKE TO SPEAK. THE REQUEST TO SPEAK FORM ON THE KIOSK ASSISTS THE CHAIR IN ENSURING THAT ALL PERSONS WISHING TO ADDRESS THE PLANNING COMMISSION ARE RECOGNIZED. IT ALSO ENSURES THE ACCURATE IDENTIFICATION OF MEETING PARTICIPANTS IN THE PLANNING COMMISSION MINUTES. YOUR NAME WILL BE CALLED AT THE TIME THE

PLEASE TAKE NOTICE THAT THE ORDER OF SCHEDULED AGENDA ITEMS BELOW AND/OR THE TIME THEY ARE ACTUALLY HEARD, CONSIDERED AND DECIDED MAY BE MODIFIED BY THE CHAIR DURING THE COURSE OF THE MEETING, SO PLEASE STAY ALERT.

PLEASE NOTE: THE PLANNING COMMISSION IS MAKING EVERY EFFORT TO FOLLOW THE SPIRIT AND INTENT OF THE BROWN ACT AND OTHER APPLICABLE LAWS REGULATING THE CONDUCT OF PUBLIC MEETINGS, IN ORDER TO MAXIMIZE TRANSPARENCY AND PUBLIC ACCESS. FOR QUESTIONS OR ASSISTANCE, PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 949-724-6465, OR VIA EMAIL AT PLANNINGCOMMISSION@CITYOFIRVINE.ORG. IT WOULD BE APPRECIATED IF WRITTEN COMMUNICATIONS OF PUBLIC COMMENTS RELATED TO ITEMS ON THE AGENDA, OR ITEMS NOT ON THE AGENDA, ARE PROVIDED PRIOR TO THE COMMENCEMENT OF THE MEETING.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

INTRODUCTIONS

ADDITIONS AND DELETIONS TO THE AGENDA

Additions to the agenda are limited by the California Government Code Section 54954.2 of the Brown Act and for those items that arise after the posting of the Agenda must be acted upon prior to the next Planning Commission meeting.

PUBLIC COMMENTS

COMMISSION BUSINESS

1. MINUTES

RECOMMENDED ACTION:
Approve minutes of the November 18, 2021 Regular Planning Commission Meeting.

PUBLIC HEARINGS

2. GENERAL PLAN – DRAFT 2021-2029 HOUSING ELEMENT UPDATE

RECOMMENDED ACTION:
1. Conduct the public hearing.
2. Adopt RESOLUTION NO. 21-3846 - A RESOLUTION OF THE IRVINE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL APPROVE THE 2021-2029 HOUSING ELEMENT IN ITS

3. CONDITIONAL USE PERMIT MODIFICATION WITH ADMINISTRATIVE RELIEF FROM PARKING STANDARDS FOR MOMENTOUS SPORTS CENTER IN PLANNING AREA 10 (WALNUT)

RECOMMENDED ACTION:

1. Conduct the public hearing.
2. Adopt Resolution No. 21-3847 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, APPROVING CONDITIONAL USE PERMIT 00789713-PCPM WITH ADMINISTRATIVE RELIEF FROM PARKING STANDARDS FOR MOMENTOUS SPORTS CENTER, A COMMUNITY FACILITY LOCATED AT 14522 AND 14524 MYFORD ROAD IN PLANNING AREA 10 (WALNUT); FILED BY MOMENTOUS SPORTS CENTER, LP

4. MODIFICATION TO AN APPROVED MASTER PLAN, SPECIFIC TO 45 RESIDENTIAL LOTS, INCLUDING A REQUEST FOR AN ALTERNATIVE REAR SETBACK STANDARD FOR CERTAIN LOTS, LOCATED IN TRACT 17798, NEIGHBORHOOD 1 OF PLANNING AREA 1 (ORCHARD HILLS)

RECOMMENDED ACTION:

1. Conduct the public hearing.
2. Adopt Resolution No. 21-3844 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING MASTER PLAN MODIFICATION 00850498-PMP, SPECIFIC TO 45 RESIDENTIAL LOTS, INCLUDING A REQUEST FOR AN ALTERNATIVE REAR SETBACK STANDARD FOR CERTAIN LOTS, LOCATED IN TRACT 17798, NEIGHBORHOOD 1 OF PLANNING AREA 1 (ORCHARD HILLS); FILED BY HUNSAKER & ASSOCIATES ON BEHALF OF IRVINE COMPANY COMMUNITY DEVELOPMENT

5. PARK PLAN MODIFICATION FOR THE SOFI IRVINE APARTMENT COMPLEX LOCATED IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)

RECOMMENDED ACTION:

1. Conduct the public hearing.
2. Adopt RESOLUTION NO. 21-3845 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING PARK PLAN MODIFICATION (FILE NO. 00850219-PPK) FOR THE SOFI IRVINE APARTMENT COMPLEX LOCATED IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX); FILED BY

STAFF REPORTS

PLANNING COMMISSION REPORTS

ADJOURNMENT

NOTICE TO THE PUBLIC

The Irvine Planning Commission consists of five residents of the City who are appointed by Irvine City Councilmembers. The Commission meets regularly on the first and third Thursday of each month in the City Council Chamber at the Irvine Civic Center located at One Civic Center Plaza. Meetings begin at 5:30 p.m., unless otherwise noted. Meeting agendas and approved minutes are kept current on the City website at cityofirvine.org/planningcommission

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The Planning Commission is responsible for providing input to the City Council on long-range planning. Irvine's long-range planning goals are embodied in the General Plan. The General Plan and the amendments to it are reviewed by the Planning Commission and adopted by the City Council. The General Plan is implemented through the City's development regulations.

The Planning Commission has the authority to approve or deny applications concerning development within the City. The category of applications includes Tentative Tract Maps, Conditional Use Permits, Master Plans, Administrative Relief and Variances. The Planning Commission also makes recommendations to the City Council on all applications for amendments to the Zoning Ordinance.

An agenda is provided for each Planning Commission meeting, which lists the items submitted for consideration. Prior to the listed agenda items, the Commission may hold a study session to receive information or meet with another committee. A study session is open to the public; however, no public testimony is taken and no decisions are made. Following a study session, the regular meeting will begin at 5:30 p.m. At this time, the Commission allows oral communication from the public to address the Commission on items not listed on the agenda. See information for Speaker's Card/Request to Speak on the first page.

The items on the agenda are arranged in three categories: Consent Calendar: These are relatively minor in nature, do not have any outstanding issues or concerns, and do not require a public hearing. All consent calendar items are considered by the Commission as one item and a single vote is taken for their approval, unless an item is pulled from the consent calendar for individual discussion. There is no public discussion of consent calendar items unless requested by the Commission. Public Hearings: This category is for case applications that require, by law, a hearing open to public comment because of the discretionary nature of the request. Public hearings are formally conducted and public input/testimony is requested at a specific time. This is your opportunity to speak on the item(s) that concern you. If, in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing. Commission Business: Items in this category are general in nature and may require Commission action. Public input may be received at the request of the Commission. See information for Speaker's Card/Request to Speak on the first page.

At 10 p.m., the Planning Commission will determine which of the remaining agenda items can be

STAFF REPORTS

As a general rule, staff reports or other written documentation have been prepared or organized with respect to each item of business listed on the agenda. Copies of these materials are on file with the Community Development Department and are available for public inspection and copying once the agenda is publicly posted, (at least 12 days prior to a regular Planning Commission meeting). Staff reports can also be downloaded from the City's website at *cityofirvine.org/planningcommission* at least 12 days prior to the scheduled Planning Commission meeting.

APPEALS

Planning Commission decisions may be appealed to the City Council in accordance with Zoning Ordinance Chapter 2-5. Planning Commission actions on a subdivision map may be appealed to the City Council in accordance with Irvine Municipal Code Section 5-5-110. Planning Commission determinations regarding an interpretation of the City's Subdivision Ordinance may be appealed to the City Council in accordance with Irvine Municipal Code Section 5-5-1004.H.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the Planning Commission regarding any item on this agenda after the posting of the agenda will be available for public review in the Community Development Department during normal business hours. In addition, such writings or documents will be made available for public review at the respective public meeting.

SUBMITTAL OF INFORMATION BY MEMBERS OF THE PUBLIC FOR DISSEMINATION OR PRESENTATION AT PUBLIC MEETINGS

MEDIA TYPES AND GUIDELINES

1. Written Materials/Handouts: Any member of the public who desires to submit documentation in hard copy form may do so prior to the meeting or at the time he/she addresses the Planning Commission. Please provide 10 copies of the information to be submitted and file with the Recording Secretary at the time of arrival to the meeting. This information will be disseminated to the Planning Commission at the time testimony is given.

2. Large Displays/Maps/Renderings: Any member of the public who desires to display freestanding large displays or renderings in conjunction with their public testimony is asked to notify the Community Development Department at 949-724-6465 no later than noon on the day of the scheduled meeting.

3. Electronic Documents/Audio-Visuals: Any member of the public who desires to display information electronically in conjunction with their public testimony is asked to submit the information to the Community Development Department at 949-724-6465 no later than noon on the day of the scheduled meeting.

CITY SERVICES TO FACILITATE ACCESS TO PUBLIC MEETINGS

It is the intention of the City of Irvine to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, the City of Irvine will attempt to accommodate you in every reasonable manner. Please contact the Planning Commission liaison at 949-724-6465.

MEETING SCHEDULE

Regular meetings of the Planning Commission are held on the first and third Thursdays of each month at 5:30 p.m. Agendas are available at the following locations:

- City Clerk's Office
- Police Department
- Front Entrance of City Hall
- University Park Center (Culver/Michelson)
- Walnut Village Center (Culver/Walnut)
- Northwood Town Center (Irvine Blvd./Yale)
- City's web page at cityofirvine.org/planningcommission

I hereby certify that the agenda for the regular Planning Commission meeting was posted in accordance with law in the posting book located in the Public Safety lobby and at the entrance to the Civic Center, One Civic Center Plaza, Irvine, California on December 2, 2021 by 7 p.m. as well as on the City's web page.

Laya Espinosa
Commission/Liaison

5b. Staff Report

REQUEST FOR PLANNING COMMISSION ACTION

MEETING DATE: December 16, 2021

TITLE: GENERAL PLAN – DRAFT 2021-2029 HOUSING ELEMENT UPDATE

Director of Community Development

RECOMMENDED ACTION

1. Conduct the public hearing.
2. Adopt RESOLUTION NO. 21-3846 - A RESOLUTION OF THE IRVINE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL APPROVE THE 2021-2029 HOUSING ELEMENT IN ITS CURRENT FORM, AND RECOMMENDING THAT THE CITY COUNCIL APPROVE CORRESPONDING GENERAL PLAN AMENDMENT 00832121–PGA IN FURTHERANCE THEREOF

EXECUTIVE SUMMARY

State law requires all cities to update the Housing Element of its General Plan every eight years. It further requires the current update to be completed by October 15, 2021, however, statute allows for a 120-day grace period. The City's Housing Element was adopted by the City Council in 2013 for the 2013-2021 planning period. This update will address the 2021-2029 planning period. The draft 2021-2029 Housing Element was submitted to the California Department of Housing and Community Development (HCD) for the required 60-day review. HCD provided the City with a findings letter on October 18, 2021 that identified modifications required for the draft 2021-2029 Housing Element to be certified by HCD before the February 11, 2022, deadline.

At the time of the agenda publication, the December 2, 2021 meeting has not yet concluded. An update on the December 2, 2021 Irvine Planning Commission discussion will be provided at the December 16, 2021, meeting.

The agenda report from the December 2, 2021, meeting with a more detailed history and

PUBLIC REVIEW

The revised draft Housing Element Update was posted for a two-week public review on Friday, November 19, 2021. Following the two-week review, the revised draft Housing Element was submitted to HCD for a 60-day review on Friday, December 3, 2021. The City will continue to accept public comments on the draft Housing Element Update through the City Council hearings in January 2022.

ENVIRONMENTAL REVIEW

The project requires environmental review consistent with the California Environmental Quality Act (CEQA). The Housing Element is a policy-level document that does not create physical residential growth, but only identifies adequate and available sites for residential development during the 2021-2029 planning period. Therefore, a Negative Declaration has been prepared.

A Notice of Intent to adopt the Initial Study/Negative Declaration was posted on November 15, 2021 for a thirty-day public review that will conclude on December 15, 2021.

A comprehensive Program Environmental Impact Report (PEIR) will be part of the forthcoming comprehensive General Plan Update that will address the required rezoning identified in the draft Housing Element update.

ALTERNATIVES CONSIDERED

The Planning Commission can provide additional feedback to be incorporated into the draft document that was transmitted to HCD for the required 60-day review on December 3, 2021.

FINANCIAL IMPACT

The Community Development Department budget includes a work program to update the Housing Element. The program includes staff time and consultant services to research and prepare the updated Housing Element. The City will also rely on reimbursement from Senate Bill 2 and Local Early Action Plan (LEAP) grants to fund a portion of the Housing Element.

REPORT PREPARED BY: Marika Poynter, Principal Planner

PC ATTACHMENTS:

PLANNING COMMISSION RESOLUTION NO. 21-3846

A RESOLUTION OF THE IRVINE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL APPROVE THE DRAFT 2021-2029 HOUSING ELEMENT, AND RECOMMENDING THAT THE CITY COUNCIL APPROVE CORRESPONDING GENERAL PLAN AMENDMENT 00832121-PGA IN FURTHERANCE THEREOF

WHEREAS, Government Code Section 65580 *et seq*. (Housing Element Law) requires that every city prepare and periodically update the housing element of the general plan; every city is mandated to include statutory requirements in the housing element, and every city is required to submit a draft of its housing element to the California Department of Housing and Community Development (HCD) for review and comment as to whether the city's draft 2021-2029 Housing Element substantially complies with Housing Element Law; and

WHEREAS, the City of Irvine's (City's) Housing Element will cover the 2021-2029 planning period and plan for the provision of housing accessible to all income categories; and

WHEREAS, the City's draft 2021-2029 Housing Element was structured to adhere to the Housing Element Building Blocks created by HCD to assist jurisdictions in preparing the document; and

WHEREAS, a Scoping Session for the City's draft 2021-2029 Housing Element, designated as General Plan Amendment 00832121-PGA (General Plan Amendment), was held before the City Council on February 9, 2021; and

WHEREAS, a Study Session for the City's draft 2021-2029 Housing Element, designated as General Plan Amendment 00832121-PGA (General Plan Amendment), was held before the Planning Commission on February 18, 2021; and

WHEREAS, public workshops were held on April 5, 2021, April 22, 2021, and April 29, 2021 to receive input from community stakeholders and residents relative to the Housing Element update; and

WHEREAS, the Planning Commission reviewed the draft 2021-2029 Housing Element on July 1, 2021, July 15, 2021, and August 5, 2021 to provide minor amendments to the draft 2021-2029 Housing Element prior to submitting the document to the California Department of Housing and Community Development (HCD) for a mandatory 60-day review period on August 19, 2021; and

WHEREAS, HCD provided findings to the City of Irvine on the draft 6th Cycle Housing Element on October 18, 2021 that have been addressed by the City in a

from November 19, 2021 to December 3, 2021 and resubmittal of the Housing Element for a second mandatory 60-day review period on December 3, 2021; and

WHEREAS, General Plan Amendment 00832121-PGA is considered a "project" under the California Environmental Quality Act , Public Resources Code Section 21000 *et seq*. (CEQA) and implementing regulations in Title 14 of the California Code of Regulations, Section 15000 *et seq*. (CEQA Guidelines); and

WHEREAS, pursuant to Article 6 of the CEQA Guidelines, it has been determined that after reviewing the entire project record, there is no substantial evidence in light of the whole record that the project will have a significant effect on the environment and a Negative Declaration has been prepared in accordance with CEQA, and posted for public review from November 15, 2021 to December 15, 2021; and

WHEREAS, notice of the Planning Commission public hearing on the City's draft 2021-2029 Housing Element was made pursuant to Government Code section 65353 and Sections 2-11-7 and 2-23-4 of the Irvine Zoning Code; and

WHEREAS, the Planning Commission conducted the public hearing on December 2, 2021 and continued the matter to December 16, 2021 to consider the revisions to the draft 2021-2029 Housing Element per HCD's findings; and

WHEREAS, the Planning Commission of the City of Irvine has considered information presented by the Community Development Department, including but not limited to, the draft 2021-2029 Housing Element and all other documents and information referenced in this Resolution, and other interested parties at a public hearing held on December 16, 2021.

NOW, THEREFORE, the Planning Commission of the City of Irvine DOES HEREBY RESOLVE as follows:

SECTION 1. Pursuant to Article 6 and Section 15070 of the CEQA Guidelines, it has been determined that there is no substantial evidence that the project could have a significant effect on the environment. A Negative Declaration has, therefore, been prepared according to CEQA. Prior to approving this project, the Planning Commission, utilizing its independent judgement, has reviewed and considered the information contained in the Negative Declaration and Initial Study. In addition, the Planning Commission considered comments during the public review process.

SECTION 2. In accordance with Section 7 of the City of Irvine CEQA Procedures, the Planning Commission finds that the Negative Declaration has been completed in compliance with CEQA, the State CEQA Guidelines, and the City's CEQA Procedures. The Negative Declaration adequately addresses the general environmental

SECTION 3. The Planning Commission recommends that the City Council find that the findings required by Section 2-11-8 of the City of Irvine Zoning Code for approval of a General Plan Amendment have been made as follows:

1. The proposed General Plan Amendment is consistent with other elements of the City's General Plan pursuant to Government Code Section 65300.5:

   The 2021-2029 Housing Element is a general plan amendment required by Housing Element Law. Furthermore, the proposed General Plan Amendment is consistent with the other elements of the City of Irvine General Plan.

2. The proposed General Plan Amendment responds to changes in state and/or federal law pursuant to Government Code Section 65300.9. The 2021-2029 Housing Element has been initiated in response to state law and the requirements of Housing Element Law.

3. The proposed general plan amendment has been referred to the County of Orange and any adjacent cities abutting or affected by the proposed action and any other federal agency whose operations or lands may be affected by the proposed decision pursuant to Government Code Section 65352.

   Notification of a public hearing for the proposed General Plan Amendment was sent to the County of Orange and several adjacent cities that may be affected by the proposed action.

4. The proposed General Plan Amendment will not be detrimental to the public health, safety, and welfare of the community.

   The 2021-2029 Housing Element will not result in any surrounding uses or activities that would impact the public health, safety, or welfare of the community. The General Plan Amendment implementing the Housing Element will ensure the provision of housing accessible to all income categories and will ensure consistency with applicable provisions of the Zoning Code.

SECTION 4. The Planning Commission hereby recommends the City Council approve the 2021-2029 Housing Element in its amended form that has addressed and incorporated the findings from HCD, as presented to the Planning Commission on the date of this Resolution and on file with the Community Development Department.

SECTION 5. The draft 2021-2029 Housing Element is consistent, in accordance with Government Code Section 65302.3, with the Airport Land Use Plan adopted by the airport land use commission of the County of Orange pursuant to Public Utilities Code Section 21675.

SECTION 6. The Planning Commission of the City of Irvine recommends that the City Council approve the 2021-2029 Housing Element in its current form, which has addressed and has incorporated findings from HCD and recommends that the City

SECTION 7. The Planning Commission directs the Director of Community Development (or his designee) to transmit a copy of this recommendation to the City Council in compliance with Government Code Section 65354.

PASSED AND ADOPTED by the Planning Commission of the City of Irvine at a regular meeting held on the 16th day of December, 2021, by the following roll call vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

_____

CHAIR OF THE PLANNING
COMMISSION FOR THE CITY OF IRVINE

_____

SECRETARY OF THE PLANNING
COMMISSION FOR THE CITY OF IRVINE

5c. Presentation

Housing Element Update

Presented by
Marika Poynter, Principal Planner

Planning Commission
December 16, 2021

CITY OF IRVINE

Background

- A city adopted HEU must be submitted to HCD by February 11, 2022 or face penalties (AB 1398).
- The City submitted the draft HEU on August 19, 2021, following three Planning Commission meetings, for the mandatory 60-day review by HCD.
- HCD provided the City with the findings letter on October 18, 2021.
- The City resubmitted the revised version of the HEU to HCD on December 3, 2021.

Background

- The HEU was posted and advertised for public review since July 2021. The revised HEU was posted for an exclusive two-week public review on November 19, 2021, prior to resubmittal to HCD.
- The HEU was reviewed at the Planning Commission meetings of:
  - July 1, 2021
  - July 15, 2021
  - August 5, 2021
  - December 2, 2021

AB 1398 Impact

- AB 1398 penalizes jurisdictions that do not adopt a HE that is found in substantial compliance by HCD by February 11, 2022.
- If a jurisdiction is unable to have an adopted HEU that is in substantial compliance by HCD by February 11, 2022 and relies on rezoning to meet the RHNA through the site inventory, it will be required to complete the rezoning effort by October 15, 2022.
- If a jurisdiction is not able to complete the rezoning and associated environmental in this nine-month period, HCD can decertify the jurisdiction's housing element.

Penalties for Non-Compliance

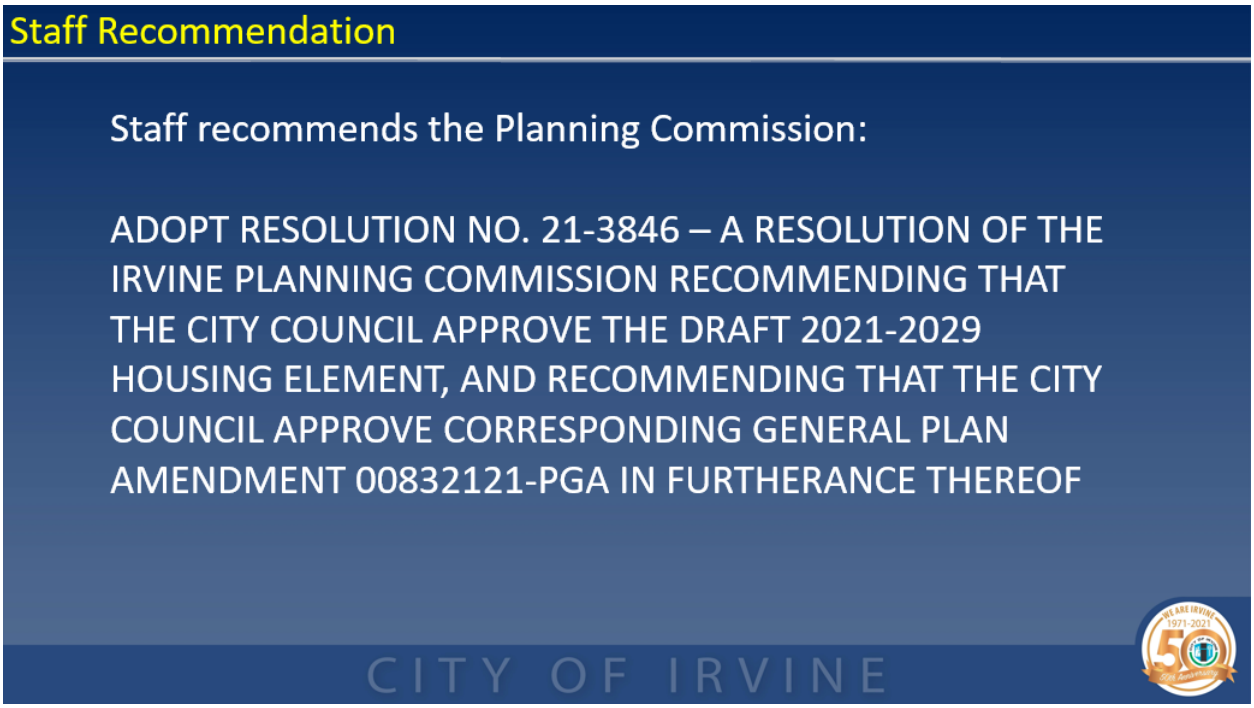
- Increased exposure to litigation
- Loss of permitting authority
- Financial penalties, including monthly fines from $10K - $100K
- Loss of eligibility for state and regional funding sources
- Court receivership
- SB 35 streamlined ministerial approval process
- Increased exposure to monitoring by the Housing Accountability Unit

CITY OF IRVINE

Timeline

Date	Action
August 19, 2021	City submits HEU to HCD
August 19, 2021 – October 18, 2021	HCD 60-day review
October 18, 2021	City receives HCD comments on draft HEU
October 18, 2021 to mid-November 2021	City reviews and addresses HCD comments
November 19, 2021	Release of the revised HEU for 2-week public review
December 2 & 16, 2021	Planning Commission public hearing*
December 3, 2021	HCD 60-day review* (second submittal)
January 11 & 25, 2022	City Council adoption hearings*
February 11, 2022	Certification deadline
March 2022 – October 2024	General Plan/Rezoning (with environmental) to support HEU

* HCD 60-day review occurs concurrently with Planning Commission and City Council consideration



5d. Comments Summary and Analysis - *DUE TO PUBLICATION DEADLINES, PLEASE SEE PROJECT CASE FILE 00832121-PGA*

6a. City Council January 11, 2022 Meeting Agenda - ***DUE TO PUBLICATION DEADLINES, PLEASE SEE PROJECT CASE FILE 00832121-PGA***

6b. Staff Report

6c. Presentation

6d. Comments Summary and Analysis

6e. Public Notice

6f. Affidavit of Publication

7a. City Council January 25, 2022 Meeting Agenda (TBD if needed) - ***DUE TO PUBLICATION DEADLINES, PLEASE SEE PROJECT CASE FILE 00832121-PGA***

7b. Staff Report

7c. Presentation

APPENDIX B. AFFIRMATIVELY FURTHERING FAIR HOUSING ANALYSIS

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APPENDIX B. AFFIRMATIVELY FURTHERING FAIR HOUSING ANALYSIS

Assembly Bill 686 (AB 686), passed in 2018, requires cities and counties to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing, and to not take any action that is materially inconsistent with this obligation. AB 686 defined "affirmatively further fair housing" to mean "taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for persons of color, persons with disabilities, and other protected classes.

AB 686 requires that all housing elements prepared on or after January 1, 2021, include a program with the following:

- An assessment of fair housing within the jurisdiction that includes the following components: a summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities; an assessment of contributing factors; and an identification of fair housing goals and actions.
- Affirmatively further fair housing as part of achieving the goals and objectives.
- The Sites Inventory in all housing elements incorporate affirmatively furthering fair housing.

The City of Irvine (City or Irvine) has completed the following outreach and analysis to inform the Housing Element and all housing goals, policies, and programs to meet State law housing requirements. The City's objective is to promote and affirmatively further fair housing opportunities throughout the community for all people regardless of age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, and genetic information.

It should be noted that some of the statistics referenced in this appendix might differ from those in Chapter 2, Community Profile and Needs, of the Housing Element. The data in the Community Profile was largely obtained from the Southern California Association of Governments (SCAG) reporting for each community that has been pre-certified by the California Department of Housing and Community Development (HCD). However, additional data research and analysis beyond these parameters of the pre-certified data was required for this appendix. The data utilized in several potions of this appendix are more current than that in the pre-certified data.

Outreach

As discussed in Appendix A, Public Engagement, the City held two general community workshops, one focused community workshop on future housing sites targeting property owners and all interested parties, several stakeholder meetings with affordable housing developers (see Appendix A for a summary) and conducted a statistically valid public survey and supplemental focus groups in addition to the standard public hearing process. Outreach efforts are summarized below and in detail in Appendix A.

- A public survey was conducted by True North Research with findings published in August 2020. The results of the survey (contained in Appendix A) indicate lack of affordable housing as the primary issue identified by survey respondents.
- Four focus group meetings with four people each were held in January 2021 to augment the survey results.
- City staff mailed 2,436 letters to property owners in the IBC, the Spectrum and other areas regarding the Housing Element Update with notice of a virtual public meeting for property owners as well as instructions on how to notify the City if property owners are interested in potentially redeveloping existing non-residential properties to residential units.
- The community workshops were noticed through the City's HEU project website (www.cityofirvine.org/HEUpdate), social media announcements, fliers, and the City's email notification system. Among the notice recipients were housing advocacy groups (including the Kennedy Commission) and housing developers. Due to COVID-19 pandemic, the workshops were held virtually via Zoom on weekdays at various times to facilitate participation.
- City staff also reached out to several affordable housing developers that are active in Irvine and the surrounding area to obtain input on needs and opportunities. Emails were sent to numerous affordable housing developers to set up meetings on the Housing Element Update resulting in a total of six individual and group meetings with nine developers.

Finally, City staff had multiple coordination meetings with the largest landowners in the City, the Irvine Company and FivePoint (together owning nearly 60 percent of the land in the City) to discuss housing opportunities, including viable densities, redevelopment opportunities, specific sites for the Site Inventory and income levels for new housing units. As documented in Appendix A, significant outreach was conducted by the City for over a year before the Housing Element Update was drafted and released. The City made an intentional effort to reach fair housing organizations and communities with relatively concentrated poverty for feedback on the HEU. The City's efforts included:

- Reaching non-English speaking households by providing outreach materials and meeting translation for the following seven languages (Traditional Chinese, Simplified Chinese, Korean, Vietnamese, Japanese, Spanish, Farsi, and Arabic).

- Hosting three community workshops to discuss the HEU. City staff noticed stakeholders through the City's HEU project website, social media announcements, fliers, and the City's email notification system. Among the notice recipients were housing advocacy organizations, such as the Kennedy Commission, working directly with communities with relatively concentrated poverty and housing developers.

  Furthermore, service providers such as Families Forward, Irvine Rotary Club, Habitat for Humanity, Abrazar, Orange County Asian and Pacific Islander Community Alliance, Orange County United Way, and Be Well OC were notified of the community workshops. Lastly, members of all the City Commissions and pertinent advisory committees related to senior, families, youth, and persons with disabilities, including Irvine Senior Citizens Council; Irvine Residents with Disabilities Advisory Board; Irvine Childcare Committee; Irvine Children, Youth, and Families Advisory Committee (ICYFAC); Diversity, Equity and Inclusion Committee (DEI); and Green Ribbon Environmental Committee were invited to participate in the community workshops and encouraged to provide feedback.

  During the workshops, public input received during live polling and questions and answer periods (see Appendix A) clearly indicated that a lack of affordable housing is the primary issue from the community's perspective.

- Conducting focus group meetings on January 26 and 27, 2021 regarding the General Plan Update, including the Housing Element Update. Topics of discussion included affordable housing, housing supply, and housing types in the City. Focus groups were comprised of residents.

- Inviting housing advocacy groups to the three community workshops to discuss the HEU. Elizabeth Hansburg with People for Housing and Cesar Covarrubias, Executive Director of the Kennedy Commission, attended focused community workshop #1 with the City staff and provided feedback. The Kennedy Commission is a housing advocacy group that works directly with communities with relatively concentrated poverty and takes on tenant rights and other fair housing-related work.

- Mailing notification letters to all California Native American tribes on the Tribal Consultation List and the City's AB 52 notification list about the 6th Cycle Housing Element Update. Staff did not receive any letters of concern.

- Hosting six meetings with nine affordable housing developers focused on discussing challenges and opportunities when developing affordable housing and providing related services in Irvine.
- Mailing letters to all affordable housing providers identified as having affordable units expiring during the eight-year planning period (2021-2029) associated with the 6th cycle Housing Element. The letters invited such developers to a discussion about potential ways to preserve existing affordable housing. City staff met with two property owners.
- City staff considered feedback from the public received before the HEU process and different concerns brought to City Council by college students. During the COVID-19 pandemic, students attended council meetings to ask about rental assistance during the COVID-19 pandemic, when classes were not in person. These comments focused on University of California, Irvine (UCI) units outside of the City's control and shed a light on the needs of the student population and local families affected by the COVID-19 pandemic.
- It is important to note that the City provided notices of outreach and participation opportunities related to the HEU process to housing advocacy groups, affordable and market rate housing developers, property owners, service providers and other stakeholders. Input received from advocacy groups, including the Kennedy Commission, (see Appendix A for letters) identified a limited number of comments, but more importantly support for the City's program to increase the inclusionary housing requirement from 15 to 20 percent. Furthermore, Kennedy Commission spoke in support of the Housing Element Update at the Planning Commission meetings accepting the Draft Housing Element Update in July and August 2021 and December 2021.

Assessment of Fair Housing Issues

California Government Code, Section 65583(c)(10)(A)(ii), requires all counties in California to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs including displacement risk.

To assist in this analysis of integration and segregation, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened the California Fair Housing Task Force to "provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD)." The Task Force has created Opportunity Maps to identify resource levels across the State "to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9 percent Low Income Housing Tax Credits (LIHTCs)." The maps are created using composite scores of three different "domains," each consisting of a set of indicators. The maps include a measure or "filter" to identify areas with poverty and racial segregation. To

identify these areas, census tracts were first filtered by poverty and then by a measure of racial segregation. The criteria for these filters were:

- **Poverty:** Tracts with at least 30 percent of population under Federal poverty line.
- **Racial Segregation:** Tracts with location quotient higher than 1.25 for African Americans, Hispanics, Asians, or all people of color in comparison to Orange County (County) high segregation and poverty census tracts are, therefore, areas of over-concentrated low-income and minority households with limited access to resources and pathways to success.

As detailed in the data and analysis presented in this section of the Housing Element, a lack of affordable housing (which in turn results in a lack of housing choice) is the primary fair housing issue in Irvine. It is important to note that the Housing Plan contained in Chapter 8 of this Housing Element includes twenty-five (25) programs to encourage, facilitate and expand affordable housing in the City.

California Tax Credit Allocation Committee/California Department of Housing and Community Development Opportunity Areas Map

The 2021 TCAC/HCD Opportunity Area map uses composite index scores of three different domains (economic, environmental, and education) to categorize tracts as low, moderate or high resource. Categorization is based on percentile rankings for census tracts within the Orange County region and higher composite scores mean higher resources. Within Orange County, most of the high and highest resource areas are located along the coast, in South County, Irvine, and the County's eastern areas. The City ranges almost entirely between moderate resource and highest resource areas, with pockets of low resource areas. The 2021 TCAC/HCD Opportunity Area Map identifies four of the City's census tracts as low resource, nine as moderate resource, one as moderate resource (rapidly changing), 11 as high resource, and 12 as highest resource. (Note: One census tract within the City has missing/insufficient data.) The four low resource census tracts generally correspond to the Irvine Business Complex Area. Table B-1, Opportunity Area Map Scores and Categorization, shows the scores by domain for each census tract. Figure B-6, TCAC/HCD Opportunity Area Map (located at the end of this appendix), illustrates the categorization of resource areas in and around the City.

Table B-1. Opportunity Area Map Scores and Categorization

CENSUS TRACT	ECONOMIC DOMAIN SCORE	ENVIRONMENTAL DOMAIN SCORE	EDUCATION DOMAIN SCORE	COMPOSITE INDEX SCORE	FINAL CATEGORY
06059062628	0.894	0.920	0.768	0.588	Highest Resource
06059052511	0.917	0.737	0.882	0.613	Highest Resource
06059052408	0.679	0.007	0.530	-0.336	Low Resource
06059062612	0.787	0.456	0.811	0.414	High Resource
06059062611	0.094	0.366	0.579	-0.120	Moderate Resource
06059052522	0.872	0.645	0.759	0.474	Highest Resource
06059052421	0.941	0.042	0.948	0.381	High Resource
06059052417	0.516	0.040	0.893	0.120	Moderate Resource
06059052418	0.861	0.012	0.880	0.129	Moderate Resource
06059052420	0.939	0.296	0.929	0.548	Highest Resource
06059052505	0.352	0.237	0.747	0.118	Moderate Resource
06059052515	0.745	0.444	0.737	0.361	High Resource
06059052513	0.690	0.733	0.901	0.510	Highest Resource
06059052506	0.766	0.352	0.820	0.379	High Resource
06059062614	0.085	0.490	0.846	0.084	Moderate Resource
06059052410	0.184	0.014	0.357	-0.649	Low Resource
06059062621	0.740	0.516	0.380	0.029	Moderate Resource (Rapidly Changing)
06059052517	0.643	0.045	0.801	0.127	Moderate Resource
06059052514	0.815	0.530	0.825	0.461	Highest Resource
06059075515	0.452	0.005	0.236	-0.839	Low Resource
06059052528	0.685	0.809	0.815	0.478	Highest Resource
06059052525	0.889	0.321	0.804	0.418	High Resource
06059052519	0.763	0.674	0.653	0.354	High Resource
06059052518	0.575	0.064	0.648	0.031	Moderate Resource
06059052520	0.744	0.797	0.763	0.467	Highest Resource
06059062610	0.757	0.031	0.411	-0.214	Moderate Resource
06059062604	0.979	0.437	0.955	0.736	Highest Resource
06059052521	0.704	0.541	0.759	0.388	High Resource
06059052426	0.674	0.210	0.873	0.322	High Resource
06059052527	0.771	0.345	0.735	0.334	High Resource
06059052526	0.627	0.518	0.747	0.343	High Resource
06059052523	0.828	0.412	0.579	0.275	High Resource
06059062627	0.003	0.629	0.887	-0.018	Moderate Resource
06059062626	0.000	0.702	0.645	-0.303	Low Resource
06059062631	0.984	0.967	0.957	0.922	Highest Resource
06059052404	#N/A	#N/A	#N/A	#N/A	Missing/ Insufficient Data
06059062630	0.858	0.683	0.903	0.564	Highest Resource
06059062629	0.903	0.955	0.957	0.744	Highest Resource

TCAC and HCD identify between one and five indicators for each domain. The indicators are:

- Poverty.
- Adult education.
- Employment.
- Job proximity.
- Median home value.
- Exposures and environmental effects, as measured for CalEnviroScreen 3.0.
- Math proficiency.
- Reading proficiency.
- High School graduation rates.
- Student poverty rate.

Because the indicator scores are measured differently from each other (e.g., percent versus dollar amount), TCAC/HCD calculates a unit-less "z-score" for each indicator. The z-scores are averaged by domain, and the domain scores are averaged to create an index score. Higher index scores indicate higher levels of access to opportunity. As described in this appendix, the City analyzed several additional factors to assess patterns that may further fair housing issues and to identify actions to combat these barriers to accessing opportunities.

The City has conducted the following analysis of available data to assess local access to opportunities and indicators of fair housing issues in addition to the designations provided by the 2021 TCAC/HCD Opportunity Area Map. Data for disability was available at the City and regional (county subdivision) levels, while data for poverty rates, opportunity areas, housing cost burden, jobs proximity, and diversity were available at the block group level, and data for familial status was available at the zip code level. The City used the most localized levels of data available for this analysis and the 2014–2018 American Community Survey (ACS) 5-Year Estimates for consistency with the demographic data prepared in the Southern California Association of Governments pre-certified data packet and incorporated into the Housing Element.

Patterns of Integration and Segregation

Concentrations of Minority Population

The 2021 TCAC/HCD Opportunity Areas map combines both poverty and patterns of minority concentrations. Those census tracts that have both a poverty rate of over 30 percent and are designated as racially segregated are filtered into the "High Segregation & Poverty" category.

The term "concentration" is defined as a census tract block group with a proportion of a particular race/ethnic group greater than that of the countywide average for that group. There are no census tract block groups designated by TCAC/HCD maps as "High Segregation & Poverty."

However, Irvine is a racially and ethnically diverse community. Figures B-7 through B-10 (located at the end of this appendix) illustrate the concentrations of minorities in general, as well as African American, Hispanic, and Asian populations. As shown, a total of 50 census block groups in the City exceed the County minority concentration average of approximately 38.0 percent, mostly located near John Wayne Airport, the University of California, Irvine, southeast of the 405 Freeway, and the Orange County Great Park. The 2020 Orange County Analysis of Impediments to Fair Housing Choice (2020 Orange County AI) states that the high student population in and surrounding the University of California, Irvine is a contributing factor for the concentration of minorities and a reflection of the diversity of the student population. In September 2020, the Wall Street Journal ranked the university as number 2 in the nation for diversity.

In block groups throughout most of the City northeast of Jeffrey Road and near the Irvine Spectrum Center, 32 of the 121 census block groups in the City exceed the County Asian concentration average of approximately 20.0 percent. There are 68 census block groups that exceed the County Hispanic concentration average of 34.0 percent, where most of these block groups are near the Irvine Business Complex and near Irvine Station along the Interstate 5 and Toll Road 133. A total of 54 of the 121 census block groups in the City exceed the County African American concentration average of 2.0 percent, the majority of these are spread throughout the City and near the Irvine Spectrum Center.

Areas with Limited English Proficiency

According to the 2014-2018 5-Year ACS Estimates, approximately 37.9 percent of Irvine residents were foreign born. This data is important so the City can ensure residents are treated fairly in housing regardless of national origin. The foreign-born portion of the population may be more susceptible to discrimination due to limited English proficiency.

The U.S. Census Bureau defines a "linguistically isolated household" as a household in which all members age 14 years and older speak a non-English language and also speak English less than "very well." The ACS provides information on households with populations five years and over who speak English "less than very well." In Irvine, the percentage of linguistically isolated population is an estimated 17.1 percent of the population. The rate for the County (according to the Orange County AI) is 12.1 percent. The most spoken language for those in Irvine with Limited English Proficiency (LEP) is Chinese – distinct from the most common language spoken by those with LEP in the County (Spanish).

Language barriers may not only prevent residents from accessing services, information, and housing but may also affect educational attainment and employment. On August 11, 2000, the

President signed Executive Order 13166 (Improving Access to Services by Persons with Limited English Proficiency). The Executive Order requires Federal agencies to assess and address the needs of otherwise eligible people seeking access to federally conducted programs and activities and who, due to limited English proficiency, cannot fully and equally participate in or benefit from those programs and activities. This requirement also applies to Federal fund grantees and sub recipients. Therefore, the City is required to comply with this regulation and fulfills this requirement by providing a translation tool on the City's website that translates content into over 70 languages. The City also offers in-house translation for any citizen that would like information or has questions regarding housing or affordable housing. The City maintains a current list of people who speak several of the dominant languages in Irvine per demographic data.

The Housing Plan (Chapter 8) includes the following programs to address language isolation and barriers:

- **PP-J.3: Legal Assistance for Renters and PP-K.1: Homeownership Education** to provide the following housing information and assistance in a variety of languages and to community organizations that work with different populations:
  - Irvine Affordable Housing Guide at City Hall and online.
  - Link on its website to landlord/tenant meditation services and landlord/tenant rights and responsibilities, which may include information from service providers such as the Fair Housing Foundation.
  - Add information on the City's website and provide resources on non-profits such as Community Legal Aid SoCal and the Legal Aid Society of OC.
  - Encourage homeownership through education, sharing information, and links to existing nonprofit, County, State, and Federal resources on the City's website.
- **Program PP-M.4: Language Access** that calls for an evaluation of programs, services, and materials to assess if there is any lack of translation or interpretation services and provide it as appropriate. Additionally, the City will continue to make information available in various languages (Traditional Chinese, Simplified Chinese, Korean, Vietnamese, Japanese, Spanish, Farsi, and Arabic) to ensure residents with Limited English Proficiency have accessible information.
- **PP-M.2: Cooperation with Community Based Organizations** that involves creating a list of local organizations and reach out to them to ask to discuss possible collaborations.

Language Access in the County

The 2020 Orange County AI identified that the lack of meaningful language access for individuals with limited English proficiency (LEP) may be a significant contributing factor to fair housing

issues in Orange County. The 2020 Orange County AI notes, "private landlords generally are not required to provide leases or other key documents or communications in the primary languages of individuals with LEP. This can create confusion about individuals' rights. Housing authorities [in Orange County] frequently have staff who are fluent in Spanish and/or Vietnamese, but LEP speakers of other languages may have limited options, with housing authorities relying on paid translation or interpretation services to communicate."

Concentration of Poverty

Figure B-11, Poverty Concentration Map (located at the end of this appendix), identifies concentrations of poverty in Irvine by census block group per the 2014–2018 ACS 5-Year Estimates. A concentrated area of poverty is defined by the U.S. Department of Housing and Urban Development (HUD) as a census tract where the percentage of individuals living in households with incomes below the poverty rate is more than the lesser of 40 percent or three times the average poverty rate for the metropolitan area. The City is in the Los Angeles-Long Beach-Anaheim metropolitan area, where the average poverty rate (according to 2014–2018 ACS 5-Year Estimates) is approximately 15.0 percent.

As shown on Figure B-11 (located at the end of this appendix), concentrations of poverty are most prominent around the University of California, Irvine where as much as 68.7 percent of the population have household incomes below the poverty level. However, it is important to note that only one of the minority concentration areas identified on Figure B-7, the area near the University of California, Irvine, is also an area with a concentration of poverty which can likely be attributed to the large number of full-time undergraduate and graduate students with lower incomes who reside in the area. The poverty rate is highest in Census Tract 626.26, Block Group 2, where 84.4 percent of the households have an income below the poverty level. Eight of the City's 121 block groups (7.0 percent) have a concentration of poverty, compared to 34 of the County's 1,823 census block groups (2.0 percent).

The Senate Bill 2 Compliance Sites Inventory (Appendix C) identifies 3.0 percent of all units (at all income levels) and 8.0 percent of lower-income units on sites in areas with a concentration of poverty. These rates are quite low due to the City's overall high levels of income.

The data presented in this Affirmatively Furthering Fair Housing section of the Housing Element indicates that the primary fair housing issue in Irvine is a lack of housing choice caused by a lack of affordable housing despite the thousands of affordable housing units developed over the last 20 years. To address this ongoing issue, the Housing Plan contains twenty-five (25) programs specifically targeted to encourage and facilitate the development of affordable housing units in the City. This effort will increase the number of affordable housing units thereby alleviating the lack of housing choice. These programs include the following:

- **PP-E.3: Inclusionary Housing Ordinance Update.** The City will retain a consultant to conduct a feasibility study on increasing the inclusionary housing requirement from 15 percent (5 percent very low, 5 percent low, and 5 percent moderate) to 20 percent (9 percent very low, 6 percent low, and 5 percent moderate). The policy changes proposed to Planning Council and City Council, if deemed feasible in the study, will include increasing the inclusionary requirement to 20 percent with corresponding updated in-lieu fee (paid if affordable units are not provided on-site) to reflect current land and construction costs, and other related updates.
- **PP-F.2: Irvine Community Land Trust.** The Trust was established in 2006 and is among a small number of land trusts in California. The Trust retains ownership of land for the development of affordable housing units primarily focused on extremely low, very low- and low-income households. The Trust has successfully facilitated the development of hundreds of deeply affordable units in the City to date. The City seeks to continue to strengthen its relationship with the ICLT to collaborate and partner on efficiently and effectively maximizing affordable housing opportunities. To this end, the City will pursue the following:
    - Coordinate with the ICLT to actively pursue land acquisition opportunities for a range of affordable housing options, including rental apartments, ownership housing, transitional housing, supportive housing, and single-room occupancy housing.
    - Collaborate to determine feasibility of developing permanently affordable housing in partnership with the ICLT on publicly owned sites that may be designated as surplus property.
    - Assist the ICLT and developers to access public funding and financing and through new construction to increase supply of permanently affordable rental units with supportive services that target seniors and persons with disabilities and extremely low-income households.
    - Partner with the ICLT to seek legislative support for:
    - Public funding resources and prioritization of those sources to advance the development of permanently affordable rental and ownership housing at all affordable income levels.
    - Legislative changes that remove sunset provisions for affordable housing developments.
- **PP-B.5: Dedicate Staff for Affordable Housing Entitlement, Permit, and Fee Processes.** To decrease the entitlement and construction process, following the adoption of the Housing Element the City will designate a dedicated planner, plan checker, and building inspector(s) to provide expedited processing for affordable housing projects, with

an emphasis on projects that include extremely low-income units. The goal of this program is to expedite the affordable housing development process to accelerate the availability of affordable housing units in the community, which also has the effect of reducing development costs.

- PP-B.6: Funding, Incentives, and Concessions for Extremely Low-Income Developments. The City will undertake the following actions during the planning period:
  - Hold one (1) outreach meeting or survey with affordable housing developers and providers each year after the state budget funding for the next fiscal year are made public (by October of each year) to discuss available funding sources (City, state and federal), sites identified in the Housing Element sites inventory that are available, developer needs and opportunities for affordable housing projects. Outreach will include experienced developers with recent affordable housing project experience that includes units affordable to extremely low-income households and households with special needs. Schedule of action: by October 31 of each calendar year during the 6th Cycle planning period.
  - Emphasize funding for housing developments affordable to extremely low-income households and identify feasible financial incentives and regulatory concessions to encourage the development of different housing types (including multi-family and single-room occupancy projects) through the following actions:
  - Provide technical assistance to developers regarding City's lower income sites, funding opportunities, as well as mixed use zoning and density bonus incentives (make the availability for technical assistance known to developers at the outreach meeting referenced above). Schedule of Action: by October 31 of year calendar year (outreach meeting) and as needed/requested by developers).
  - Conduct a feasibility studies on the City's ability to provide the following:
  - Fee underwriting, fee deferrals, and/or permit fast-tracking for projects that include housing affordable to lower income households, prioritizing projects that include units affordable to extremely low-income households. Schedule of Action: by October 2023.
  - Relaxed development standards to potentially enhance financially feasibility (potentially as part of the Land Use Element Update and Zoning Ordinance Amendment) for mixed use development projects that include an affordable housing component with an emphasis on extremely and very low-income units. Schedule of Action: by October 2023.

- Incentives and concessions given current available funding sources (e.g., inclusionary housing fees and state and federal grants/assistance). Schedule of Action: by October 2023.
- City staff will sign up for and receive regular alerts and communications about state and federal funding opportunities (from HCD, HUD and other entities) for affordable housing development, including extremely low-income housing units. Schedule of Action: by June 30, 2022.
- City staff will apply for or support a minimum of three (3) grant applications for affordable housing (including extremely low-income housing units) each year. To date, grant opportunities for cities have been limited to SB 2, LEAP and Permanent Local Housing Allocation (PLHA). The remainder of available grants require developers to apply for specific projects (meeting stringent criteria) rather than local jurisdictions. City staff will meet with the County Housing & Community Development Services Department each year to identify additional funding opportunities for affordable housing activities. Schedule of Action: each year by December 31.

  The goal of this program is to offer all available concessions, technical assistance and funding assistance to housing projects that include lower income housing units to improve the financial feasibility of those projects, allowing the projects to be implemented rather than abandoned due to financial infeasibility.

  As shown in Table 8-1 (Quantified Objectives), the City conservatively estimates that 32 extremely low and 1,396 very low-income units will be developed during the planning period.

  Disclaimer – completing the tasks and activities referenced in this program will be dependent upon available local, state, and federal funding sources.

- **PP-B.7: Senate Bill (SB) 35 Streamlined and Ministerial Approval Process**. The City will establish streamlined, ministerial review procedures and processes for qualifying multi-family residential projects consistent with SB 35 within one year of Housing Element certification.

- **PP-E.5: Utilize Available Funding Tools and/or Public/Private Partnerships to Create Lower Income and Workforce Housing**. The City will identify and utilize State programs and/or potential public/private partnerships with major employers to acquire existing market rate housing units or develop new housing units to create moderate or workforce housing (available to households with incomes at 80 percent to 120 percent of AMI).

  In February 2022, the City Council approved the broad terms and conditions under which the City will participate in the Middle-Income Housing Program. Subsequently, the City

executed Public Benefit and Joint Power agreements to convert existing market rate apartment units to affordable units at The Royce Apartments. More specifically, the first agreement approved is with the California Statewide Communities Development Authority (CSCDA) and the Waterford Property Group to issue approximately tax-exempt bonds to finance the acquisition, maintenance and operations of The Royce Apartments, a 520-unit apartment development. Under the agreement, one-third of the units will be designated for persons earning no more than 80% of AMI (low income), one-third for those earning up to 100% of AMI (moderate income), and one-third for those earning a maximum of 120% of AMI (moderate income). Rent restrictions would expire upon full repayment of the bonds, which are projected to be paid off in 35 years.

Other Potential programs could include concessions or incentives to large existing or future Irvine employers, and/or collaborations between employers and developers to make affordable housing projects and/or conversions feasible. Schedule of Action: Agreements for The Royce was executed in March 2022 with other programs pursued annually.

- PP-F.3: Collaborate with Public Agencies to Leverage Other Publicly Owned Land for the Development of Affordable Housing Projects through Master Planning and Disposition Efforts. There are several sizable vacant parcels owned by the County of Orange, the Irvine Ranch Water District and the State of California within the City limits. The City will coordinate with public agencies to facilitate the development of affordable housing projects on vacant and underutilized sites, including sites owned by the County of Orange, the State, and the Irvine Ranch Water District. Activities could include collaboration with public agencies on master-planning and disposition efforts for large vacant and underutilized sites. For instance, the County of Orange currently owns significant property near the Irvine Station. Under this program, the City would work with the County to develop affordable housing strategies for these properties.

- **PP-G.1: Continue to Apply "Additive" Intensity (under the Land Use Element) for Affordable Housing.** The City's Land Use Element allows for the entitlement of affordable housing units beyond the maximum unit counts established in the Zoning Ordinance, thus considered additive to the General Plan intensity thresholds, which allows additional units to be developed under the City's established land use designations. The City will continue implementing this policy. Approximately 1,300 affordable units in the City have been determined to be additive over the past eight years. Schedule of action: as development projects are proposed (timing dependent on development community).

- **PP-B.1: Assist with Development of Lower-Income Housing.**_To assist the development of housing for households with lower incomes on larger sites, the City will seek to amend the fee collection process for land divisions and lot line adjustments resulting in parcel sizes that facilitate multifamily developments affordable to households

with lower incomes (including extremely low income and farmworkers) considering State, Federal, and local financing programs (i.e., 2–10 acres). The City will also identify potential property owners and nonprofit developers by the end of FY 2022-23 and work with them on an annual basis to target and market the availability of sites with the best potential for development. In addition, the City will offer the following incentives for the development of affordable housing, including but not limited to the following:

- Streamlining and expediting the approval process for land division for projects that include affordable housing units.
- *Within 12 months of Housing Element certification*, the City will prepare an analysis, including a financial assessment, with the goal of eliminating or reducing permitting fees for housing projects that are 100 percent affordable. The goal of reducing fees would be to reduce factors that can render an affordable housing development financially infeasible, thereby constraining the development of affordable housing.
- The City will prepare an analysis, including a financial assessment, with the goal of eliminating or reducing permitting fees for housing projects that are 100 percent affordable.
- City staff will provide technical assistance to developers on funding applications, as projects are proposed (specific timing dependent on development community).
- The City will modify development requirements, where possible, for projects, as projects are proposed (specific timing dependent on development community).

- **PP-B.2: Expedite Development.** The City will expedite development of housing projects for seniors, people with disabilities, and lower-income people and/or households.

- **PP-D.1: Affordable Housing Preservation/Committed Assistance Program (including Financial Resources and In-Kind Services).** The City will provide financial and other available assistance to affordable housing property owners to preserve units. The committed assistance may consist of both financial and non-financial, in-kind services to incentivize the preservation of affordable units. The total number of units to be preserved are seven extremely low, 517 very low and 299 low-income units (Chapter 4, At-Risk Affordable Housing, of this Housing Element identifies the project name, level of affordability and address of all units).

  It is important to note that in California Government Code, Section 65583.1(c)(4), "committed assistance" means "that the city or county enters into a legally enforceable agreement during the period from the beginning of the projection period until the end of the third year of the planning period that obligates sufficient ***available funds or other in-kind services*** to provide the assistance necessary to make the identified units affordable and that requires that the units be made available for occupancy within two years of the execution of the agreement." *The City will pursue committed assistance through a legally*

enforceable agreement by the end of the third year of the housing-element planning period, or by June 30, 2024. The committed assistance will include both financial and in-kind assistance as allowed by State law. The estimated dollar amount of committed assistance is $7,000,000. The estimated in-kind committed assistance will be development concessions that would be financial incentives to property owners with affordable units at risk of converting to market rate units during the 6th Cycle planning period. This assistance adheres to the requirements of State law and the Adequate Sites Program Alternative Checklist (Figure 8-1) from HCD.

The total committed assistance (financial and in-kind) will be sufficient to make the targeted units available for occupancy within two years of the execution date of the agreement. Additionally, this program will involve reporting on the status in the City's Annual Progress Report on the Housing Element beginning in 2025. The California Government Code requires that If the City does not enter into an enforceable agreement of committed assistance for all the units initially identified by the end of the third year of the planning period, or June 30, 2024, the City must adopt an amendment to the 6th Cycle Housing Element, no later than the end of the fourth year of the planning period (June 30, 2025) identifying additional adequate sites sufficient to accommodate the number of units for which committed assistance was not provided.

The City will comply with the requirements of California Government Code, Section 65583.1(c)(2)(C), in connection with the execution of agreements, as presented below:

- The City will hold a public hearing in October 2022 and make the required finding that the units are eligible and are reasonably expected to change from housing affordable to low- and very low-income households to any other use during the next eight years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.
- The units will have long-term affordability covenants and restrictions that require the units to be affordable to, and reserved for occupancy by, persons of the same or lower income group as the current occupants for a period of at least 55 years.
- The units will be within "assisted housing developments," as defined in paragraph (3) of subdivision (a) of Section 65863.10. (iii) and the City Council finds, after a public hearing, that the units are eligible, and is reasonably expected to change from housing affordable to low- and very low-income households to any other use during the next eight years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.
- The units are in decent, safe and sanitary condition at the time of occupancy.

  - At the time the units are identified for preservation, they are available at affordable cost to persons or families of low- or very low income.

- **PP-D.2: Continue the Preservation and Monitoring of Existing and Future Affordable Units.** The City will continue to monitor and preserve the affordability of all publicly assisted housing units *on an ongoing basis* (timing is dependent on property owners and development community) and:

  - Outreach to developers with expiring deeds to consider options to extend affordability on an ongoing basis, as appropriate;
  - Support applications by nonprofits for funding to purchase at-risk units;
  - Find local nonprofits and reach out by mid-2022 to strengthen relationships and develop a plan or strategy for quickly moving forward in the case units are noticed to convert to market-rate uses in the planning period;
  - Consider pursuing funding on at least an annual basis;
  - Contact nonprofits to develop a preservation strategy by January 2023 and be ready to quickly act when notice of conversion is received;
  - Monitor the units to ensure tenants receive proper notifications, education, and support.

- **PP-E.1: Advertise Available Resources.** In addition to providing funding opportunities related to HUD programs on the City's website, funding opportunities will be disseminated via targeted email notifications and may also be posted on all City social media accounts and include information on vacant land currently owned by the City (i.e., location, size, and zoning). Schedule of action: funding opportunities on an ongoing basis (dependent on HUD availability) and information on vacant land owned by the City following all required actions related to the Surplus Property Act.

- **PP-E.2: Monitor Grant Opportunities and Maximize Grant Applications.** The City will access information from HCD and other State agencies to identify grant application opportunities for affordable housing. When grant opportunities are known, the City will reach out to affordable developer stakeholders to identify projects and/or opportunities to include on grant applications. The City will apply or support a minimum of three (3) grant application each year. The goal of this program would be to increase the amount of funding available for affordable housing projects, which require public subsidies to be built. *Disclaimer: completing the tasks and activities referenced in this program will be dependent upon available local, state and federal funding sources.*

- **PP-E.4: Identify and Analyze Local Funding Options.** The City will identify and analyze local funding options for affordable housing and monitor new funding and financing

resources each year. This program will also include using State and Federal funding received by the City to partner with nonprofit organizations (such as the ICLT), as the commitment of City funding can enhance the scoring of 100% affordable projects to secure important funding sources, such as low-income housing tax credits (LIHTCs) that have become highly competitive.

- **PP-F.1: Leverage City-Owned Land for the Development of 100% Affordable Housing Projects.** The City will follow all requirements of the Surplus Land Act, Article 8 (commencing with Section 54220) of Chapter 5 of Part 1 of Division 2 of Title 5, including holding a public hearing designating the properties as "surplus properties" under California Law. The City will also conduct an analysis to determine, based on market conditions, if selling or leasing the properties would maximize the development of affordable units. The City will then send a Notice of Availability to all required parties regarding the availability of County owned land available for purchase or lease. It is the City's intent to facilitate the development of 100% affordable housing projects on vacant or underutilized City-owned sites. The City will also coordinate with the County and other public entities that own a site (or sites) to ensure that the legally mandated surplus property process is followed.

- **PP-G.2: Adopt Ordinances and Policies that Encourage a Diverse Housing Stock.** The City will amend the Inclusionary Housing Ordinance *by October 2024*; encourage and incentivize ADUs through various programs *by January 2023*; encourage innovative design prototypes and/or construction, such as smaller units with increased energy efficiency (i.e., sustainable designs and operations), modular units or other innovative building types *on an ongoing basis*; and streamline permitting to encourage a diverse housing stock *on an ongoing basis*. See other objectives for proposed activities regarding such topics. The goal of this program is expanded affordable housing units in the City by requiring those units or allowing for varying building designs that reduce development/resident costs.

- **PP-G.3: Zoning Changes.** The City will make appropriate zoning changes as part of the General Plan - Land Use Element Update and Zoning Ordinance Amendment to bring the City's Zoning Ordinance in compliance with State law changes related to parking, by right uses, and other requirements. The zone changes will also include those detailed in Programs PP-I.1 (allowing more types of residential uses) and PP-A.3 (establishing residential overlays in non-residential areas at densities suitable for lower income projects). These changes will also allow and encourage the development of new affordable housing in resource-rich areas and provide more affordable housing options for Irvine residents. Affordable housing depends primarily on Low Income Housing Tax Credits for a large portion of project finance. These Tax Credits are competitive with the projects with higher scores securing funding and a portion of project scoring relies on

whether the project location is in a low, medium or high resource area. By zoning existing commercial and other properties to allow for higher density residential uses in medium to high resource areas, it facilitates affordable housing by contributing to an increased likelihood of award of substantial funding which in turn makes projects more financially feasible and therefore implementable. Furthermore, this update will allow these land uses in the City's residential zones, will modify portions of the Municipal Code dealing with the location of and distance between these housing types and potentially other requirements, and will ensure that the City uses only objective development standards to maintain compliance with current State requirements.

- **PP-G.4: Partner with University of California, Irvine (UCI) to Identify and Track University Housing.** The City will work UCI to draft agreement regarding approving, permitting, certifying occupancy, and/or reporting new units to the California State Department of Finance (DOF). The agreement will involve documentation from UCI on planned housing has been approved to be built as well as information on the timing of the project construction and unit affordability by household income category.

- **PP-G.5: Housing Choice Vouchers.** The Federal Housing Choice Voucher Program extends rental subsidies to extremely low and very low-income households, including families, seniors, farmworkers, and the disabled. The program offers a voucher that pays the difference between the current fair market rent as established by HUD and what a tenant can afford to pay (i.e., 30% to 40% of household income). The voucher allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost. In Irvine, the program is administered by the OCHA. Given the continued need for rental assistance, the City supports and encourages the provision of additional subsidies through the Housing Choice Voucher Program. The City will continue to provide information to households and homeowners interested in participating in this program.

- **PP-G.6: Irvine Housing Authority.** The City will study the benefits associated with creating an Irvine Housing Authority with the ability to allocate Federal Housing Choice Vouchers.

- **PP-G.7: Terms of Affordability.** The City will analyze incentives to encourage affordable housing developers to consider extending the terms of affordability in perpetuity.

- **PP-I.3: Leverage All Funding Options.** The City will explore the feasibility of joining the Orange County Housing Finance Trust (OCHFT), a joint power authority composed of many Orange County cities. The OCHFT can provide additional funding options for affordable housing developers. The City will ensure that housing options will include reasonable accommodations and supportive services for people with disabilities.

- **PP-M.3: Density Bonus Eligibility.** The City will connect developers of projects with affordable density bonus units and local non-profits/community organizations to

coordinate efforts and determine if the units could be set aside, where feasible, for special groups including but not limited to Veterans and special need adults.

Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs)

To identify R/ECAPs, HUD has identified census tracts with the majority of non-White population (greater than 50 percent) and a poverty rate that exceeds 40 percent or is three times the average census tract poverty rate for the metro/micro area, whichever threshold is lower. In Irvine, there were three (3) racially and ethnically concentrated area of poverty (R/ECAP) areas, all three areas are surrounding the University of California, Irvine as shown on Figure B-12, Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) Map (located at the end of this appendix). To address these areas, the Housing Plan contains twenty-five (25) programs to encourage and facilitate the development of more affordable housing units to provide additional housing choices for the lowest income households in the City.

There are concentrations of minority populations throughout the City. High concentrations of minority population can be found South of Sand Canyon Ave, in the Woodbridge neighborhood, and in the areas surrounding the University of California, Irvine.

Diversity Index

The Diversity Index from ESRI, an international supplier of geographic information system (GIS) software, web GIS and geodatabase management applications, represents the likelihood that two people, chosen at random from the same area, belong to different race or ethnic groups. The Housing Element utilizes ESRI's definition of the Diversity Index - ethnic and racial diversity. ESRI's diversity calculations accommodate up to seven race groups: six single-race groups (White, African American, American Indian, Asian, Pacific Islander, Some Other Race) and one multiple-race group (two or more races). Each race group is divided into two ethnic origins, Hispanic and Non-Hispanic. If an area is ethnically diverse, then racial diversity is compounded. The Diversity Index ranges from zero (no diversity) to 100 (complete diversity). If an area's entire population belongs to one race group and one ethnic group, then an area has zero diversity. An area's Diversity Index increases to 100 when the population is evenly divided into two or more race/ethnic groups.

The relative diversity of different areas of the City is illustrated through the 2019 Diversity Index (Table B-2, Diversity Index by Zip Code, and Figure B-13, Diversity Index Map (located at the end of this appendix)). The City's 10 zip codes each have a diversity index of 67.5 or higher, indicating that the City has high levels of diversity.

Table B-2. Diversity Index by Zip Code

ZIP CODE	DIVERSITY INDEX
92602	100.0
92603	100.0
92604	68.3
92606	67.5
92610	69.6
92612	68.5
92614	69.1
92617	69.9
92618	79.0
92620	87.0

Racially Concentrated Areas of Affluence (RCAAs)

While R/ECAPs have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to "Racially Concentrated Areas of Affluence: A Preliminary Investigation" authored by Edward G. Goetz, Anthony Damiano, and Rashad A. Williams of the Center for Urban and Regional Affairs, University of Minnesota (a policy paper published by HUD), RCAA is defined as an affluent, White community. The policy paper goes on to state that "Whites are the most racially segregated group in the United States and in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities."

RCAAs have not been studied extensively or defined precisely by the HCD or HUD. The Housing Element uses a definition recommended by Veronica Tam & Associates (part of the consulting team that assisted the City with this Housing Element), based on her extensive coordination with HCD and preparation of multiple Housing Elements in the San Diego Association of Governments region that concluded in June 2021. That definition uses the percent of White population (i.e., 40 percent) and median household income (top quartile) as proxies to identify potential areas of racial concentration and affluence.

According to the 2014–2018 ACS 5-Year Estimates, White households in the City have a median income of approximately $1,196, or 1.0 percent, more than all households. In the County, White households have a median income of approximately $4,106, or 5.0 percent, more than all households. As shown on Figure B-14, Racially Concentrated Areas of Affluence (located at the end of this appendix), census tracts with a White population over 40 percent and household income in the top median-income quartile of all City census tracts (greater than $135,500), are mostly located in the eastern portion of the Irvine Industrial Complex as well as the Turtle Rock, University Park, and Woodbridge neighborhoods. Table B-3, White Household Income and Population Percentage, presents data from the 2014–2018 ACS 5-Year Estimates. As indicated in Table B-3, White residents make up approximately 64.0 percent of City residents, compared to approximately 62.0 percent of County residents, according to the 2014–2018 ACS 5-Year Estimates.

Table B-3. White Household Income and Population Percentage

MEDIAN HOUSEHOLD INCOME	CITY OF IRVINE	COUNTY OF ORANGE
All Households	$100,969	$85,398
White Alone	$102,165	$89,504
White Population	64.0 percent	62.0 percent

Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of household.

Adults Living Alone or With Spouse

The percentage of adults living with their spouse in the City is 5 percent lower than that of the County. More specifically, according to the 2014–2018 ACS 5-Year Estimates, the percentage of adults living with their spouse is approximately 47.0 percent, compared to approximately 52.0 percent of adults in the County. Local block groups with the highest shares of adults living with their spouse are located mainly in the City's north of the five Freeway and the 133 Toll Road, south of the 405 Freeway, and in the Orange County Great Park area, as seen on Figure B-15, Percent of Adults Living with Spouse Map (located at the end of this appendix). Approximately 9.0 percent of married-couple households in the City and approximately 9.0 percent of married-couple households in the County live below the poverty line.

Additionally, 11.0 percent of Irvine City heads of a household and 9.0 percent of County heads of households live alone. As shown on Figure B-16, Percent of Adults Living Alone Map (located at the end of this appendix), and the largest share of adults living alone are near John Wayne Airport and the Irvine Spectrum Center. Census Tract 626.04, Block Group 5, has the highest share of adults living alone with 70.8 percent of heads of households living alone.

Children in Married-Couple Households

The 2015 Irvine Analysis of Impediments to Fair Housing Choice (2015 Irvine AI) states families with children often have special housing needs due to lower per capita income, the need for affordable childcare, the need for affordable housing, or the need for larger units with three or more bedrooms. Families with children and especially teenagers may face discrimination in the rental housing market. For example, some landlords may charge large households a higher rent or security deposit, limit the number of children in a complex or unit, confine children to a specific location, limit the time children can play outdoors, or choose not to rent to families with children altogether.

In Irvine, a higher percentage of children under 18 live in married couple households as compared to the County. According to the 2014–2018 ACS 5-Year Estimates, approximately 84.0 percent of children under 18 live in married-couple households throughout the City, as shown on Figure B-17, Percent of Children in Married-Couple Families Map (located at the end of this appendix) compared to approximately 74.0 percent in the County as a whole. In the City,

this rate is highest within the City in the 92602 zip code, where 90.0 percent of children under 18 live in married-couple households. A total of 7.5 percent of families in the City live below the poverty line.

Children in Single Female-Headed Households

Single-parent households require special consideration and assistance because of their greater needs for daycare, healthcare, and other facilities. According to HCD, female-headed households with children tend to have lower incomes, thus limiting housing availability for this group. Fair housing laws protect single parent households. According to the 2014–2018 ACS 5-Year Estimates, approximately 9.0 percent of children under 18 in the 92602 and 92618 zip codes and approximately 11.0 percent of children under 18 in the 92620 zip code live in female-headed households, as shown on Figure B-18, Percent of Children in Single Female-Headed Households Map (located at the end of this appendix).

Access to Opportunity

U.S. Department of Housing and Urban Development's Environmental Health Hazard Index (Ratings on Index)

The Environmental Health Hazard Index is a measure of potential exposure to harmful toxins at a neighborhood level. According to HUD, the values are inverted and then percentile ranked nationally, ranging from zero to 100. The higher the index value, the less exposure to toxins harmful to human health and the better the environmental quality of a census block-group.

As of 2018, the City has a wide range of ratings on HUD's environmental Health Hazard Index, with northwestern portions of the City rated generally between six and 33, while southern and northeastern portions of the City are rated generally between 37 and 70. This reflects higher exposure to environmental hazards in the areas closer to John Wayne Airport and along State Route 55, with lower exposure to environmental hazards in the areas farther from the airport and closer to preserved open spaces.

The Housing Plan (Chapter 8) of this Housing Element contains the following program related reducing exposure to environmental pollution:

- **PP-M.5: Reduce Exposure to Environmental Pollution.** The City is in the process and has taken several steps to identify climate impacts, reduce pollutants and greenhouse gas emissions (GHG), and prepare for a climate resilient future by completing the following:
    - A Local Hazard Mitigation Plan (adopted by City Council in October 2020 and approved by the Federal Emergency Management Agency (FEMA) on December 17, 2020).
    - A Strategic Energy Plan (adopted by City council on November 10, 2020).

- Forming the first Community Choice Energy initiative in Orange County in an effort to give consumers clean energy choices and reduce GHG emissions (completed in 2022).
- The development of a Climate Action and Adaptation Plan (in process) to:
  - Guide the implementation of measurable actions to meet or exceed the State's GHG reduction targets and climate neutrality goal, as well as the City's ambitious carbon neutral by 2030 goals.
  - Recommend adaptation measures that build resilience to current and future climate threats.
  - Emphasize climate goals for the community, establishing an aspirational, yet achievable path that provides options to realize aggressive emissions reduction targets by 2030, 2035, and 2045.
- Continuing to require added greenery throughout the City to reduce exposure to environmental pollution such as vehicle emissions through the City's Zoning Ordinance (Section 3-15-4) that requires boundary landscaping for all residential attached (i.e., multi-family) projects. The requirements dictate that a minimum of one 15-gallon tree shall be provided for every 30 feet of interior boundary on all building sites.
- Irvine Cool City Challenge**,** a $1 million grant competition among California cities to develop the most innovative pathways to carbon neutrality, including the Cool Block program which requires recruiting 200 Cool Block team leaders to improve sustainability and quality of life in their own neighborhoods. This Challenge will reduce climate emissions and utility bills while building resiliency and local emergency preparedness against climate disasters such as extreme heat, floods, wildfires, and extreme storm events. The City has partnered with over 25 community organizations and registered over 200 volunteers who are interested and committed to climate action in Irvine to date.

Additionally, to further efforts to provide adequate parks and open space to all parts of the community, the City will prepare a comprehensive design strategy to include passive urban park setting for every project and include other placemaking strategies.

The City's existing Zoning Ordinance requires that green park space be provided in connection with new residential development. More specifically, the Ordinance contains park dedication requirements (i.e., land, improvements, fees, or any combination thereof) for all standalone multi-family residential projects. The existing development standards require five acres of park land for every 1,000 population (three acres of neighborhood park and two acres of community park). When new residential development occurs, the park requirements are prorated for the estimated population added. Affordable housing projects have a reduced requirement of three and one-half acres of park land for every 1,000 population (two acres of neighborhood park and one and one-half acres of community park). Park requirements in

the Irvine Business Complex are somewhat different due to the urban living environment. These park requirements ensure that as residential development occurs throughout the City, green spaces and trees are planted to help further reduce the City's carbon footprint.

This program, as implemented, will reduce unsustainable energy use, reduce pollutants, improve air quality, reduce extreme heat events and improve the health outcomes of residents, employees and others in the community.

California Communities Environmental Health Screening Tool

The California Office of Environmental Health Hazard Assessment developed a screening methodology tool called the California Communities Environmental Health Screening Tool (CalEnviroScreen) to help identify California communities disproportionately burdened by multiple sources of pollution. Census tracts with high scores are more burdened by pollution from multiple sources and are most vulnerable to impacts, given the socio-economic characteristics and underlying health data. The CalEnviroScreen 4.0 tool provides scores for all census tracts in Irvine. The census tracts in the City have low to moderate ratings ranging from two to 62, indicating low to moderate health burdens.

Program PP-M.5 cited on the previous page addresses lower exposure to environmental pollution and details the City's significant efforts to date.

Location of Environmental Health Hazards (Countywide)

The 2020 Orange County AI identified that the location of environmental health hazards may be a significant contributing factor to fair housing issues in the County. The analysis notes that "communities with a high concentration of Hispanics experience higher levels of environmental harms; exposure primarily stems from vehicle emissions due to the proximity of major freeways and the settling of smog in the area between the coast and the hills rather than the location of major industrial facilities. As a county that developed as a predominantly suburban area, there is no long history of heavy industrial activity in the area."

The CalEnviroScreen 4.0 tool provides scores for all census tracts in the County. The areas south of and northeast of the City have ratings of 40 and lower while those northwest of the City have ratings of 50 or higher. The areas northwest of the City have higher concentrations of Hispanics than the rest of the County.

Access to Public Transit

As stated in the 2015 Irvine AI, public transit provides mobility to people who cannot afford personal transportation or who elect not to drive. Elderly and disabled persons also rely on public transit to visit doctors, go shopping, or attend activities at community facilities. Many lower income persons are also dependent on transit to go to work. Public transit that provides a link

between job opportunities, public services and affordable housing helps to ensure that transit dependent residents have adequate opportunity to access housing, services and jobs.

The City is served by Orange County Regional Transportation Authority (OCTA), Metrolink, iShuttle, OCTA ACCESS Program, Transportation for Irvine Residents with Disabilities (TRIPS), and the Age Well Senior Services Program. These transit providers offer a range of transit options throughout the City for Irvine residents.

Orange County Transportation Authority

OCTA is Irvine's largest public transportation provider. OCTA operates 77 routes providing local and express services within Orange County and express service to Los Angeles and Riverside counties. With 14 routes traveling in and through the IBC and connecting service to public transportation throughout Southern California.

Metrolink

Metrolink is a premier regional rail system, including commuter and other passenger services, which links people to employment and activity centers. Services run seven days a week along the Orange County Line, which serves Irvine.

iShuttle

A local Irvine public transit, iShuttle, is a shuttle service that provides:

- Three routes from the Tustin Metrolink Station serving the Irvine Business Complex/John Wayne Airport area.
- Three routes from the Irvine Station serving the areas between the Irvine Spectrum, as well as the areas east and south of the station.

OCTA ACCESS Program

In compliance with the Americans with Disabilities Act (ADA) and Title VI of the Civil Rights Act, OCTA provides paratransit service throughout Orange County through its OCTA ACCESS program. ACCESS is an eligibility-based service for persons unable to use regular fixed-routes buses due to a disability. To be eligible for ACCESS, you must live within Orange County and be physically and/or cognitively unable to use a regular fixed-route bus. An in-person functional assessment will determine the applicant's ability to get to and from the bus stop, get on and off the bus and navigate the regular bus system. Curb-to-curb service is available for $3.60 each way.

Transportation for Irvine Residents with Disabilities (TRIPS)

Transportation for Irvine Residents with Disabilities (TRIPS) is available for Irvine residents (18+) who are unable to drive due to a permanent physical and/or cognitive disability. Services include

door-to-door transportation, wheelchair accessible vehicles, rides granted on a first come, first serve basis and services are available on evening, weekend and holiday service contingent on demand. The annual registration fee is initially $25 and then $20 annually. One way to any location in Irvine is $1.90. Transportation to other areas is limited and costs range from $3.80 to $5.70 to other limited areas, costs vary on location and distance.

Age Well Senior Services Program

For seniors, the Age Well Senior Services Program is available to provide non-emergency medical transportation throughout South Orange County to persons age 60 and older who are not eligible to use OCTA ACCESS. Eligible Irvine residents can use the service to travel to medical, dental, physical therapy, dialysis, and other health-related appointments. Each one-way trip costs $2.00 and the service operates Monday through Friday between 7 a.m. and 6 p.m.

AllTransit Performance Score

AllTransit is a data repository managed by the Center for Neighborhood Technology, an award-winning innovations laboratory for urban sustainability. AllTransit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. The City's AllTransit performance score is 3.6, while Orange County has a score of 4.2, illustrating a low combination of trips per week and number of jobs accessible, which enable only a few people to take transit to work in Orange County and even fewer in the City. Only 1.3 percent of workers in the City use public transportation (excluding taxicab) to get to work, which is less than Orange County's rate of 2.0 percent of workers. Figure B-19, Transit Proximity Map (located at the end of this appendix), illustrates what areas of the City are within a half-mile of a transit (primarily bus) stop. The locations of transit stops are based on data from Transitland, a community-edited data service aggregating transit networks across metropolitan and rural areas around the world.

Program **PP-B.3: Review the City's Development Standards** in the Housing Plan involves a review and update (as appropriate) of current Development Standards to encourage residential, mixed-use, and transit-oriented developments to allow more jobs to be created near transit and more residential units to be located near jobs and transit.

Proximity to Jobs

As shown on Figure B-20, Jobs Proximity Map (located at the end of this appendix), as measured by HUD's Jobs Proximity, the majority of Irvine has an index value of over 70. The higher the index value, the better the access to employment opportunities for residents in the neighborhood. The areas with the closest proximity to jobs in the County are those near the Irvine Business Complex, University of California, Irvine, Irvine Spectrum Center, and Orange County Great Park.

According to the 2014-2018 ACS 5-Year Estimates, the average commute travel times to work for City and County residents were 25.6 and 27.7 minutes, respectively. The area with the most limited access to jobs (as shown on Figure B-20 (located at the end of this appendix)) does have slightly higher rates of poverty or overpayment than other areas with index values between 40 and 59. Irvine is a major job center in Orange County, there are 128,029 workers living within the City who are employed across 13 major industrial sectors. Chapter 2 of the Housing Element presents additional information on employment by industry and occupation.

The 2020 Orange County AI does not identify the location of employers as a significant contributing factor to fair housing issues in the County. It also notes that there is no clear relationship between patterns of occupancy by race or ethnicity and where major job centers are in the County. This is consistent with conditions in the City, where job access is strong.

Education

The City of Irvine is primarily served by the Irvine Unified School District and Irvine Valley College.

The Elementary and Secondary Education Act (ESEA) was passed in 1965 and is regarded as the most far-reaching Federal legislation affecting education ever passed by Congress. The ESEA is an extensive statute that funds primary and secondary education while emphasizing equal access to education and establishing high standards and accountability. A major component of the ESEA is a series of programs typically referred to as “Title I.” Title I programs distribute funding to schools and school districts with a high percentage of students from low-income families. To qualify as a Title I school, a school typically must have around 40 percent or more of its students coming from families who are low income. The programs also give priority to schools that are in obvious needs of funds, low-achieving schools, and schools that demonstrate a commitment to improving their education standards and test scores.

As of 2017, the Irvine Unified School District has nine Elementary Schools with Title 1 programs, these schools are Brywood, Culverdale, Deerfield, Greentree, Meadow Park, Northwood, Oak Creek, Springbrook, and University Park. There are also three Middle Schools with Title 1 programs, these schools are: Lakeside, South Lake, and Venado. The Title 1 schools are located throughout the City.

Figure B-21, Schools Proximity Map (located at the end of this appendix), shows what areas of the City are within one mile of a school. School access is consistent throughout the City, with a significant majority of the City’s area and 14.0 percent of the projected units in the Sites Inventory located within one mile of a school. All projected units are within 2.6 miles from a school. Most of the schools are considered high-quality, according to School-Ratings.com, with ratings distributed from the 71st to the 99th percentiles. As noted in Chapter 2 of the Housing Element, the Irvine Unified School District holds the distinction of the top school district in Orange County and is ranked #13 in the State out of 440 school districts.

The 2020 Orange County AI identified that the location of proficient schools and school assignment policies may be a significant contributing factor to fair housing issues in the County. It notes, "the location of proficient schools and school assignment policies may be significant contributing factors to fair housing issues in Orange County. The schools with the highest proficiency in Orange County are generally located in coastal areas and hillside areas rather than in the center of the county, though Irvine is an exception. This distribution of proficient schools maps on to patterns of residential racial and ethnic segregation, with disproportionately White population in areas with high performing schools and relatively low Hispanic population in those areas. Public education in Orange County is highly fragmented with 27 school districts serving the county's students. District boundaries frequently map onto municipal boundaries, which in turn correlate to patterns of segregation. Inter-district transfers are only available for extremely limited circumstances."

However, it is important to note that the concerns identified in the 2020 Orange County AI is not a concern on the City level. All City residents, regardless of race or income, have access to all the City's highly proficient schools through the intradistrict/school choice process, which is only restricted by space availability. The City does have small areas outside of the Irvine Unified School District area. These areas are in the Orange, Santa Ana, Tustin, and Saddleback Valley Unified School Districts, and they include areas with Hispanic and other minority concentrations. Nevertheless, these areas are relatively small portions of the City.

Population with a Disability

The ADA defines a disability as a "physical or mental impairment that substantially limits one or more major life activities." Fair housing choice for persons with disabilities can be compromised based on the nature of their disability. Persons with physical disabilities may face discrimination in the housing market because of the use of wheelchairs, need for home modifications to improve accessibility, or other forms of assistance. Landlords/owners sometimes fear that a unit may sustain wheelchair damage or may refuse to exempt disabled tenants with service/guide animals from a no-pet policy. A major barrier to housing for people with mental disabilities is opposition based on the stigma of mental disability. Property owners often refuse to rent to tenants with a history of mental illness. Neighbors may object when a house becomes a group home for persons with mental disabilities.

According to 2014–2018 ACS 5-Year Estimates, 3,147,477 residents in Orange County (8.6 percent of all County residents) were identified as having a disability. The percentage of population with disabilities in the Irvine-Lake Forest County Subdivision is 5.7 percent. Figure B-22, Percent of People with Disabilities Regional Map, (located at the end of this appendix) takes a regional view, illustrating the share of residents with a disability in the Irvine-Lake Forest County subdivision and adjacent County subdivisions. The Orange County Regional Center, which is the regional center contracted by the California Department of Developmental Services,

provides programs and services that further aid in meeting the needs of those with physical, mental, and developmental disabilities for Orange County residents.

According to the 2014-2018 ACS, 14,676 City residents, approximately 5.5 percent, of the Irvine population were identified as having a disability. The most common type of disability experienced by Irvine residents is ambulatory difficulty. Other common disabilities are, in order of prevalence, independent living difficulty, cognitive difficulty, hearing difficulty, self-care difficulty, and vision difficulty. Special housing needs for persons with disabilities fall into two general categories:

- Physical design to address mobility impairments.
- In-home social, educational, and medical support to address developmental and mental impairments.

According to the 2014-2018 ACS, 5,336 persons (36.0 percent of City residents) with a disability have a developmental disability. As shown on Figure B-23, Percent of People with Disabilities Local Map (located at the end of this appendix), the census block groups with the highest concentration of people with disabilities (i.e., more than 14.5 percent) are in Planning Area 11. The City has Disability Services that provide support services and social programs to persons with disabilities, their families, caregivers and providers, who live or work in Irvine. Services and programs include:

- Social and Recreational programs for all ages.
- Community Disability Awareness Events.
- Disability Awareness Training.
- Irvine Residents with Disabilities Advisory Board.
- Access Reporting.
- Inclusion and Accommodation support.
- Collaborations with Community Disability Agencies.

Residents with disabilities interested in receiving support services and participating in social programs can contact Disability Services via phone and via email at IDS@cityofirvine.org.

In order to address this issue, the Housing Plan contains the following four programs to increase the supply of housing, including affordable housing, for persons with disabilities:

- **PP-B.2: Expedite Development.** The City will expedite development of housing projects for seniors, people with disabilities, and lower-income people and/or households.

- **PP-F.2: Irvine Community Land Trust.** The City seeks to continue to strengthen its relationship with the ICLT to collaborate and partner on efficiently and effectively maximizing affordable housing opportunities. This program will call for assisting the ICLT and developers in accessing public funding and financing and through new construction to increase supply of permanently affordable rental units with supportive services that target seniors and persons with disabilities and extremely low-income households.
- **PP-I.2: Housing Options.** Many funding sources have specific eligibility criteria or other requirements that may not always align with potential projects in Irvine. The City will pursue relevant State and Federal funding sources to provide additional options for developers of lower-income housing that serve veterans, individual, and families at-risk of and currently experiencing homelessness in the City. The City will ensure that such housing options will include reasonable accommodations and transitional and supportive services for people with disabilities.
- **PP-I.3: Leverage All Funding Options.** The City will explore the feasibility of joining the Orange County Housing Finance Trust (OCHFT), a joint power authority composed of many Orange County cities. The OCHFT can provide additional funding options for affordable housing developers. The City will ensure that housing options will include reasonable accommodations and supportive services for people with disabilities.

Access to Opportunity (Countywide)

In the 2020 Orange County AI, the County conducted an analysis of the lack of access to opportunity due to high housing costs, which the County identified as a potentially significant contributing factor to fair housing issues in the County. The analysis revealed, “coastal areas of Orange County [and] far eastern portions of the county have greater access to educational, economic, and environmental opportunity than do most areas in between, with the partial exception of Irvine. Additionally, environmental quality is higher in predominantly White southern Orange County than in the more diverse areas to the north. In general, the disproportionately White coastal and hillside communities with better educational, economic, and environmental outcomes are also areas with high housing costs. Increasing housing affordability in these areas would make it easier for low-income households, disproportionately including Hispanic and Vietnamese households, to access the types of services and amenities that further social mobility.”

The City is located in what is commonly considered central Orange County, but some consider Irvine a part of south Orange County. Irvine is more ethnically and culturally diverse than the south Orange County cities, which are predominately White. The number of housing units created in Irvine between 2013 and 2020 is over 31,000, with a high proportion of units available to very low to moderate income households, which far exceeds the affordable housing units (and market rate housing units) built in other Orange County cities. The City seeks to continue to lead

the way in housing unit production, including lower income housing units on the sites identified in the Site Inventory.

Disproportionate Housing Need and Displacement Risk

The Affirmatively Furthering Fair Housing Guidance for All Public Entities and for Housing Elements published by HCD in 2021 defines "disproportionate housing needs" as:

"a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area."

The analysis is completed by assessing cost burden, severe cost burden, overcrowding, and substandard housing. Many housing problems such as housing overpayment or overcrowded housing are directly related to the cost of housing in a community. If housing costs are high relative to household income, a correspondingly high prevalence of housing problems occurs. This appendix evaluates the disproportionate housing need and displacement risk.

Table B-4, Impacts on Patterns of Disproportionate Housing Needs, provides a summary of the analysis that includes the number of units per site by income group for each of the AFFH categories relative to the impacts on patterns of disproportionate housing needs. The table analyzes the following categories:

- **Overpayment/Cost Burden:** The analysis evaluates the number of units in the Sites Inventory that are in areas where the majority (more than 50 percent) of households experience housing cost burden. The analysis differentiates between ownership cost burden and rent burden.
- **White Concentration:** Number of units in the Sites Inventory in areas with a White concentration (i.e., the White percentage of the population exceeds the County average).
- **Asian Concentration:** Number of units in the Sites Inventory in areas with an Asian concentration (i.e., the percentage of the Asian population exceeds the County average).
- **Overcrowding:** Number of units in areas where the rates of overcrowding and/or severe overcrowding exceed the County average.
- **Areas of Affluence:** Number of units in areas of affluence.
- **R/ECAP:** Number of units in Racially/Ethnically Concentrated Areas of Poverty (R/ECAP).
- **Displacement:** Number of units in areas where there is a risk of displacement.

The City is adding housing based on the need in each of the categories. Table B-4 shows that 46.0 percent of all the units from the Sites Inventory are in areas where over 50 percent of homeowners are cost burdened. In comparison, 21.0 percent of units are in areas where over 50 percent of renter households are rent burdened.

Another way to measure the relative cost or rent burden is by comparison to the countywide average. Of the City's 121 census tract block groups, 47 have a greater share of households with a cost burden than the County average (28.0 percent) and 37 block groups have a greater share of households with a rent burden than the County average (55.0 percent). To help address the cost and rent burdens, 10,226 lower-income housing units in the site inventory (76.0 percent of all lower-income housing units in the Sites Inventory) are in the block groups with either a higher cost burden share or a higher rent burden share.

Approximately 23.0 percent of units are in areas with a White concentration and the same percentage are in areas with an Asian concentration. More lower-income units (42.0 percent) are located in Asian concentration than in White concentration areas (11.0 percent). In contrast, more moderate and above-moderate units (26.0 percent) are located in areas with a White concentration than areas with an Asian concentration (17.0 percent). This contrast is not a concern because of the relative wealth of the City's Asian community.

There are 17,289 units in the Sites Inventory (28.0 percent of all units) located in areas experiencing overcrowding, which will help provide additional housing units to alleviate overcrowding in these areas. Almost 34.0 percent of the lower-income units in the Sites Inventory are in areas with overcrowding.

Approximately 2.0 percent of the total sites are in areas of affluence. This is due primarily to the fact that affluent areas are mostly built out, with few sites for potential new development. Less than 2.0 percent of units are in R/ECAP areas, which shows the City has distributed the units in the Sites Inventory in a way that will not concentrate affordable housing in these areas. No units are in areas designated as susceptible to displacement because there are no census tracts in the City identified as susceptible to displacement.

Table B-4. Impacts on Patterns of Disproportionate Housing Needs

Site Inventory Units	Total Units	Overpayment		White	Asian	Over-crowding	Areas of Affluence	R/ECAP	Dis-placement
		Owner Cost Burden	Rent Burden						
Lower	13,376	6,655	2,162	1,496	5,635	4,524	3	495	-
Moderate	4,934	1,996	1,392	1,289	770	1,209	109	43	-
Above Moderate	43,829	20,043	9,582	11,579	7,720	11,556	984	385	-
Total	**62,139**	**28,694**	**13,136**	**14,364**	**14,125**	**17,289**	**1,096**	**923**	**-**

In order to ensure that this displacement does not become a problem in the City, the following program is included in the Housing Plan:

- **PP-J.2: Displacement Prevention.** As stated in the AFFH section of this HEU, Census data indicates that there are no census tracts in the City identified as susceptible to displacement. The City's housing planning efforts contributed to the creation of 2,053 of lower income housing units during the 5th cycle planning period alone (including over 200 extremely low-income units) is likely a contributing factor to this data point. The City's primary (and very effective) effort in displacement prevention is facilitating the development of affordable housing in the community, as referenced in the AFFH section of this HEU. This Housing Plan contains twenty-five (25) programs to encourage and facilitate the development of affordable housing, including amending the zoning ordinance to require that 20 percent of all housing units developed in the City are affordable to very low, low and moderate income households, working with the ICLT on the development of affordable units that will remain affordable into perpetuity, leveraging publicly owned land assets for a large number of affordable housing units, and examining the establishment of a housing authority. Affordable housing development will reduce the risk of resident displacement due to an inability to afford their home.

  Displacement prevention activities will also include connecting residents to resources to minimize the displacement of households with lower incomes and special needs whenever possible and where necessary to ensure that displacement is carried out in an equitable manner.

  The City will participate in the Orange County United Way's Eviction Task Force and associated study. This work includes identifying and coordinating community resources to support households facing eviction.

Overpayment

According to the Federal government, overpayment is considered any housing condition where a household spends more than 30 percent of income on housing. A cost burden of 30 percent to 50 percent is considered moderate overpayment; payment in excess of 50 percent of income is considered severe overpayment. Overpaying is an important housing issue because paying too much for housing leaves less money available for emergency expenditures.

Cost Burden among Renters

According to the 2014-2018 ACS 5-Year Estimates, approximately 53.0 percent of housing units in the City are occupied by renters, higher than in the SCAG region that has a renter share of approximately 47.0 percent as shown on Figure 2-24 in Chapter 2 of the Housing Element. In the County, 28.2 percent of renter households have a rent burden greater than 30 percent of their income. In 47 of the City's 121 block groups, the share of cost burden renter households is even

greater. As shown on Figure B-24, Renter Cost Burden Map (located at the end of this appendix), there are rent-burdened households throughout the City of Irvine. The highest concentration of renters overpaying for housing are near the University of California, Irvine, and in the Turtle Ridge and Shady Canyon neighborhoods.

In order to address this issue, the City is proposing the following:

- The City is currently in discussions with the University of California, Irvine regarding student and faculty housing.
- The Housing Plan contains twenty-five (25) programs to encourage and facilitate the development of affordable housing, including amending the zoning ordinance to require that 20 percent of all housing units developed in the City are affordable to very low, low and moderate income households, working with the ICLT on the development of affordable units that will remain affordable into perpetuity, leveraging publicly owned land assets for a large number of affordable housing units, and examining the establishment of a housing authority. Affordable housing development will reduce the risk of resident displacement due to an inability to afford their home. Additional housing programs, as listed below, will allow for more multifamily and other types of residential development in general will provide more housing choice for tenants.
- **PP-L.1: Update and Implement the City's General Plan - Land Use Element/Amend Zoning Ordinance.** The City will update its Land Use Element and amend the Zoning Ordinance *by October 2024* to update the Zoning Code to be consistent with State laws enacted over the past 8 years, increase the inclusionary housing requirement to 15 percent lower income units and 5 percent moderate income units (20 percent affordable units in total required for all market rate housing developments), increase densities for required Housing Element sites to meet densities required by State law, encourage housing development to serve all income levels throughout the City (particularly in resource-advantaged areas), and encourage placemaking, public spaces, capital improvements, active transportation infrastructure, and community amenities.
- **PP-A.3**: **Residential Overlays in Non-Residential Areas:** The City will establish zoning overlays to allow for multifamily residential in nonresidential areas (which may include properties designated for religious institutions and schools) to provide flexibility in land use and development standards, including mixed-use developments. These flexible standards shall be directed toward meeting the physical, social, and economic needs of the community. The City will adhere to the requirements of Government Code section 65583.2, subdivisions (h) and (i), as part of the rezoning program, including applicable by-right provisions, and the residential overlay zones in nonresidential areas will allow for densities of 30 units/acre, allow for 100% residential use, and will require residential use to occupy 50% of floor area on mixed use projects.

- **PP-A.4: Encourage the Subdivision of Sites that Are 10 or More Acres.** The City will encourage the subdivision of sites that are 10 acres or more to provide more opportunities for development of affordable housing, which the HCD has determined is more feasible on sites between 0.5 and 10 acres in size. Schedule of Action: City staff will coordinate with property owners of large sites (both public and private) on an annual and ongoing basis. The Housing Element site inventory identifies six sites that are larger than 10 acres in size, all of which are owned by public agencies (including the City and County). Of the six sites that exceed 10 acres in size, four are in Planning Area 51 which is the location of the closed former Marine Corps Air Station El Toro military base that is currently being redeveloped as the Great Park. As detailed in Chapter 7, Sites Inventory of this Housing Element, there is a long history with successful subdividing of very large parcels in the City to create 100 percent affordable housing, particularly in east of the 5 freeway and in and around Planning Area 51.

  All six sites are in areas with a multitude of resources as they are located near transit (six are very close to the Irvine Station), major employment centers in the City, health care (including the planned City of Hope campus), parks, open space, new schools, and provide access to the iShuttle (City-run bus service). The Great Park area is still in the process of developing pursuant to a master plan that includes a residential mixed use overlay for Planning Area 32 which is located adjacent to the six sites in Planning Area 51 (as well as Irvine Station). Therefore, neighborhood serving retail and services are planned to be developed which will provide the affordable units planned in the area access to job centers, grocery stores, and other services. In addition, the City is planning a micro transit system that will connect residents in this area to larger job centers.

  This large amount of available publicly owned land located in and near high resource areas presents a critical opportunity to develop a significant amount of affordable housing to address a very significant need.

- **PP-C.1: Update the City's Zoning Ordinance to Allow for Higher Densities in Areas with Underdeveloped/Underutilized Property.** The City will update the current Zoning Ordinance to establish higher density in areas with underdeveloped/underutilized property, such as Planning Areas 32 (adjacent to the Irvine Station served by Amtrak/Metrolink passenger rail services and Orange County Transportation Authority bus services), 33, and 36 (a.k.a., Irvine Business Complex or "IBC" near John Wayne Airport). This update will maximize land utilization for residential development to accommodate RHNA requirements, including allowing residential overlays in commercial areas to allow for residential to be added to commercial areas or to allow existing underutilized commercial uses to be converted to residential (i.e., hotels). The residential overlays will conform to Government Code requirements, as described in Program PP-A.3. Schedule of action: by October 2024.

- **PP-B.7: Senate Bill (SB) 35 Streamlined and Ministerial Approval Process**. The City will establish streamlined, ministerial review procedures and processes for qualifying multi-family residential projects consistent with SB 35 within one year of Housing Element certification.

- **PP-C.2: Establish ADU Policies to Comply with Changes in State Law.** Multiple State laws have been passed since 2019 establishing statewide standards for local regulations governing ADU development. State law requires that ADUs be allowed in residential and mixed-use areas despite local ordinances or homeowner's association rules and requirements. Additionally, State law requires jurisdictions to develop a plan to encourage and incentivize ADUs to address the current California housing crisis. Schedule of action: by January 2023.

- **PP-C.3: Remove Barriers for ADUs**. The City will work with the U.S. Postal Service and the Orange County Fire Authority to develop solutions for address, mail delivery, and public safety service/response issues that have surfaced through the processing of setting City ADU policies. Additionally, the update to the City's Zoning Ordinance, as described in several programs in this chapter, will include updating the City's parking standards to adhere to current State law requirements regarding ADUs.

- **PP-C.4: Encourage and Incentivize ADUs.** Assembly Bill (AB) 671 requires local agencies' Housing Elements to include a plan that incentivizes and promotes the creation of ADUs that can offer affordable rents for households with very-low-, low-, or moderate-income households. As part of the ADU ordinance update (including public outreach), the City will research feasible options to facilitate affordable housing options for ADUs *by the end of 2022 and begin providing incentives by January 2023*. These options may include pre-approved ADU plans or kits or reduced or waived building permit fees for property owners who provide annual rent information so that the City can track affordable housing provided by ADU for extremely low, very low, low and/or moderate-income households. The City will potentially extend the duration of incentives at the end of the planning period (by January 2031) if the data on the efficacy supports continuing the program. The goal of this program is to reduce the amount of time and expense property owners would take on in considering or moving forward with ADUs.

- **PP-E.5: Utilize Available Funding Tools and/or Public/Private Partnerships to Create Lower Income and Workforce Housing.** The City will identify and utilize State programs and/or potential public/private partnerships with major employers to acquire existing market rate housing units or develop new housing units to create moderate or workforce housing (available to households with incomes at 80 percent to 120 percent of AMI).

  In February 2022, the City Council approved the broad terms and conditions under which the City will participate in the Middle Income Housing Program. Subsequently, the City executed Public Benefit and Joint Power agreements to convert existing market rate

apartment units to affordable units at The Royce Apartments. More specifically, the first agreement approved is with the California Statewide Communities Development Authority (CSCDA) and the Waterford Property Group to issue approximately tax-exempt bonds to finance the acquisition, maintenance and operations of The Royce Apartments, a 520-unit apartment development. Under the agreement, one-third of the units will be designated for persons earning no more than 80% of AMI (low income), one-third for those earning up to 100% of AMI (moderate income), and one-third for those earning a maximum of 120% of AMI (moderate income). Rent restrictions would expire upon full repayment of the bonds, which are projected to be paid off in 35 years.

Other Potential programs could include concessions or incentives to large existing or future Irvine employers, and/or collaborations between employers and developers to make affordable housing projects and/or conversions feasible.

- **PP-F.2: Irvine Community Land Trust.** The City seeks to continue to strengthen its relationship with the ICLT to collaborate and partner on efficiently and effectively maximizing affordable housing opportunities. To this end, the City will pursue the following:
  - Coordinate with the ICLT to actively pursue land acquisition opportunities for a range of affordable housing options, including rental apartments, ownership housing, transitional housing, supportive housing, and single-room occupancy housing.
  - Collaborate to determine feasibility of developing permanently affordable housing in partnership with the ICLT on publicly owned sites that may be designated as surplus property.
  - Assist the ICLT and developers to access public funding and financing and through new construction to increase supply of permanently affordable rental units with supportive services that target seniors and persons with disabilities and extremely low-income households.
  - Partner with the ICLT to seek legislative support for:
  - Public funding resources and prioritization of those sources to advance the development of permanently affordable rental and ownership housing at all affordable income levels.
  - Legislative changes that remove sunset provisions for affordable housing developments.
- **PP-F.3: Collaborate with Public Agencies to Leverage Other Publicly Owned Land for the Development of Affordable Housing Projects through Master Planning and Disposition Efforts.** The City will coordinate with public agencies to facilitate the development of affordable housing projects on vacant and underutilized sites, including

sites owned by the County of Orange, the State, and the Irvine Ranch Water District. Activities could include collaboration with public agencies on master-planning and disposition efforts for large vacant and underutilized sites. For instance, the County of Orange currently owns significant property near the Irvine Station. Under this program, the City would work with the County to develop affordable housing strategies for these properties.

As mentioned previously, Chapter 2 of the Housing Element uses the Southern California Association of Governments pre-certified data that includes information from HUD on the number of households in the City who pay 30 percent or more of their gross income on housing costs. More specifically, 50 percent of the City's renter households spend 30 percent or more of gross income on housing costs, compared to 55 percent in the SCAG region. Additionally, 26.0 percent of renter-occupied households experience a severe housing cost burden (i.e., above 50 percent of gross income), compared to 29.0 percent in the SCAG region as illustrated on Figures 2-22 and 2-23 in Chapter 2 of the Housing Element.

Renter households in the City are less likely to experience rent burden than renters countywide. According to the 2014-2018 ACS 5-Year Estimates, renter households are more likely than owner-occupied households are to experience housing cost burden.

Cost Burden among Owners

According to the 2014-2018 ACS 5-Year Estimates, approximately 47.0 percent of housing units in the City are owner occupied. Among homeowners, overpayment is most prevalent for households with incomes of $74,999 or less. Approximately 92.0 percent of Irvine mortgage-holding households with incomes of $74,999 or less have payments that exceed 30 percent of the household income, while only 28.0 percent of households with incomes of $75,000 or more have payments that exceed 30 percent of income (Figures 2-24 and 2-25 in Chapter 2 of the Housing Element). As shown on Figure B-25, Owner Cost Burden Map, the most concentrated areas of overpayment for owner-occupied housing are near Orange County Great Park, Irvine Spectrum Center, Turtle Ridge, Irvine Valley College, and Lower Peters Canyon. Citywide, 31.0 percent of owner-occupied households with a mortgage have a cost burden. The rate is the same for the County as a whole. The fact that owner-occupied households in the City are as likely to be cost burdened as their Countywide counterparts suggests the City has a reasonable supply of relatively affordable ownership housing options, but could potentially do more to support homeowners.

In order to address this issue, the Housing Plan contains the following programs to provide education, financial assistance for repairs and maintenance and support:

- **PP-K.1: Homeownership Education.** The City will encourage homeownership through education, sharing information, and links to existing nonprofit, County, State, and Federal

resources on the City's website on an ongoing basis and updated annually for accuracy. Many residents lack the knowledge about mortgages in addition to having limited financial resources. Information on homeownership will be published in a variety of languages and will be provided to community organizations that work with different populations to ensure greater homeownership diversity.

- **PP-K.2: Residential Rehabilitation Program.** This existing program provides financial assistance to lower-income Irvine homeowners for critical home improvement projects. Financial assistance through the program includes low interest, deferred loans and emergency grants. This program assists homeowners in need of health and safety, building code and accessibility-related repairs on an ongoing basis. Only owner-occupied single-family family dwellings or manufactured homes located in the City of Irvine are eligible for this funding. Program information will be provided on the City website and at public counters, as well as through the city's Code Enforcement program on an ongoing basis and updated on an annual basis to ensure accuracy.

- **PP-M.7: Support for Homeowners.** The City will conduct a bi-annual survey of homeowners to obtain input on existing programs and to identify additional ways to support the City's homeowners and their unique needs.

Overcrowding

Some households may not be able to accommodate high-cost burdens for housing but may instead accept smaller housing or reside with other individuals or families in the same home. Potential fair housing issues emerge if non-traditional households are discouraged or denied housing due to a perception of overcrowding.

Household overcrowding is considered reflective of various living situations:

a. A family lives in a home that is too small.

b. A family chooses to house extended family members.

c. Unrelated individuals or families are doubling up to afford housing. Not only is overcrowding a potential fair housing concern, but it can also strain physical facilities and the delivery of public services, reduce the quality of the physical environment, contribute to a shortage of parking, and accelerate the deterioration of homes.

As described in Chapter 2 of the Housing Element, overcrowding is not a significant problem, with 4.0 percent of the total housing units in the City living in overcrowded situations. Throughout the Southern California Associations of Governments area, 10.0 percent of households are overcrowded. More specifically in the City, the 2014-2018 ACS 5-Year Estimates indicate that 958 homeowner and 4,921 renter households had more than one occupant per room. Of these households, 288 homeowner households and 1,484 renter households (a combined 2.0 percent

of all City households, compared to 4.0 percent in the SCAG area) had more than 1.5 occupants per room, which meets the ACS definition of "severe overcrowding" (Figure 2-27 in Chapter 2 of the Housing Element).

Housing Conditions

As discussed in the Community Profile, a relatively low number of housing units in Irvine need some rehabilitation due to age or incomplete facilities. Substandard housing issues can include structural hazards, poor construction, faulty wiring or plumbing, fire hazards, and inadequate sanitation or facilities for living. The 2014–2018 ACS 5-Year Estimates indicate the following on substandard housing issues in the City:

- 1,645 units lack telephone service.
- 128 units have inadequate plumbing.
- 917 units in are without a complete kitchen.

Given the relatively young age of the housing stock, the number of substandard housing units is limited. Irvine rigorously pursues code enforcement and housing rehabilitation programs to improve and maintain the housing stock.

The City will assist homeowners to identify and apply for rehabilitation funding, to expand code enforcement efforts if necessary, and to provide safe housing conditions education (PP-K.2, Residential Rehabilitation Program).

Displacement Risk

The Urban Displacement Project (UDP) is a research and action initiative of University of California, Berkeley that conducts community-centered, data-driven, applied research toward more equitable and inclusive futures for cities. Their research aims to understand and describe the nature of gentrification, displacement, and exclusion and to generate knowledge on how policy interventions and investment can respond and support development that is more equitable.

The UDP defines "residential displacement" as "the process by which a household is forced to move from its residence – or is prevented from moving into a neighborhood that was previously accessible to them because of conditions beyond their control." As part of this research project, the UDP has an interactive map that display changes in neighborhood characteristics that may indicate displacement.

The UDP identifies sensitive communities as those that have neighborhoods with a high proportion of residents vulnerable to displacement in the case of rising housing costs and market-based displacement pressures present in and/or near the community. There are no census tracts in the City labeled as susceptible to displacement by the UDP. Much of the City is designated as "Stable/Advanced Exclusive," especially south of Jamboree Road and east of

Interstate 5. This designation indicates high housing costs and high-income households. To address this classification, the City is including lower-income sites in the site inventory throughout the City.

The 2020 Orange County AI also used UDP for a displacement risk analysis and noted that displacement of residents due to economic pressures may be a significant contributing factor to fair housing issues in the County and, "in particular, in parts of Orange County that have historically had concentrations of low-income Hispanic and Vietnamese residents." The Orange County AI also notes, "the areas most vulnerable to gentrification and displacement in Orange County – going forward – are disadvantaged areas located near areas that have already gentrified and disadvantaged areas, located near major transit assets as well as other anchor institutions like universities and hospitals. Because the southern and coastal portions of Orange County have relatively few disadvantaged areas, displacement risk is therefore concentrated in inland portions of central and northern Orange County such as Anaheim, Fullerton, Garden Grove, Irvine, Orange, Santa Ana, and Westminster. These areas also tend to have higher Hispanic and Asian population concentrations than the county as a whole, illustrating the fair housing implications of displacement."

It is unclear why the 2020 Orange County AI included the City in its list of areas with concentrated displacement risk, given that no areas in the City are designated as susceptible to displacement. However, there are census tracts immediately north and south of the City that are designated as "Low-Income/Susceptible to Displacement," "Ongoing Displacement," or "Advanced Gentrification."

In order to address this issue, the Housing Plan in this HEU contains twenty-five (25) programs to encourage and facilitate the development of affordable housing, including amending the zoning ordinance to require that 20 percent of all housing units developed in the City are affordable to very low, low and moderate income households, working with the ICLT on the development of affordable units that will remain affordable into perpetuity, leveraging publicly owned land assets for a large number of affordable housing units, and examining the establishment of a housing authority. Affordable housing development will reduce the risk of resident displacement due to an inability to afford their home. Additional housing programs, as listed below, will allow for more multifamily and other types of residential development in general will provide more housing choice for tenants.

More specifically, the Housing Plan contains the following programs:

- **PP-J.2: Displacement Prevention.** As stated in this section, Census data indicates that there are no census tracts in the City identified as susceptible to displacement. The City's housing planning efforts contributed to the creation of 2,053 of lower income housing units during the 5th cycle planning period alone (including over 200 extremely low-income units) is likely a contributing factor to this data point. The City's primary (and very effective) effort in displacement prevention is facilitating the development of affordable housing in

the community, as referenced in the AFFH section of this HEU. This Housing Plan contains twenty-five (25) programs to encourage and facilitate the development of affordable housing, including amending the zoning ordinance to require that 20 percent of all housing units developed in the City are affordable to very low, low and moderate income households, working with the ICLT on the development of affordable units that will remain affordable into perpetuity, leveraging publicly owned land assets for a large number of affordable housing units, and examining the establishment of a housing authority. Affordable housing development will reduce the risk of resident displacement due to an inability to afford their home.

Displacement prevention activities will also include connecting residents to resources to minimize the displacement of households with lower incomes and special needs whenever possible and where necessary to ensure that displacement is carried out in an equitable manner.

The City will participate in the Orange County United Way's Eviction Task Force and associated study. This work includes identifying and coordinating community resources to support households facing eviction.

- **PP-J.3: Legal Assistance for Renters.** The City will continue to provide readily available information in the Irvine Affordable Housing Guide available at City Hall. The City will provide a link on its website to landlord/tenant meditation services and landlord/tenant rights and responsibilities, which may include information from service providers such as the Fair Housing Foundation. The City will also add information on the City's website and provide resources on non-profits such as Community Legal Aid SoCal and the Legal Aid Society of OC. Information will be provided in a variety of languages and to community organizations that work with different populations.

- **PP-L.1: Update and Implement the City's General Plan - Land Use Element/Amend Zoning Ordinance.** The City will update its Land Use Element and amend the Zoning Ordinance *by October 2024* to update the Zoning Code to be consistent with State laws enacted over the past 8 years, increase the inclusionary housing requirement to 15 percent lower income units and 5 percent moderate income units (20 percent affordable units in total required for all market rate housing developments), increase densities for required Housing Element sites to meet densities required by State law, encourage housing development to serve all income levels throughout the City (particularly in resource-advantaged areas), and encourage placemaking, public spaces, capital improvements, active transportation infrastructure, and community amenities.

- **PP-A.3**: **Residential Overlays in Non-Residential Areas:** The City will establish zoning overlays to allow for multifamily residential in nonresidential areas (which may include properties designated for religious institutions and schools) to provide flexibility in land

use and development standards, including mixed-use developments. These flexible standards shall be directed toward meeting the physical, social, and economic needs of the community. The City will adhere to the requirements of Government Code section 65583.2, subdivisions (h) and (i), as part of the rezoning program, including applicable by-right provisions, and the residential overlay zones in nonresidential areas will allow for densities of 30 units/acre, allow for 100% residential use, and will require residential use to occupy 50% of floor area on mixed use projects.

- **PP-A.4: Encourage the Subdivision of Sites that Are 10 or More Acres.** The City will encourage the subdivision of sites that are 10 acres or more to provide more opportunities for development of affordable housing, which the HCD has determined is more feasible on sites between 0.5 and 10 acres in size. The Housing Element site inventory identifies eight sites that are larger than 10 acres in size, all of which are owned by public agencies (including the City and County). Of the eight sites that exceed 10 acres in size, eight are in Planning Area 51 which is the location of the closed former Marine Corps Air Station El Toro military base that is currently being redeveloped as the Great Park. As detailed in Chapter 7, Sites Inventory of this Housing Element, there is a long history with successful subdividing of very large parcels in the City to create 100 percent affordable housing, particularly in east of the 5 freeway and in and around Planning Area 51.

  All eight sites are in areas with a multitude of resources as they are located near transit (six are very close to the Irvine Station), major employment centers in the City, health care (including the planned City of Hope campus), parks, open space, new schools, and provide access to the iShuttle (City-run bus service). The Great Park area is still in the process of developing pursuant to a master plan that includes a residential mixed use overlay for Planning Area 32 which is located adjacent to the six sites in Planning Area 51 (as well as Irvine Station). Therefore, neighborhood serving retail and services are planned to be developed which will provide the affordable units planned in the area access to job centers, grocery stores, and other services. In addition, the City is planning a micro transit system that will connect residents in this area to larger job centers.

  This large amount of available publicly owned land located in and near high resource areas presents a critical opportunity to develop a significant amount of affordable housing to address a very significant need.

- **PP-C.1: Update the City's Zoning Ordinance to Allow for Higher Densities in Areas with Underdeveloped/Underutilized Property.** The City will update the current Zoning Ordinance to establish higher density in areas with underdeveloped/underutilized property, such as Planning Areas 32 (adjacent to the Irvine Station served by Amtrak/Metrolink passenger rail services and Orange County Transportation Authority bus services), 33, and 36 (a.k.a., Irvine Business Complex or "IBC" near John Wayne Airport). This update will maximize land utilization for residential development to

accommodate RHNA requirements, including allowing residential overlays in commercial areas to allow for residential to be added to commercial areas or to allow existing underutilized commercial uses to be converted to residential (i.e., hotels). The residential overlays will conform to Government Code requirements, as described in Program PP-A.3. Schedule of action: by October 2024.

- **PP-B.7: Senate Bill (SB) 35 Streamlined and Ministerial Approval Process**. The City will establish streamlined, ministerial review procedures and processes for qualifying multi-family residential projects consistent with SB 35 within one year of Housing Element certification.

- **PP-C.2: Establish ADU Policies to Comply with Changes in State Law.** Multiple State laws have been passed since 2019 establishing statewide standards for local regulations governing ADU development. State law requires that ADUs be allowed in residential and mixed-use areas despite local ordinances or homeowner's association rules and requirements. Additionally, State law requires jurisdictions to develop a plan to encourage and incentivize ADUs to address the current California housing crisis. Schedule of action: by January 2023.

- **PP-C.3: Remove Barriers for ADUs**. The City will work with the U.S. Postal Service and the Orange County Fire Authority to develop solutions for address, mail delivery, and public safety service/response issues that have surfaced through the processing of setting City ADU policies. Additionally, the update to the City's Zoning Ordinance, as described in several programs in this chapter, will include updating the City's parking standards to adhere to current State law requirements regarding ADUs.

- **PP-C.4: Encourage and Incentivize ADUs.** Assembly Bill (AB) 671 requires local agencies' Housing Elements to include a plan that incentivizes and promotes the creation of ADUs that can offer affordable rents for households with very-low-, low-, or moderate-income households. As part of the ADU ordinance update (including public outreach), the City will research feasible options to facilitate affordable housing options for ADUs by the end of 2022 and begin providing incentives by January 2023. These options may include pre-approved ADU plans or kits or reduced or waived building permit fees for property owners who provide annual rent information so that the City can track affordable housing provided by ADU for extremely low, very low, low and/or moderate-income households. The City will potentially extend the duration of incentives at the end of the planning period (by January 2031) if the data on the efficacy supports continuing the program. The goal of this program is to reduce the amount of time and expense property owners would take on in considering or moving forward with ADUs.

- **PP-E.5: Utilize Available Funding Tools and/or Public/Private Partnerships to Create Lower Income and Workforce Housing.** The City will identify and utilize State programs

and/or potential public/private partnerships with major employers to acquire existing market rate housing units or develop new housing units to create moderate or workforce housing (available to households with incomes at 80 percent to 120 percent of AMI).

In February 2022, the City Council approved the broad terms and conditions under which the City will participate in the Middle Income Housing Program. Subsequently, the City executed Public Benefit and Joint Power agreements to convert existing market rate apartment units to affordable units at The Royce Apartments. More specifically, the first agreement approved is with the California Statewide Communities Development Authority (CSCDA) and the Waterford Property Group to issue approximately tax-exempt bonds to finance the acquisition, maintenance and operations of The Royce Apartments, a 520-unit apartment development. Under the agreement, one-third of the units will be designated for persons earning no more than 80% of AMI (low income), one-third for those earning up to 100% of AMI (moderate income), and one-third for those earning a maximum of 120% of AMI (moderate income). Rent restrictions would expire upon full repayment of the bonds, which are projected to be paid off in 35 years.

Other Potential programs could include concessions or incentives to large existing or future Irvine employers, and/or collaborations between employers and developers to make affordable housing projects and/or conversions feasible.

- **PP-F.2: Irvine Community Land Trust.** The City seeks to continue to strengthen its relationship with the ICLT to collaborate and partner on efficiently and effectively maximizing affordable housing opportunities. To this end, the City will pursue the following:
  - Coordinate with the ICLT to actively pursue land acquisition opportunities for a range of affordable housing options, including rental apartments, ownership housing, transitional housing, supportive housing, and single-room occupancy housing.
  - Collaborate to determine feasibility of developing permanently affordable housing in partnership with the ICLT on publicly owned sites that may be designated as surplus property.
  - Assist the ICLT and developers to access public funding and financing and through new construction to increase supply of permanently affordable rental units with supportive services that target seniors and persons with disabilities and extremely low-income households.
  - Partner with the ICLT to seek legislative support for:
  - Public funding resources and prioritization of those sources to advance the development of permanently affordable rental and ownership housing at all affordable income levels.

  - Legislative changes that remove sunset provisions for affordable housing developments.

- **PP-F.3: Collaborate with Public Agencies to Leverage Other Publicly Owned Land for the Development of Affordable Housing Projects through Master Planning and Disposition Efforts.** The City will coordinate with public agencies to facilitate the development of affordable housing projects on vacant and underutilized sites, including sites owned by the County of Orange, the State, and the Irvine Ranch Water District. Activities could include collaboration with public agencies on master-planning and disposition efforts for large vacant and underutilized sites. For instance, the County of Orange currently owns significant property near the Irvine Station. Under this program, the City would work with the County to develop affordable housing strategies for these properties.

- **PP-I.3: Leverage All Funding Options.** The City will explore the feasibility of joining the Orange County Housing Finance Trust (OCHFT), a joint power authority composed of many Orange County cities. The OCHFT can provide additional funding options for affordable housing developers. The City will ensure that housing options will include reasonable accommodations and supportive services for people with disabilities.

In summary, while displacement may still potentially occur in the community, the combination of the City's efforts as detailed in the Housing Plan will work to provide a wide range of housing types for using different tools and initiatives. Tools include providing legal assistance to renters (Program PP-J.3), amending the City's existing, successful inclusionary housing requirement from 15 to 20 percent and increasing densities in areas of the City (Program PP-L1), working with the ICLT to facilitate affordable housing development for lower income and special needs households (Program PP-F.2), collaboration with public agencies owning vacant and underutilized sites in the City to undertake master planning efforts a variety of affordable housing developments to meet local housing needs (Program PP-F.4), leveraging funding options for affordable housing to make these projects financially feasible (including joining the Orange County Housing Finance Trust (Program PP- I.3) a density bonuses (Program 2.3), and numerous other programs in the Housing Plan specifically targeted to increase the supply of affordable housing, thereby increasing the housing choice and reducing displacement risk in the community, especially of those within groups facing disproportionate housing needs, including but not limited to those with lower incomes. Lower income groups can also include minority groups, seniors, and persons with disabilities.

These programs and initiatives show that the City is actively working to prevent displacement of its residents by actively procuring methods of assistance, finding different ways to fund and incentivize housing development, and working to create even more opportunities to improve housing choices for persons who are experiencing high-cost burden. Additional programs for housing implementation will also help to develop housing that is more affordable.

Enforcement and Outreach Capacity

The City complies with existing fair housing laws and regulations. The Irvine Municipal Code prohibits discrimination on the basis of race, color, religion, national origin, sex, age, marital status or physical handicap of any individual in the realms of employment, real estate transactions, and educational institutions. Regarding housing, it prohibits discrimination in financial transactions, advertising, or giving differential treatment and terms. The City also reviews its zoning laws and policies on an ongoing basis to ensure compliance with fair housing law. Regular reviews of policies and practices ensure that, as the City grows and changes, it continues to ensure and enforce that all persons have access to sound and affordable housing. Housing Element Goal 8: Affirmatively Furthering Fair Housing and corresponding policies and programs have been included in Chapter 8, Housing Plan, of the Housing Element to promote and affirmatively further fair housing opportunities throughout the community for all persons regardless of age, race, religion, color, ancestry, national origin, sex, marital status, disability, familial status, or sexual orientation.

The City will continue to promote fair housing through its laws, policies, and programs, and make fair housing information available to tenants, homebuyers, property owners, and landlords. Fair housing issues that may arise include but are not limited to the following:

- Housing design that makes a dwelling unit inaccessible to an individual with a disability.
- Discrimination against race, national origin, familial status, disability, religion, or sex when renting or selling a housing unit.
- Addressing housing needs disproportionately across the City.

Additionally, the Housing Plan contains program **PP-M.7: Support to City's Fair Housing Services Provider** that involves City staff meeting with the Fair Housing Foundation (described below) that provides fair housing services to its residents and explore ways to provide additional support such as making City facilities available for fundraising events that would raise funds to expand services.

Fair Housing Foundation

The City of Irvine contracts with the Fair Housing Foundation (FHF), a nonprofit organization dedicated to affirmatively furthering fair housing choice through the provision of education and direct client services. To promote awareness of fair housing laws, FHF implements targeted outreach and education programs for housing consumers including homeowners, prospective homebuyers and tenants as well as housing providers such as sellers, owners, real estate professionals, brokers, landlords and property management firms. Using available data to analyze current discrimination trends, FHF disseminates brochures that promote awareness of specific fair housing issues to ensure that all persons can secure safe and decent housing that

they desire and can afford, without regard to their race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income or other characteristics protected by laws. Direct client services range from providing advice concerning general housing issues to performing investigations and advising residents of their rights and remedies under the law in cases where evidence sustains the allegations of discrimination. The FHF's office is in Orange, and its staff can be reached via email or via a phone.

Most fair housing cases will require some level of investigation by FHF. Standard investigations include property title searches, scouting, telephone tests, on-site pair tests, document review, statistical analysis and evaluation of witness statements. Testing is a procedure approved by the courts whereby non-applicants pose as applicants for a particular housing opportunity to see if members of different protected classes are treated differently. FHF conducts its investigations and testing using internal guidelines developed using resources such as the John Marshall Law School Tester's Guide to Fair Housing and Fair Housing Laws. Trained staff and volunteers are used to conduct telephone and on-site pair tests.

Fair Housing Enforcement

The following section provides an overview of Fair Housing Enforcement in the City during the 5th Cycle period which shows a total of 17 cases that resulted in final findings that sustained the allegations of discrimination over the eight-year period.

FHF counseled and screened 224 City households for potential fair housing violations, Table B-5, Potential Housing Violations by Protected Class in Irvine, shows the breakdown of the 224 potential fair housing violations by protected class. More than 50.0 percent of the complaints received by FHF for potential housing violations were for discrimination based on physical disability. Nearly 20.0 percent were for discrimination based on a mental disability.

The screening process resulted in 40 of the potential violations screened (18.0 percent) with a case opened because information gathered through the screening and counseling phase substantiated possible discrimination. Twenty-one (52.5 percent) of the 40 cases involved allegations of housing discrimination based on physical disability and seven cases involved a mental disability. Table B-6, Cases Opened by Protected Class in Irvine, shows the breakdown of all 40 cases opened by protected class.

Table B-5. Potential Housing Violations by Protected Class in Irvine

PROTECTED CLASS	NUMBER OF COMPLAINTS	PERCENT OF TOTAL COMPLAINTS
Age	2	0.9 percent
Arbitrary	3	1.3 percent
Familial Status	4	1.8 percent
Gender	8	3.6 percent
Marital Status	3	1.3 percent
Mental Disability	43	19.2 percent
National Origin	9	4.0 percent
Physical Disability	123	54.9 percent
Race	13	5.8 percent
Religion	3	1.3 percent
Source of Income	10	4.5 percent
Student Status	1	0.4 percent
Sexual Orientation	2	0.9 percent
Total	**224**	**100.0 percent**

Table B-6. Cases Opened by Protected Class in Irvine

PROTECTED CLASS	NUMBER OF COMPLAINTS	PERCENT OF TOTAL COMPLAINTS
Age	1	3.0 percent
Familial Status	2	5 percent
Mental Disability	7	18 percent
National Origin	2	5 percent
Physical Disability	21	53 percent
Race	5	13 percent
Religion	1	3 percent
Sexual Orientation	1	3 percent
Total	**40**	**100 percent**

Of the 40 cases opened, 17 (42.5 percent) resulted in final findings that sustained the allegations of discrimination. Table B-7, Final Findings of Opened Cases in Irvine, shows the breakdown of the 40 cases by final findings.

Table B-7. Final Findings of Opened Cases in Irvine

FINAL FINDINGS	NUMBER OF CASES	PERCENT OF TOTAL CASES
Sustains the Allegation	17	42.5 percent
Inconclusive	5	12.5 percent
Investigation in Progress	3	7.5 percent
No Evidence	14	35.0 percent
Pending	1	2.5 percent
Total	**40**	**100 percent**

During the 5th Cycle period, FHF counseled 2,449 landlord and tenant complaints in the City. Of the 2,449 total complaints, 464 (18.9 percent) were for notices and 335 (13.7 percent) were for habitability. Table B-8, Landlord and Tenant Complaints during 5th Cycle Period in Irvine, shows the breakdown of the types of landlord tenant complaints received.

Table B-8. Landlord and Tenant Complaints during 5th Cycle Period in Irvine

COMPLAINT	NUMBER OF COMPLAINTS	PERCENT OF TOTAL COMPLAINTS
Abandonment	6	0.2 percent
Accommodations and Modifications	167	6.8 percent
Commercial Property	0	0.0 percent
Eviction	89	3.6 percent
Foreclosure-Owner	0	0.0 percent
Foreclosure-Tenant	9	0.4 percent
General Issue	132	5.4 percent
Habitability	335	13.7 percent
Harassment	77	3.1 percent
Illegal Entry	33	1.3 percent
Illegal Lockout	0	0.0 percent
Late Fees	14	0.6 percent
Lease Terms	295	12.0 percent
Notices	464	18.9 percent
Nuisance	72	2.9 percent
Other	0	0.0 percent
Parking	1	0.0 percent
Pets	7	0.3 percent
Property for Sale	17	0.7 percent
Refusal to Rent	63	2.6 percent
Refusal to Sell	2	0.1 percent
Relocation	30	1.2 percent
Rent Control	0	0.0 percent
Rent Increase	93	3.8 percent
Retaliation	34	1.4 percent
Rights & Responsibilities	128	5.2 percent
Section 8 Information	30	1.2 percent
Security Deposit	268	10.9 percent
Unlawful Detainer	66	2.7 percent
Utilities	17	0.7 percent
Total	**2449**	**100 percent**

The fair housing enforcement data does not track where in the City the cases originated. Therefore, the data could not be analyzed for geographic patterns or trends.

Fair Housing Education

FHF's education programs include informational booths at community events; overview presentations to community-based organizations, resident associations and government agencies; and more detailed workshops tailored to specific audiences, such as housing consumers or housing providers. Information booths allow FHF staff to distribute brochures and answer questions from interested residents. Presentations to community-based organizations, residents and government agencies involve a 20-40-minute synopsis of FHF's services and a question-and-answer session.

For housing consumers, FHF offers a detailed two-hour training geared toward tenants that explains fair housing laws, leases, notices, tenant obligations, landlord obligations and specific concerns regarding discrimination topics, including renting to families with children, occupancy standards, and discriminatory rules.

For housing providers, FHF offers three different education programs, including landlord workshops, certificate management training, and training for real estate professionals. Landlord workshops are focused on promoting awareness of federal and state fair housing laws and best management practices for property owners and managers seeking to operate their rental properties in a manner consistent with the law. Topics of discussion include the rental process, tenant selection criteria, rental agreements, and both tenant obligations and landlord obligations in matters such as late fees, security deposits, rent increases, and termination of tenancy.

Certificate management training is a more intensive four-hour session for property owners, managers, management companies, and real estate professionals seeking an in-depth understanding of fair housing laws and practical advice on how to handle common scenarios involving often unknown or misunderstood areas of the law. These areas can include reasonable accommodation for people with disabilities, sexual harassment, arbitrary discrimination, occupancy standards, reasonable regulations of facilities, advertising guidelines, prohibited practices, and hate crimes.

Real estate agent training workshops focus on fair housing laws as they pertain to equal treatment of prospective purchasers in their search for a new home. This workshop provides a summary of the fair housing laws, general guidelines, policies and practices, equal treatment needs, advertising requirements and guidelines for showing properties.

Fair Housing Outreach and Enforcement (Countywide)

Local Private Fair Housing Outreach and Enforcement

The 2020 Orange County AI identifies that the lack of local private fair housing outreach and enforcement may be a significant contributing factor to fair housing issues in the County. While the County is served by two, high-quality, private, non-profit fair housing organizations—Fair Housing Foundation and the Fair Housing Council of Orange County—the 2020 Orange County AI reports that these organizations are underfunded and understaffed in comparison to the total need for their services and that “victims of discrimination would be more able to exercise their rights, thus deterring future discrimination, if the capacity of existing organizations grew to meet the scale of the problem.”

Local Public Fair Housing Outreach and Enforcement

The 2020 Orange County AI also identifies that the lack of local public fair housing outreach and enforcement may be a significant contributing factor to fair housing issues in the County. The California Department of Fair Employment and Housing and the department of Housing and Urban development constitute the only public enforcement bodies that operate in the County. The 2020 Orange County AI reports, “advocates across Orange County and the state of California have reported issues with the timeline of the California Department of Fair Employment

and Housing's investigations and the standards that it applies in making probable cause determinations. A local public enforcement agency, if created, would have the potential to be more responsive to victims of discrimination in Orange County than either the state or HUD."

Resources for Fair Housing Agencies and Organizations

The 2020 Orange County AI also notes that the lack of resources for fair housing agencies and organizations may be a significant contributing factor to fair housing issues in the County. There are two fair housing organizations in the County that provide services to residents and engage in enforcement, outreach, and education. The 2020 Orange County AI notes that the size of the federal Fair Housing Initiatives Program, "the primary funding program for fair housing organizations, has failed to keep up with inflation, making Congress's appropriations worth less over time. In order to meet the needs of residents of a large and diverse county, local fair housing agencies and organizations require greater levels of resourcing."

Department of Fair Employment and Housing

The mission of the California Department of Fair Employment and Housing (DFEH) is to protect Californians from employment, housing and public accommodation discrimination, and hate violence. To achieve this mission, DFEH keeps track of and investigates complaints of housing discrimination, as well as complaints in the areas of employment, housing, public accommodations and hate violence.

FHF reporting indicates that one case was filed with the California Department of Fair Employment and Housing by an Irvine resident during the 5th Cycle period.

Fair Housing Legal Status

During the 5th Cycle period, no cases were filed in a court of competent jurisdiction by FHF to enforce fair housing laws. FHF was successful in conciliating or otherwise addressing the fair housing cases that were investigated on behalf of Irvine residents during this time period; therefore, there is no litigation to report.

Housing and Urban Development

HUD maintains a record of all housing discrimination complaints for the City. According to the HUD website, any person who feels their housing rights have been violated may submit a complaint to HUD via phone, mail, email, and with FHEO online in English or Spanish. These grievances can be filed based on race, color, national origin, sex, disability, religion, familial status, and retaliation. HUD refers complains to the DFEH, which has 30 days to address the complaint. As a substantially equivalent agency, the DFEH's findings are usually accepted by HUD. Thereafter, HUD tracks the complaint and its issues and outcomes as a "dually filed" complaint.

During the prior Housing Element Cycle period, there were no cases referred to HUD.

Summary of Fair Housing Issues

While the City works to provide fair housing opportunities, fair housing issues continue to exist. Data provided in this section of the Housing Element reflects a limited number of fair housing issues given the population and compared to the County as a whole. The primary fair housing issue in the City is a lack of housing choice related to a lack of affordable housing.

The public outreach conducted as part of the Housing Element (through a survey and two workshops with live polling, question and answer periods and follow up coordination) also confirmed this issue. Aside from the numbers of potential and opened cases, it is important to note that the numbers reflect only the number of discrimination complaints that were reported to FHF and may not reflect the full extent of discrimination. Housing discrimination can go undetected and unreported, and it is common for victims of housing discrimination not to be able to identify, prove, or document, the discrimination that occurs. Residents may feel that they could be subject to retaliation by their housing provider if they report discrimination.

Although City residents are provided services and education by FHF, these resources may not be sufficient to resolve all discrimination. The 2020 Orange County AI suggests that fair housing service providers may not be able to meet the existing needs of residents due to insufficient funding. The 2020 Orange County AI reports that a new local public enforcement agency could potentially be more responsive to victims of discrimination in the County than the existing state or federal agencies. However, these factors are outside of the City's control. The City can only continue strengthening its efforts to provide fair housing for its residents based on factors it can control.

Local Data and Knowledge

History

The story of Irvine is one of thoughtful planning with decisions made reflecting the input of the community, leading to a nationally recognized, high quality of life. Located in the heart of Orange County, the City combines the friendliness, warmth, and safety of a small town with the educational, employment, recreational, and cultural opportunities of a large city. Incorporated in 1971, the City has grown into a strong and diverse residential and business community. The City has achieved regional importance in part due to its central location within Orange County and attention to balanced planning. The carefully created and executed master plan continues to guide the City's growth four decades after the original concept for the community was born.

As the City has grown, the importance of planning decisions has increased. Thoughtful planning for more than 40 years has earned the City acclaim as one of the nation's best master-planned communities. As a master-planned community, historical planning patterns have been guided by grouping land uses such as office and industrial uses in specific areas near freeways, major thoroughfares and John Wayne Airport, while residential uses are in the "core" of center of the City and outlying areas, with retail centers planned around residential uses. Parks, recreation

and open space are also an important part of the master planning effort in Irvine to enhance the health and quality of life of its residents, employees and visitors. This planning effort has clearly been appealing to existing and potential residents as well as employers and developers. Through the years, the Irvine Unified School District is highly ranked and a primary reason many people locate and remain in the City of Irvine. A strong public safety record has also added to the appeal of the community.

These desirables attributes have translated into attracting industries with higher paying jobs and significant increases in home sale prices and rents. This Affirmatively Furthering Fair Housing section of the Housing Element provides a detailed analysis of fair housing issues in the City. As shown in the analysis, the data indicates that **the defining fair housing issue in Irvine is housing affordability**. In order to address this issue, the City has prioritized programs to encourage, facilitate and preserve affordable housing in community.

The City is and has been very aware of this issue over the years and has taken very proactive steps to address the need for more affordable housing. First, the City was the first in Orange County to adopt an inclusionary housing ordinance in 2003 requiring that 15 percent of all units built in Irvine be affordable to very low-, low- and moderate-income households. Second, the City was among the first in southern California to establish a community land trust for the purpose to creating affordable housing that will be preserved in perpetuity. The Irvine Community Land Trust (ICLT) was formed in 2006 with the mission to provide both rental and ownership housing opportunities with particular focus on the deepest levels of affordability (i.e., very low- and low-income households). To date, the ICLT has built, or is currently developing) over 300 affordable housing units. Third, the City also affirmed its housing vision through the adoption of an Affordable Housing Strategy & Implementation Plan (with two updates), which accommodates "a full spectrum of housing types to meet the shelter needs of all income groups and special needs populations in all stages of life." This commitment is evidenced by the market and affordable housing opportunities and the initiatives established by the City to provide multiple housing choices for residents. These actions have resulted in the development of over 15,000 affordable housing units in the City during the 5th Cycle Housing Element planning period (see Chapter 5), more than nearly every city in the SCAG region except for the City of Los Angeles. The City is committed to increasing its efforts to promote and facilitate affordable housing choices in the community. Chapter 8 of this Housing Element (Housing Plan) details over 20 programs to encourage, preserve, streamline and help fund affordable housing in the City over the 6th Cycle planning period.

Home Purchase Loans

The 2015 Irvine AI analyzed available HMDA loan data for the City and did not identify any actions, omissions, or decisions taken because of, or which have the effect of, restricting housing choices or the availability of housing choices on the basis of age, race, color, ancestry, national origin, age,

religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other protected class.

A key aspect of fair housing choice is equal access to financing for the purchase or improvement of a home. In 1977, the Community Reinvestment Act (CRA) was enacted to improve access to credit for all communities, regardless of the race/ethnic or income makeup of its residents. CRA was intended to encourage financial institutions to help meet the credit needs of communities, including low- and moderate-income people and neighborhoods. Depending on the type of institution and total assets, a lender may be examined by different supervising agencies for its CRA performance.

Additionally, the Home Mortgage Disclosure Act (HMDA) requires financial institutions with assets exceeding $10 million to collect and submit detailed information on the disposition of home loans inclusive of applicant characteristics such as race, ethnicity, and income. HMDA data can then be evaluated to determine if there are any lending patterns indicating that loan approval rates are significantly different for one group versus another. While this evaluation can identify differences in loan application approval rates, the data and the evaluation fall short of establishing bona fide discrimination. Nonetheless, the evaluation of lending outcomes based on HMDA data is helpful in determining where to focus future study as well as present or future homebuyer education and lender training concerning the Fair Housing Act.

The 2015 Irvine AI provided a summary of the lending decisions on 25,766 loan applications by loan type. Of the 25,766 reported loan decisions, 22,810 or 88.5 percent were approved. In the City, the number of applications for conventional home purchase loans surpassed the number of applications for government-backed purchase loans. Approximately 4,347 purchase applications were submitted through conventional loans, while only 540 were submitted for government-backed purchase loans. Approval rates for conventional purchase loans were slightly higher than those for government-backed purchase loans. In Irvine, 90.0 percent of conventional loan applications and 86.0 percent of government-backed purchase loans were approved.

Federal Housing Administration (FHA) insured loans generally offer a down payment as low as 3.5 percent of the purchase price or home value and include the ability to finance some of the closing costs, which are generally lower than conventional loan closing costs. FHA loans are insured by the FHA, meaning that private lenders can file a claim with the FHA in the event of borrower default on an FHA insured loan. Similarly, the United States Veterans Administration (VA) offers VA guaranteed loans that are available to a current member of the U.S. armed forces, a veteran, a reservist or National Guard member, or an eligible surviving spouse through VA-approved lenders. VA mortgage loans can be guaranteed with no money down and there is no private mortgage insurance requirement. Like FHA loans, the lender is protected against loss if the borrower fails to repay the loan. FHA and VA loans provide access to credit for borrowers that may not have a sufficient down payment or credit history to qualify for conventional loans, which

generally require a minimum down payment or equity stake in the property of 5 percent. Since there is no government insurance on conventional loans, so these loans pose a higher risk to the financial institution and thus generally have more stringent credit, income and asset requirements.

The 2015 Irvine AI used 2012 HMDA data for the City and analyzed trends for the different loan types. Of the three loan types, conventional home purchase, conventional home improvement and conventional refinance loans had the highest number of loan applications for each loan type and also had higher than average approval rates, with 89.9 percent of conventional home purchase loans, 89.0 percent of conventional home improvement loans and 88.4 percent of conventional refinance loans approved. Conventional refinancing loan applications accounted for over three-quarters of all loan applications in this dataset and carried an approval rate of 88.4 percent.

Home Improvement Loans

Reinvestment in the form of home improvement is critical to maintaining the supply of safe and adequate housing. Historically, home improvement loan applications have a higher rate of denial when compared to home purchase loans. Part of the reason is that an applicant's debt-to-income ratio may exceed underwriting guidelines when the first mortgage is considered with consumer credit balances. Another reason is that many lenders use the home improvement category to report both second mortgages and equity-based lines of credit, even if the applicant's intent is to do something other than improve the home (e.g., pay for a wedding or college). Loans that will not be used to improve the home are viewed less favorably since the owner is divesting in the property by withdrawing accumulated wealth. From a lender's point of view, the reduction in owner's equity represents a higher risk. In 2012, 393 applications for home improvement loans were received in Irvine. Approximately 86.5 percent of applications from Irvine were approved.

Refinancing

Homebuyers will often refinance existing home loans for several reasons. Refinancing can allow homebuyers to take advantage of better interest rates, consolidate multiple debts into one loan, reduce monthly payments, alter risk (i.e., by switching from variable rate to fixed rate loans), or free up cash and capital. A substantial proportion of loan applications submitted in the City in 2012 were for refinancing existing home loans (20,486 applications) with an 88.0 percent approval rate.

Mortgage Financing Comparison (2012 to 2020)

Overall, 159 households applied for government-backed mortgage loans, and 5,517 households applied for conventional home mortgage loans in Irvine in 2020 (see Table B-9, Disposition of Home Purchase and Improvement Loan Applications (2020), below). Of the applications for conventional purchase loans, 70.0 percent were approved, 8.0 percent were denied, and 22.0 percent were withdrawn or closed for incompleteness. In 2012, there were more applications for government-backed home purchase loans than in 2020. The 2020 approval rate for government-backed home purchase loans and conventional mortgage loans is also lower than the approval

rates in 2012 (Table B-10, Disposition of Home Purchase and Improvement Loan Applications (2012), below). More than half (67.0 percent) of refinance applications were approved in 2020, lower than the approval rate of 88.0 percent in 2012. The denial rate in 2020 was greatest for home improvement loans (34.0 percent), while 2012 saw a lower denial rate (13.0 percent).

It is important to note that the Dodd-Frank: Title XIV - Mortgage Reform and Anti-Predatory Lending Act lending practices were significantly overhauled and restricted after the Great Recession to prevent predatory loan practices and avoid future devastating financial downturns. This Act established minimum standards for home mortgages and increased requirements for loan approval.

Table B-9. Disposition of Home Purchase and Improvement Loan Applications (2020)

	Loan Type							
	Government-Backed Purchase		Conventional Purchase		Refinance		Home Improvement	
Approved[1]	109	69%	3869	70%	14858	67%	366	50%
Applications Denied	14	9%	448	8%	1931	9%	249	34%
Other[2]	36	23%	1200	22%	5331	24%	122	17%
Total Applicants	**159**	**100%**	**5517**	**100%**	**22120**	**100%**	**737**	**100%**

[1] Includes those applications approved by the lenders but not accepted by the applicants.
[2] Includes files closed for incompleteness, and applications withdrawn.

Source: FFIEC MSA/MD 2020 Aggregate Report for Anaheim/Santa Ana/Irvine by Census Tract

Table B-10. Disposition of Home Purchase and Improvement Loan Applications (2012)

	Loan Type							
	Government-Backed Purchase		Conventional Purchase		Refinance		Home Improvement	
Approved[1]	465	86%	3907	90%	18098	88%	710	87%
Applications Denied	75	14%	440	10%	2388	12%	104	13%
Total Applicants[2]	**540**	**100%**	**4347**	**100%**	**20486**	**100%**	**814**	**100.00%**

[1] Includes those applications approved by the lenders but not accepted by the applicants.
[2] Includes files closed for incompleteness, and applications withdrawn.

Source: 2012 HMDA Database

Lending Patterns by Race/Ethnicity and Income Level (2012)

Lending patterns in the City indicate a high approval rating amongst several race/ethnic groups. In the 2015 Irvine AI, the City analyzed the relation between lending outcomes and race or ethnicity. Table B-11, Home Loan Approval Rates by Applicant Characteristics, on the following page shows the loan approval rates for the 4,887 home purchase loan applications, 393 home improvement loan applications and 20,486 refinance loan applications made for properties in the City in 2012 where HMDA data is available. This examination of lending activity focuses on potential discrimination in lending decisions that could prevent an individual or family from securing loan approval based on race or ethnicity. Table B-11 breaks the loan applications into income level categories first, then examines approval rates based on race or ethnicity for each loan type to

determine if there are significant differences between the loan type and income category approval rate and the approval rate for each race or ethnicity group within that category.

For example, there were 819 home purchase applications received from individuals or families with incomes between 80-120 percent of AMI. Of the 819 loan applications in that income group, the approval rate was 89.0 percent. with most home purchase loan applicants with incomes between 80-120 percent of AMI described themselves as 43.5 percent of applicants in this income category described themselves as Asian with an approval rate of 90.2 percent, 28.2 percent described themselves as White with an approval rate of 87.0 percent, and 2.2 percent described themselves as Hispanic with an approval rate of 83.0 percent. 25.5 percent of applicants or Declined to State their race or ethnicity. Applicants in this category had an overall approval rate of 89.5 percent. These approval rates are comparable to the 89.0 percent approval rate for the loan type/income category in the sense that none are more than 10.0 percent lower than the approval rate for the loan type/income category. Further, the lowest approval rate in the category was the 83.3 percent approval rate on home purchase loans received from Hispanics with incomes between 80 and 120 percent of AMI. These loans represent a relatively small portion of the loans made in this loan type/income category.

Table B-11. Home Loan Approval Rates by Applicant Characteristics

Type	Low/Mod Income <80 percent MDI		Middle Income 80-120 percent MFI		Upper Income 120+ MFI	
Race/Ethnicity	Loan Applications	Approval Rate	Loan Applications	Approval Rate	Loan Applications	Approval Rate
Home Purchase	**816**	**83.1 percent**	**819**	**89.0 percent**	**3,252**	**91.2 percent**
Hispanic	22	77.3 percent	18	83.3 percent	61	88.5 percent
White	245	80.8 percent	231	87.0 percent	1,141	91.8 percent
Asian	327	82.3 percent	356	90.2 percent	1,442	90.4 percent
African American	2	50.0 percent	3	100.0 percent	16	100.0 percent
All Others	0	-	2	100.0 percent	1	100.0 percent
Decline or N/A	220	87.7 percent	209	89.5 percent	591	91.9 percent
Home Improvement	**93**	**71.0 percent**	**56**	**94.6 percent**	**244**	**90.6 percent**
Hispanic	4	100.0 percent	1	1.0 percent	5	1.0 percent
White	40	82.5 percent	33	97.0 percent	118	90.7 percent
Asian	22	72.7 percent	12	1.0 percent	72	91.7 percent
African American	1	-	0	-	1	100.0 percent
All Others	0	-	0	-	1	-
Decline or N/A	26	50.0 percent	10	80.0 percent	47	89.4 percent
Home Refinance	**3,407**	**81.7 percent**	**3,445**	**87.8 percent**	**13,634**	**90.1 percent**
Hispanic	117	74.4 percent	82	81.7 percent	225	86.2 percent
White	1,432	81.1 percent	1,294	88.6 percent	5,466	89.4 percent
Asian	909	81.6 percent	1,076	85.7 percent	4,890	90.8 percent
African American	17	76.5 percent	14	71.4 percent	44	79.5 percent
All Others	7	71.4 percent	7	85.7 percent	23	73.9 percent
Decline or N/A	925	83.6 percent	972	90.0 percent	2,986	90.8 percent

Source: HMDA Database 2012

Predatory Lending

Predatory lending involves abusive loan practices usually targeting minority homeowners or those with less-than-perfect credit histories. The predatory practices include high fees, hidden costs, unnecessary insurance, and larger repayments due in later years. A common predatory practice is directing borrowers into more expensive and higher fee loans in the “subprime” market, even though they may be eligible for a loan in the “prime” market. Predatory lending is prohibited by several state and federal laws.

The Fair Housing Act of 1968 requires equal treatment in terms and conditions of housing opportunity and credit regardless of race, religion, color, national origin, family status, or disability. The Equal Credit Opportunity Act of 1972 also requires equal treatment in loan terms and availability of credit for all the above protected classes, as well as age, sex, and marital status. Lenders would be in violation of these acts, if they target minority or elderly households to buy higher priced loan products, treat loans for protected classes differently, or have policies or practices that have a disproportionate effect on the protected classes.

In addition, the Truth in Lending Act (TILA) requires lenders to inform the borrower about payment schedules, loan payments, prepayment penalties, and the total cost of credit. In 1994, Congress amended TILA and adopted the Home Ownership and Equity Protection Act (HOEPA). HOEPA requires that lenders offering high-cost mortgage loans disclose information if the annual percentage rate (APR) is ten points above the prime or if fees are above eight percent of the loan amount. HOEPA also prohibits balloon payments for short-term loans and, for longer covered loans, requires a warning if the lender has a lien on the borrower's home and the borrower could lose the home if they default on the loan payment.

Following North Carolina's lead, in September 2001, California became the second state to pass a law banning predatory lending. Codified as AB489 and amended by AB344, the law enables state regulators and the Attorney General to attempt to prevent "predatory" lending practices by authorizing the state to enforce and levy penalties against lenders that do not comply with the provisions of this bill. The law provides protections against predatory lending to consumers across the state with respect to financing of credit insurance, high loan and points, steering and flipping, balloon payments, prepayment penalties, call provisions, interest rate changes upon default, or encouragement to default when a conflict of interest exists.

Subprime Lending

According to the Federal Reserve, "prime" mortgages are offered to persons with excellent credit and employment history and income adequate to support the loan amount. "Subprime" loans are loans to borrowers who have less-than-perfect credit history, poor employment history, or other factors such as limited income. By providing loans to those who do not meet the critical standards for borrowers in the prime market, subprime lending can and does serve a critical role in increasing levels of homeownership. Households that are interested in buying a home, but have blemishes in their credit record, insufficient credit history, or non-traditional income sources, may be otherwise unable to purchase a home. The subprime loan market offers these borrowers opportunities to obtain loans that they would be unable to realize in the prime loan market.

Subprime lenders generally offer interest rates that are higher than those in the prime market and often lack the regulatory oversight required for prime lenders because they are not owned by regulated financial institutions. In the recent past, however, many large and well-known banks became involved in the subprime market either through acquisitions of other firms or by initiating subprime loans directly. Though the subprime market usually follows the same guiding principles as the prime market, a number of specific risk factors are associated with this market. According to a joint HUD/Department of the Treasury report, subprime lending generally has the following characteristics:

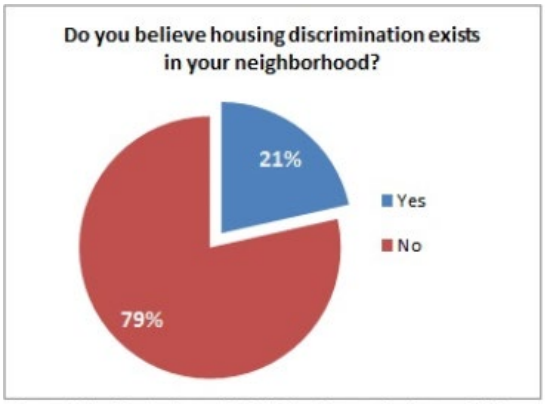
- **Higher Risk**: Lenders experience higher loan defaults and losses by subprime borrowers than by prime borrowers.
- **Lower Loan Amounts**: On average, loans in the subprime mortgage market are smaller than loans in the prime market.
- **Higher Costs to Originate**: Subprime loans may be more costly to originate than prime loans since they often require additional review of credit history, a higher rate of rejected or withdrawn applications and fixed costs such as appraisals, that represent a higher percentage of a smaller loan.
- **Faster Prepayments**: Subprime mortgages tend to be prepaid at a much faster rate than prime mortgages.
- **Higher Fees**: Subprime loans tend to have significantly higher fees due to the factors listed above.

Subprime lending can both impede and extend fair housing choice. On the one hand, subprime loans extend credit to borrowers who potentially could not otherwise finance housing. The increased access to credit by previously underserved consumers and communities contributed to record high levels of homeownership among minorities and lower income groups. On the other hand, these loans left many lower income and minority borrowers exposed to default and foreclosure risk. Since foreclosures destabilize neighborhoods and subprime borrowers are often from lower-income and minority areas, mounting evidence suggests that classes protected by fair housing faced the brunt of the recent subprime and mortgage lending market collapse.

Community Perspectives on Fair Housing Discrimination

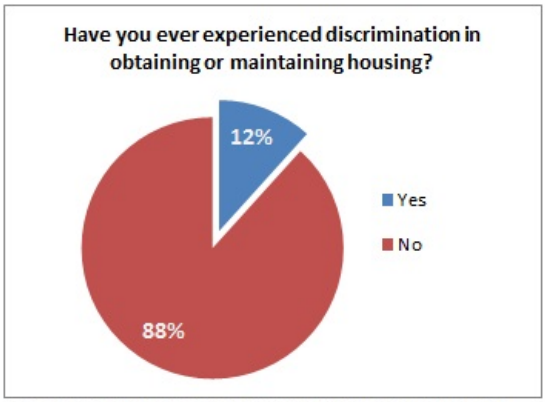
To gather additional perspectives on fair housing choice, the City asked residents responding to the 2015-2019 Consolidated Plan Community Survey a series of questions about their personal experience with housing discrimination and whether housing discrimination exists in the City. The results of the survey reveal that 79.0 percent of the 121 people responding to the fair housing questions do not believe housing discrimination exists in their own neighborhood (Figure B-1, Survey of Households – Housing Discrimination). Only 14 out of 121 residents or 12.0 percent indicated that they have experienced discrimination in obtaining or maintaining housing (Figure B-2, Survey of Households Experiencing Housing Discrimination).

Figure B-1. Survey of Households – Housing Discrimination



Source: City of Irvine Consolidated Plan Community Survey, 2014.

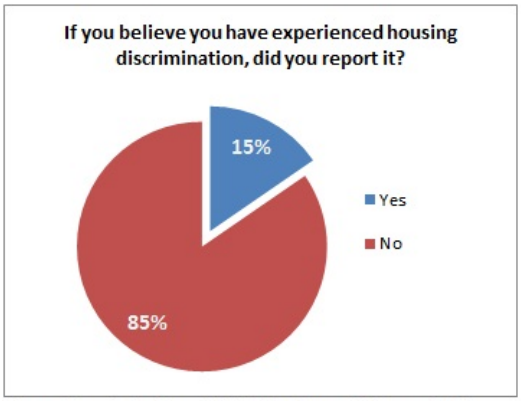
Figure B-2. Survey of Households Experiencing Housing Discrimination



Source: City of Irvine Consolidated Plan Community Survey, 2014.

Of the 14 respondents who believe they have experienced housing discrimination in the process of obtaining or maintaining housing, 12 did not report the perceived discriminatory act or acts (Figure B-3, Survey of Households Reporting Housing Discrimination).

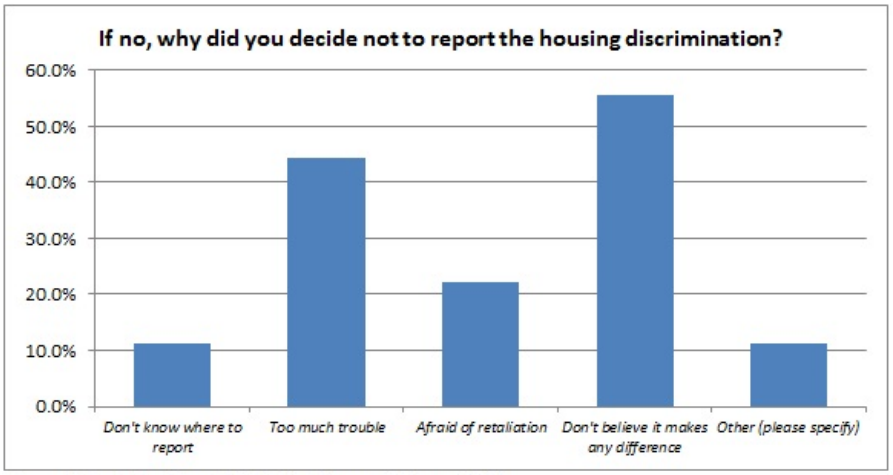
Figure B-3. Survey of Households Reporting Housing Discrimination



Source: City of Irvine Consolidated Plan Community Survey, 2014.

Of the 12 people who did not report the perceived discrimination to FHF or another competent authority, most respondents shown in Figure B-4, Reasons for Not Reporting Housing Discrimination, did not believe it would make any difference or that it would be too much trouble. Other respondents were afraid of retaliation or did not know where to report the discrimination.

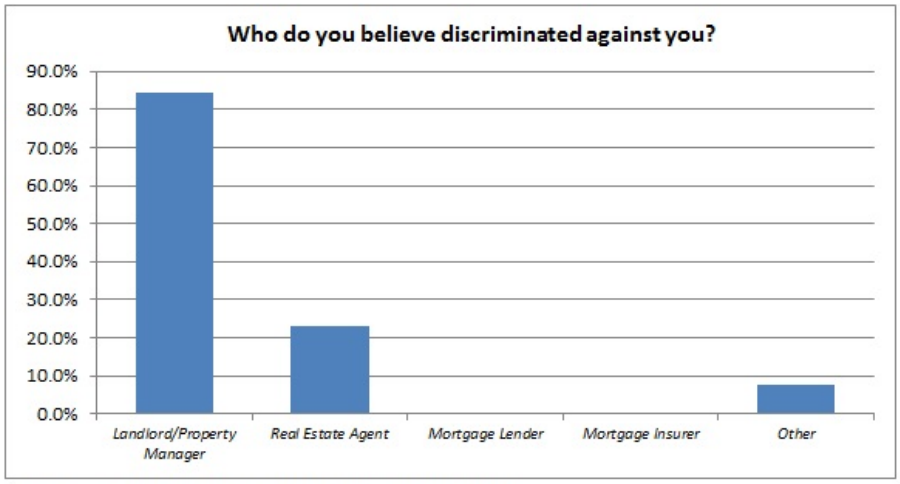
Figure B-4. Reasons for Not Reporting Housing Discrimination



Source: City of Irvine Consolidated Plan Community Survey, 2014.

As shown in Figure B-5, Survey of Households – Actors Responsible for Housing Discrimination, most of the residents who believed they were discriminated against attributed the discriminatory act or acts to a landlord or property manager.

Figure B-5. Survey of Households – Actors Responsible for Housing Discrimination



Source: City of Irvine Consolidated Plan Community Survey, 2014.

Table B-12, Basis of Discrimination for Survey Respondents, shows how the 14 residents who believed they were discriminated against categorized the act or acts of discrimination. Residents were able to select more than one basis of discrimination.

Table B-12. Basis of Discrimination for Survey Respondents

Basis of Discrimination	Total
Age	3
Color	1
Developmental Disability	0
Mental Disability	0
Physical Disability	1
Familial Status	3
Gender	2
National Origin	2
Race	5
Religion	2
Source of Income	1

Source: 2015 - 2019 Consolidated Plan
Community Survey, 2014

Real Estate Advertising

Owner-Occupied

The first step in buying a home is generally searching for available housing through advertisements that appear in magazines, newspapers, or on the Internet. Advertising is a sensitive issue in the real estate and rental housing market because advertisements can advertently or inadvertently signal preferences for certain buyers or tenants. Recent litigation has held publishers, newspapers, the Multiple Listing Service (MLS), real estate agents, and brokers accountable for discriminatory ads.

Advertising can suggest a preferred buyer or tenant in several ways. Examples include advertisements or listings that:

- **Suggest a preferred type of buyer or tenant household;**
- **Use models that indicate a preference or exclusion of a type of resident;**
- **Publish advertisements or listings in certain languages; or**
- **Restrict publication to certain types of media or locations indicat**ing **a preference.**

Generally, advertisements cannot include discriminatory references that describe current or potential residents, the neighbors or the neighborhood in racial or ethnic terms, or terms suggesting preferences for one group over another (e.g., adults preferred, ideal for married couples with kids, or conveniently located near Catholic church).

Rental Housing

While the process of renting an apartment or home may be less expensive and burdensome initially than the home-buying process, it may be just as time-consuming and potential renters may face discrimination during various stages of the rental process. Some of the more prevalent forms of discriminatory treatment are discussed in the sections below.

The main sources of information on rentals are newspaper advertisements, word of mouth, signs, apartment guides, the Internet, and apartment brokers. Litigation has held publishers, newspapers, and others accountable for discriminatory ads. While advertisements cannot include discriminatory references that describe current or potential residents, the neighbors or the neighborhood in racial or ethnic terms, or other terms suggesting preferences (e.g., adults preferred, ideal for married couples with kids, or conveniently located near a Catholic church), the content of the advertisement can suggest a preferred tenant by suggesting preferred residents, using models, publishing in certain languages, or restricting media or locations for advertising.

Accessibility of Public Facilities

The City analyzed the public services and facilities available to Irvine residents in the 2015 Irvine AI. Some of the key facilities and services are identified in Table B-13, Public Services and Facilities.

The 2020 Orange County AI did not identify inaccessible public or private infrastructure as a significant contributing factor to fair housing issues in the County. The analysis did not reveal examples of infrastructure that is inaccessible.

Table B-13. Public Services and Facilities

Public Facility	Location
City Hall	1 Civic Center Plaza
Bommer Canyon	11 Bommer Canyon Road
Colonel Bill Barber Marine Corps	4 Civic Center Plaza
Cypress Community Park	255 Visions
David Sills Lower Peters Canyon Park	3901 Farwell
Deerfield Community Park	55 Deerwood West
Harvard Community Park	14701 Harvard Avenue
Harvard SK8 Park	14701 Harvard Avenue
Heritage Park Community Park	14301 Yale Avenue
Hicks Canyon Community Park	3864 Viewpark
Irvine Fine Arts Center	14321 Yale Avenue
Lakeview Senior Center	20 Lake Road
Las Lomas Community Park	10 Federation Way
Lower Peters Canyon Community Park	3901 Farwell Avenue
Mark Daily Athletic Field	308 W. Yale Loop
Northwood Community Park	4531 Bryan Avenue
Oak Creek Community Park	15616 Valley Oak
Quail Hill Community Park	35 Shady Canyon Drive
Rancho Senior Center	3 Ethel Coplen Way
Turtle Rock Community Park	1 Sunnyhill Drive
Turtle Rock Nature Center	1 Sunnyhill Drive
University Community Park	1 Beech Tree Lane
William Woollett Jr. Aquatics Center	4601 Walnut Avenue
Windrow Community Park	285 E. Yale Loop
Woodbridge Community Park	20 Lake Road
Woodbury Community Park	130 Sanctuary
Animal Care Center	6443 Oak Canyon
County of Orange: Irvine Heritage Park	14361 Yale Avenue
Orange County Public Library - University Park	4512 Sandburg Way
Katie Wheeler Library	13109 Old Myford Road

Source: City of Irvine, 2015

Other Relevant Factors

Other contributions that affect the accumulation of wealth and access to resources include historical disinvestment, lack of infrastructure improvements, and presence of older affordable housing units that may be at risk of conversion to market-rate housing. As documented in this Housing Element, Irvine is a relatively young master-planned community that has historically made significant investments in infrastructure and affordable housing. Additionally, the Housing Plan includes programs to assist lower income homeowners for residential rehabilitation,

preserve at-risk affordable housing units with expiring affordability covenants during the 6th Cycle time period and to ensure the furthering of affirmatively fair housing.

Historical Governmental and Nongovernmental Land Use Zoning and Investment Practices (e.g., Infrastructure) in Irvine

The City is divided into distinct neighborhoods called planning areas, with each planning area having its own character. Through creative planning, each neighborhood is unified to create a sense of community identity. Residential growth has been concentrated within the central portions of the City. Each planning area has a unique theme, which provides a sense of identity through its design and connection with surrounding retail and other amenities. Existing neighborhoods includes conveniently located retail, office, and public facilities to support residential development. The convenient location of community facilities, in relation to the residential areas, promotes their viability and vitality.

Employment growth has been concentrated adjacent to regional transportation facilities (i.e., airport, freeways, and train station) on the western and eastern edges of the City. Both the residential and employment populations have experienced a tremendous amount of growth and change since incorporation in 1971. Land use policies have been developed to help shape the community's growing diverse population and to continue providing high quality amenities and infrastructure to make Irvine a safe and exciting place to live.

Irvine has evolved and matured over the 50 years since incorporation. When Irvine was incorporated in 1971, it had a population of 20,156. In 2020, the City had a population of nearly 300,000. Redevelopment of commercial properties began approximately 20 years ago with large corporate campuses like Parker Hannifin and Fluor Corporation transforming from rolling lawns and expansive parking areas to higher density housing units, supporting retail uses and parking structures. The Irvine Business Complex, near John Wayne Airport, was originally developed as the planned corporate, office and industrial area in the City that has since come to include over 15,000 residential uses through the redevelopment of private property owners as housing demand increased.

The University of California, Irvine and the highly ranked Irvine Unified School District, as well as the robust employment opportunities, have attracted individuals and families from a variety of ethnic and racial backgrounds.

Infrastructure in the City has primarily been funded through development impact fees, State and federal funds, and community facilities districts and other tax districts. Because Irvine is a master planned community, infrastructure for villages or planning areas are planned prior to development taking place so that sufficient infrastructure exists for planned development.

The Great Recession and Redevelopment Dissolution

As with other cities across the country, housing development slowed significantly starting in 2008-09 with the Great Recession. Housing types developed in the City also shifted as more multi-family units to adapt the housing market changes caused by the Recession.

In 1993, under the authority of the Defense Base Closure and Realignment Act of 1990, it was announced that the 4,700-acre Marine Corps Air Station (MCAS) El Toro would be closed and operational closure of the MCAS occurred in July 1999. The City adopted a Redevelopment Project utilizing a California Health and Safety Code section specific to base closure redevelopment projects in 2004. This project was only active for a few years before the Great Recession and the redevelopment of the base required significant infrastructure improvements and removal of structures and facilities to transform the property into the Great Park community. In 2011, when economic recovery in the country was just beginning to occur, Redevelopment was eliminated by State law in response to the State's budget crisis. This had a significant impact on Irvine's Redevelopment Project, as not enough time or development had occurred to generate sufficient revenue for redevelopment efforts.

It is important to note that the Redevelopment Project was expected to generate $500 million in required low- and moderate-income housing set aside revenues over a 50-year time period. The City prepared and adopted the Affordable Housing Strategy and Implementation Plan that provided a plan on how this $500 million would be spent on affordable housing in the City in 2006. This Plan projected that thousands of lower income units would be developed throughout the City as sufficient local financial resources were anticipated. Redevelopment dissolution removed this $500 million funding source for affordable housing and left the City with almost no local resources or funding to provide affordable housing to the community.

The City does have an inclusionary housing ordinance (the first city in Orange County to enact one) and affordable units have been created since Redevelopment Dissolution due to this requirement. Additionally, the City has entered into development agreements with property owners that include the provision of affordable housing when market rate units are entitled and developed.

Occupancy Codes and Restrictions (Countywide)

The 2020 Orange County AI identified that occupancy codes and restrictions may be a significant contributing factor to fair housing issues in the County. The analysis illustrated this, "substantial recent history of municipal ordinances targeting group homes, in general, and community residences for people in recovery from alcohol or substance abuse disorders. In 2015, the City of Newport Beach entered into a $5.25 million settlement of a challenge to its ordinance, but that settlement did not include injunctive relief calling for a repeal of that ordinance. Group home operators have also challenged the City of Costa Mesa's ordinance, though a jury found in the City's favor. Following the jury's verdict in that case, there were

reports that Orange County was considering similar restrictions for its unincorporated areas. Although municipalities have an interest in protecting the health and safety of group home residents, these types of restrictions may be burdensome for ethical, high-quality group home operators. Occupancy codes and restrictions are not as high priority of a barrier as the factors that hinder the development of permanent supportive housing, as group homes are generally less integrated than independent living settings."

Sites Inventory

The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for Housing Elements to analyze the location of lower-income sites in relation to areas of high opportunity.

The TCAC and the HCD prepared opportunity maps that identify resource areas. Areas of high or highest resource have increased access to public services, educational and employment opportunities, medical services, and other daily services (e.g., grocery, pharmacy).

Figures B-26 through B-41 (located at the end of this appendix), Sites Inventory Map, illustrates the location of the sites throughout the City, which are detailed in the Sites Inventory. Affordability assumptions are made to balance locating lower-income sites in areas that are already zoned for higher-density residential development and in areas with access to resources:

- **Improved Conditions:** The sites are intentionally located throughout the City by implementing a program to update the City's Land Use Element and Zoning Ordinance (which will include residential overlays in existing commercial areas) to encourage diverse neighborhoods and to provide the best amenities that the City has to offer, particularly for lower-income households. "Amenities" in this context refers to access to employment centers, commercial areas, schools, transit, parks, and public services.
- **Exacerbated Conditions:** Some sites are in areas of greater minority and/or poverty concentration as sites are located throughout the City. Lower-income sites in Planning Area 23 are in an area with a very high concentration of Asian residents. Planning Area 36, which contains sites for units at all income levels, is in a Low Resource area as identified by the 2021 TCAC/HCD Opportunity Areas Map. Pursuant to State law and HCD guidance, the City has identified lower-income sites in areas where the existing zoning allows for higher-density development (per the HCD guidelines). However, the City mitigates the impact of this concentration by identifying lower-income sites in other areas of the City, including Planning Areas 4 and 51.

Table B-14, Impacts on Patterns of Disproportionate Housing Needs, provides a summary of the analysis that includes the number of units per site by income group for each of the AFFH

categories relative to the impacts on patterns of disproportionate housing needs. The table analyzes the following categories:

- **Overpayment/Cost Burden:** The analysis evaluates the number of units in the Sites Inventory that are in areas where the majority (more than 50 percent) of households experience housing cost burden. The analysis differentiates between ownership cost burden and rent burden.
- **White Concentration:** Number of units in the Sites Inventory in areas with a White concentration (i.e., the White percentage of the population exceeds the County average).
- **Asian Concentration:** Number of units in the Sites Inventory in areas with an Asian concentration (i.e., the Asian percentage of the population exceeds the County average).
- **Overcrowding:** Number of units in areas where the rates of overcrowding and/or severe overcrowding exceed the County average.
- **Areas of Affluence:** Number of units in areas of affluence.
- **R/ECAP:** Number of units in Racially/Ethnically Concentrated Areas of Poverty (R/ECAP).
- **Displacement:** Number of units in areas where there is a risk of displacement.

The City is adding housing based on the need in each of the categories. Table B-14 shows that 46.0 percent of all the units from the Sites Inventory are in areas where over 50 percent of homeowners are cost burdened. In comparison, 21.0 percent of units are in areas where over 50 percent of renter households are rent burdened.

Another way to measure the relative cost or rent burden is by comparison to the countywide average. Of the City's 121 census tract block groups, 47 have a greater share of households with a cost burden than the County average (28.0 percent) and 37 block groups have a greater share of households with a rent burden than the County average (55.0 percent). To help address the cost and rent burdens, 10,226 lower-income housing units in the site inventory (76.0 percent of all lower-income housing units in the Sites Inventory) are in the block groups with either a higher cost burden share or a higher rent burden share.

Approximately 23.0 percent of units are in areas with a White concentration and the same percentage are in areas with an Asian concentration. A higher number of lower-income units (42.0 percent) are in Asian concentration than in White concentration areas (11.0 percent). In contrast, more moderate and above-moderate units (26.0 percent) are in areas with a White concentration than areas with an Asian concentration (17.0 percent). This contrast is not a concern because of the relative wealth of the City's Asian community.

There are 17,289 units in the Sites Inventory (28.0 percent of all units) located in areas experiencing overcrowding, which will help provide additional housing units to alleviate overcrowding in these areas. Almost 34.0 percent of the lower-income units in the Sites Inventory are in areas with overcrowding.

Approximately 2.0 percent of the total sites are in areas of affluence. This is due primarily to the fact that affluent areas are mostly built out, with few sites for potential new development. Less than 2.0 percent of units are in R/ECAP areas, which shows the City has distributed the units in the Sites Inventory in a way that will not concentrate affordable housing in these areas. No units are located in areas designated as susceptible to displacement because there are no census tracts in the City identified as susceptible to displacement.

Table B-14. Impacts on Patterns of Disproportionate Housing Needs

Site Inventory Units	Total Units	Overpayment		White	Asian	Over-crowding	Areas of Affluence	R/ECAP	Dis-placement
		Owner Cost Burden	Rent Burden						
Lower	13,376	6,655	2,162	1,496	5,635	4,524	3	495	-
Moderate	4,934	1,996	1,392	1,289	770	1,209	109	43	-
Above Moderate	43,829	20,043	9,582	11,579	7,720	11,556	984	385	-
Total	**62,139**	**28,694**	**13,136**	**14,364**	**14,125**	**17,289**	**1,096**	**923**	**-**

Integration and Segregation: Race and Income

The City only has eight block groups with a poverty concentration, while minority concentration areas are located throughout the City. Lower-income sites are slightly more likely to be in minority and poverty concentration areas, as detailed in the following:

- 89.0 percent of lower-income units are in (overall) minority concentration areas compared to 74.0 percent of moderate- and above-moderate-income units.
- 42.0 percent of lower-income units are in Asian concentration areas compared to 17.0 percent of moderate- and above-moderate-income units.
- 12.0 percent of lower-income units are in African American concentration areas compared to 11.0 percent of moderate- and above-moderate-income units.
- 59.0 percent of lower-income units are in Hispanic concentration areas compared to 77.0 percent of moderate- and above-moderate-income units.
- 11.0 percent of lower-income units are in White concentration areas compared to 26.0 percent of moderate and above moderate-income units. It should be noted that more than a third of the moderate and above-moderate units in White concentration areas are on site numbers 23 and 24. These sites would likely be developed with high-density apartments, which could attract a wide diversity of residents.
- 7.0 percent of lower-income units are in poverty concentration areas compared to 5.0 percent of moderate- and above-moderate-income units.

0.0 percent of lower-income units are in census tracts with median income in the top quartile Citywide compared to 2.0 percent of moderate and above moderate-income units. It should be

noted that the small number of units located in census tracts with median income in the top quartile Citywide reflect that these high-income areas are mostly built out, with limited or no opportunity for additional residential development. Planning Areas 36 and 51, where most current high-density-zoned sites are located, are not among the City's poverty concentration areas. These areas are still appropriate locations for lower-income housing due to their high-density zoning and proximity to jobs, transit, schools, and public services.

Racially Concentrated Areas of Affluence

There are no sites in areas of concentrated Asian affluence and only one site (Site 50 in PA 35) in an area of concentrated White affluence. This is since these areas of affluence are fully built out. The site inventory does include sites adjacent to both areas of concentrated Asian affluence and areas of concentrated White affluence, which will generally provide the residents of new housing units built on those sites, at all income levels, with access to the same amenities and services available to current residents in affluent areas. Racially/Ethnically Concentrated Areas of Poverty.

The R/ECAPs in the City contain less than 2.0 percent of the sites, all of which are located near the University of California, Irvine. This shows that the City has distributed the units in the Sites Inventory in a way that will not concentrate affordable housing in these areas.

Access to Opportunity

Figure B6 shows housing sites identified in the Sites Inventory in relation to resource areas defined by the 2021 TCAC/HCD Opportunity Areas Map. The sites currently identified to accommodate the lower-income housing need are in areas throughout the City (in compliance with State law), including currently nonresidential zoned areas that the City has identified for rezoning.

Per the 2021 TCAC/HCD Opportunity Areas Map, the City mostly consists of moderate, high, and highest resource areas. There are two low resource areas located in and around John Wayne Airport and at the southern end of the City. There is also a large area (Planning Area 51) designated as "Missing/Insufficient Data." Planning Area 51 consists largely of newly constructed residential developments (Great Park Neighborhoods), highly rated public schools, and a large public park (The Great Park). Furthermore, Planning Area 51 is near multiple regional and neighborhood commercial centers as well as a transit station. Therefore, housing built in the Planning Area is expected to have more than adequate access to resources despite the Opportunity Areas Map designation.

Lower Income Units

Of the total lower income units in the Site Inventory, 40.0 percent are in moderate to highest resource areas, while only 13.0 percent of lower income units are in low resource areas. While 47.0 percent of lower income units are in areas with missing/insufficient data, it is important to note that all these units are in Planning Area 51, which contains a number of parks (including

the Orange County Great Park, Beacon Park, Portola Springs Community Park and Valley Vista Park), Irvine station, and highly rated public schools (including Stonegate, Woodbury and Northwood Elementary Schools and Northwood High School). The Planning Area is also near multiple regional and neighborhood commercial centers including the Irvine Spectrum, Woodbury and Cypress Village shopping centers. Despite the Opportunity Area designation, residents in this Planning Area will have ample access to resources.

Figure B-42 provides a map of sites with lower income units only to illustrate that the sites are located in many different parts of the City. Additionally, fair housing overlays are provided. There are two sites located in area shown with a racial or ethnic concentration of poverty. This area encompasses the University of California, Irvine which is recognized as one of the most racially and ethnically diverse universities in the State. Because of the high concentration of students, and the fact that over 97 percent these students are full-time students, incomes are generally lower as a large portion of full-time students do not also have full time jobs. Therefore, earnings, wages and incomes will generally be lower in census tracts that encompass major universities with such high percentages of full-time students. The targeted placement of affordable housing in this area will provide more housing choices to university students struggling with cost burden and overpayment given their incomes.

Figure B-42 also shows a census tract in southeast Irvine that is designated as a disadvantaged community (DAC) according to CalEnviroScreen. It is important to note that this census tract includes portions of the City of Irvine and the City of Lake Forest. The City has identified two opportunity sites for affordable housing located in this area and while the sites are located within the CalEnviroScreen DAC, the sites are also located in a high opportunity area. The sites are directly across the street from the City of Hope medical center, within walking distance of several technological job centers in Irvine, and is close proximity to the Orange County Great Park, the Irvine Transportation Center, the Irvine Spectrum, and the Los Olivos retail center. The targeted placement of affordable housing in this area will provide more housing choices for individuals and families struggling with cost burden and overpayment given their incomes. The two opportunity sites located within the identified DAC are sited on land that is currently utilized as farmland, which may contribute to CalEnviroScreen identifying the area as one with a high concentration of pesticides. During the operation of the El Toro Marine Corp Air Station, this site was designated as the approach and departure zone for aviation operations. The DAC identified census tract is bordered by the Interstate 5 and 405 connection known as the El Toro “Y” and bisected by several major arterials that serve as feeders to the I-5/I-405 corridor that may contribute to the tract’s overall high pollution burden and traffic identified in CalEnviroScreen. The two opportunity sites are located further away from the I-5/I-405 corridor and may not have the same level of pollution as other parcels. The housing burden designation, which influences the overall DAC qualification is most likely due in part to the Forest Gardens Senior Living Mobile

Home Community located in the City of Lake Forest, as currently there is no existing residential in the census tract within the City of Irvine.

It is important to note that much of the data CalEnviroScreen utilizes is from the 2010 Census and does not reflect current conditions in 2022. As mentioned previously, there is a closed former military base within the City boundaries. As part of the terms of closing and selling the former base site, the United States Navy was required to test for environmental hazards and mitigate those environmental hazards, which has been completed to date on the majority of the site. There may be portions of the base that will require additional clean up, but this cleanup does not need to occur, nor does it impact, the sites identified in the Sites Inventory. However, it is City staff's understanding that the CalEnviroScreen data does not incorporate all information on the extensive site cleanup.

In order the address the conditions described above, the Housing Plan (Chapter 8) contains the following program:

- **PP-M.5: Reduce Exposure to Environmental Pollution.** The City is in the process and has taken several steps to identify climate impacts, reduce pollutants and greenhouse gas emissions (GHG), and prepare for a climate resilient future by completing the following:
    - A Local Hazard Mitigation Plan (adopted by City Council in October 2020 and approved by the Federal Emergency Management Agency (FEMA) on December 17, 2020).
    - A Strategic Energy Plan (adopted by City council on November 10, 2020).
    - Forming the first Community Choice Energy initiative in Orange County in an effort to give consumers clean energy choices and reduce GHG emissions (completed in 2022).
    - The development of a Climate Action and Adaptation Plan (in process) to:
        - Guide the implementation of measurable actions to meet or exceed the State's GHG reduction targets and climate neutrality goal, as well as the City's ambitious carbon neutral by 2030 goals.
        - Recommend adaptation measures that build resilience to current and future climate threats.
        - Emphasize climate goals for the community, establishing an aspirational, yet achievable path that provides options to realize aggressive emissions reduction targets by 2030, 2035, and 2045.
    - Continuing to require added greenery throughout the City to reduce exposure to environmental pollution such as vehicle emissions through the City's Zoning Ordinance (Section 3-15-4) that requires boundary landscaping for all residential attached (i.e., multi-family) projects. The requirements dictate that a minimum of one 15-gallon tree shall be provided for every 30 feet of interior boundary on all building sites.

- Irvine Cool City Challenge**,** a $1 million grant competition among California cities to develop the most innovative pathways to carbon neutrality, including the Cool Block program which requires recruiting 200 Cool Block team leaders to improve sustainability and quality of life in their own neighborhoods. This Challenge will reduce climate emissions and utility bills while building resiliency and local emergency preparedness against climate disasters such as extreme heat, floods, wildfires, and extreme storm events. The City has partnered with over 25 community organizations and registered over 200 volunteers who are interested and committed to climate action in Irvine to date.

Additionally, to further efforts to provide adequate parks and open space to all parts of the community, the City will prepare a comprehensive design strategy to include passive urban park setting for every project and include other placemaking strategies.

The City's existing Zoning Ordinance requires that green park space be provided in connection with new residential development. More specifically, the Ordinance contains park dedication requirements (i.e., land, improvements, fees, or any combination thereof) for all standalone multi-family residential projects. The existing development standards require five acres of park land for every 1,000 population (three acres of neighborhood park and two acres of community park). When new residential development occurs, the park requirements are prorated for the estimated population added. Affordable housing projects have a reduced requirement of three and one-half acres of park land for every 1,000 population (two acres of neighborhood park and one and one-half acres of community park). Park requirements in the Irvine Business Complex are somewhat different due to the urban living environment. These park requirements ensure that as residential development occurs throughout the City, green spaces and trees are planted to help further reduce the City's carbon footprint.

This program, as implemented, will reduce unsustainable energy use, reduce pollutants, improve air quality, reduce extreme heat events and improve the health outcomes of residents, employees and others in the community.

Moderate and Above Moderate-Income Units

Of the total moderate and above moderate-income units in the Site Inventory, 17.0 percent are located in moderate to highest resource areas, while 39.0 percent are located in low resource areas. According to the TCAC/HCD Opportunity Area Map, 42.0 percent of moderate and above moderate units are in areas that have missing/insufficient data. As noted previously, this area has access to resources such as commercial centers, parks, schools, and transit despite the map designation.

Table B-15, TCAC/HCD Opportunity Area Map Summary, provides a summary of units in the Sites Inventory in relation to their location on the TCAC/HCD Opportunity Area Map.

Table B-15. TCAC/HCD Opportunity Area Map Summary

TCAC Resources	Lower percent	Moderate percent	Above Moderate percent	Moderate and Above percent	All
Missing/Insufficient Data	46.8 percent	36.9 percent	42.2 percent	41.7 percent	42.8 percent
High Resource	4.6 percent	11.4 percent	3.0 percent	3.8 percent	4.0 percent
Highest Resource	.9 percent	-	1.2 percent	1.1 percent	1.0 percent
Low Resource	12.7 percent	38.1 percent	38.9 percent	38.8 percent	33.2 percent
Moderate Resource	33.7 percent	12.7 percent	13.2 percent	13.1 percent	17.5 percent
Moderate Resource (Rapidly Changing)	-	.8 percent	1.5 percent	1.5 percent	1.1 percent

Furthermore, lower-income sites feature the following characteristics:

- Lower-income sites have a weighted job index score of 96 compared to a score of 97 for moderate- and above-moderate income sites, indicating a high level of access to jobs for all income categories. This is due to higher job indices (above 60) for all block groups and the prevalence of a job index in the high 90s throughout the City:
    - More than 95 percent of lower-income units and more than 91 percent of all units in the Sites Inventory are on sites located within 0.5 miles of a bus stops or transit bases. More than 5,000 units in the Sites Inventory are located less than 1-mile from the Irvine Station.
    - 35 percent of lower-income units are located within one mile of a school, compared to 22 percent of moderate and above-moderate units. All residential units are located within 2.3 miles of a school.

The Housing Element includes several policies to encourage lower-income housing near such amenities (HE-G.2, HE-L.3, HE-L.5, and HE-L.6). The City will ensure that residents of new lower-income housing will have access to these types of amenities.

Summary

In general, the City's Sites Inventory (with support from the City's rezone strategy) will affirmatively further fair housing by: distributing lower income housing sites across moderate resource areas (including the higher share of lower-income units located in the City's TCAC/HCD moderate resource areas and in areas with better access to jobs, transit, schools, public services, and other amenities) and in areas where housing cost burdens are highest. The Sites Inventory also distributes sites with lower income units throughout the City, rather than clustering or concentrating these planned units in a few areas. Finally, the Sites Inventory effectively leverages sites owned by the City, County and other local public entities to maximize the number of affordable units (the primary fair housing need in the City of Irvine) to help meet the need. Site control is a critical factor in implementing affordable housing. When the cost of land is not included in the cost of implementing an affordable housing project, the project becomes exponentially more feasible to implement given limited funding resources to meet the need for affordable housing.

During the 5th Cycle Housing Element planning period, Irvine appeared to create more affordable housing than all Orange County cities **combined**. With the numerous housing programs and actions proposed in this 6th Cycle Housing Element, the City will continue to be the leader in the creation of affordable housing options for the region.

Contributing Factors

A fair housing contributing factor is a factor that creates, contributes to, perpetuates, or increases the severity of one or more fair housing issues. Examining the history, planning patterns and evolution of Irvine, coupled with the data and analysis presented earlier in this section, is an important step in identifying and prioritizing contributing factors and effective solutions to further fair housing in the City.

As detailed in this section, Irvine is a relatively young City that incorporated 50 years ago as a master planned community where planning patterns and land use were guided by prioritizing quality of life characteristics for families and individuals, such as streets that are major thoroughfares to mitigate traffic issues, open space, parks and schools near planned residential areas, buffering commercial and industrial uses from residential units by clustering those uses in specific areas (such as the Irvine Business Complex near John Wayne Airport and the Irvine Spectrum near the “El Toro Y” where the 5 and 405 freeways meet). Irvine has matured into a racially and ethnically diverse community with a strong employment base as well as both a highly ranked public school system and public safety ranking among California cities. These attributes, along with the City’s central Orange County location, has made Irvine a highly desirable place to live for many people to live which has also led to increased market prices for housing that reflect this desirable. The increase in housing prices has increased the need for affordable housing in the community.

This information, combined with surveys of the community and discussions with community members, affordable housing developers, and an assessment of fair housing issues, guided the identification of four factors that contribute to fair housing in the City of Irvine with a lack of affordable housing being the primary issue that is the focus of the majority of the goals, objectives, policies, and programs contained in the Housing Plan. Table B-16, below presents all factors identified, the priority level and a list of programs (with detail provided in the Housing Plan) to address contributing factors. The City has included twenty-five (25) programs to facilitate the increased development of affordable housing.

TABLE B-16. FACTORS THAT CONTRIBUTE TO FAIR HOUSING ISSUES IN IRVINE

AFH IDENTIFIED FAIR HOUSING ISSUES	CONTRIBUTING FACTORS	PRIORITY (HIGH, MEDIUM, LOW)	MEANINGFUL ACTIONS
Lack of Affordable Housing	Shortage of affordable rental and homeownership options	High	• Partner with University of California, Irvine (UCI) to Identify and Track University Housing (PP-A.5). • Assist with Development of Low-Income Housing (PP-B.1) • Expedite Development (PP-B.2) • Explore Dedicated Staff for Affordable Housing Entitlement, Permit and Fee Processes (PP-B.5) • Senate Bill (SB) 35 Streamlined and Ministerial Approval Process (PP-B.5) • Plan to Encourage and Incentivize ADUs (PP-C.4) • Affordable Housing Preservation/Committed Assistance Program (including Financial Resources and In-Kind Services) (PP-D.1) • Continue the Conservation and Monitoring of Existing and Future Affordable Units (PP-D.2) • Monitor Grant Opportunities and Maximize Grant Applications (PP-E.2) • Inclusionary Housing Ordinance Update (PP-E.3) • Explore Local Funding Options (PP-E.4) • Utilize Available Funding Tools and/or Public/Private Partnerships to Create Lower Income and Workforce Housing (PP-E.5) • Leverage City-Owned Land for the Development of 100 percent Affordable Housing Projects (PP-F.1) • Irvine Community Land Trust (PP-F.2) • Collaborate with Public Agencies to Leverage Other Publicly Owned Land for the Development of Affordable Housing Projects through Master Planning and Disposition Efforts (PP-F.3) • Continue to Apply “Additive” Intensity (under the Land Use Element) for Affordable Housing (PP-G.1) • Zoning Changes (PP-G.3) • Housing Choice Vouchers (PP-G.5) • Irvine Housing Authority (PP-G.6) • Terms of Affordability (PP-G.7) • Housing Options (PP-I.2) • Leverage all Funding Options (PP-I.3) • Displacement Prevention (PP-J.2) • Density Bonus Eligibility (PP-M.3)
Land use and zoning laws	Underutilized properties (i.e., retail centers and hotels) that could provide new affordable housing opportunities for Irvine residents	Medium	• Update the City’s Zoning Ordinance to Allow for Higher Densities in Areas with Underdeveloped/Underutilized Property (PP-C.1) • Continue to Apply “Additive” Intensity (under the Land Use Element) for Affordable Housing (PP-G.1) • Zoning Changes (PP-G.3) • Update the City’s Zoning Ordinance and Policies Related to Emergency Shelters, Low-Barrier Navigation Centers, Supportive Housing, and Group Care Facilities to Comply with Current Laws (PP-I.1) • Update and Implement the City’s General Plan - Land Use Element/Amend Zoning Ordinance (PP-L.1)
Lack of renter protections/Displacement risk	Economic uncertainty from pandemic increased	Low	• Displacement Prevention (PP-J.2) • Provide Information and Education to Residents on the City’s Website (PP-M.1)

TABLE B-16. FACTORS THAT CONTRIBUTE TO FAIR HOUSING ISSUES IN IRVINE

AFH IDENTIFIED FAIR HOUSING ISSUES	CONTRIBUTING FACTORS	PRIORITY (HIGH, MEDIUM, LOW)	MEANINGFUL ACTIONS
	risk of displacement for lower income households		
Lack of supportive housing in community-based settings	Permanent supportive housing can be better integrated in multifamily housing	Low	• Update the City's Zoning Ordinance and Policies Related to Emergency Shelters, Low-Barrier Navigation Centers, Supportive Housing, and Group Care Facilities to Comply with Current Laws (PP-I.1) • Housing Options (PP-I.2)

As identified in the assessment of disproportionate housing need and displacement risk there is a shortage of both rental and ownership housing that is affordable to all lower-income households. The City is aware of this affordability issue and has identified the need for a variety of types of affordable housing as well as improving access to amenities and opportunities in low resource areas as priorities to meet unmet needs and address fair housing. The City has incorporated actions throughout the Housing Element goals, policies, and programs to address these factors, and all issues identified in this assessment. The programs in this Housing Element will affirmatively further fair housing, per AB 686, and are intended to address significant disparities in housing needs and in access to opportunity for all groups protected by State and Federal law. Furthermore, the programs in this Housing Element will ensure that the City of Irvine furthers patterns of integration and development of affordable housing in such a way that it will have a positive impact on residents of the City and the region.

Figure B-6. TCAC/HCD Opportunity Area Map

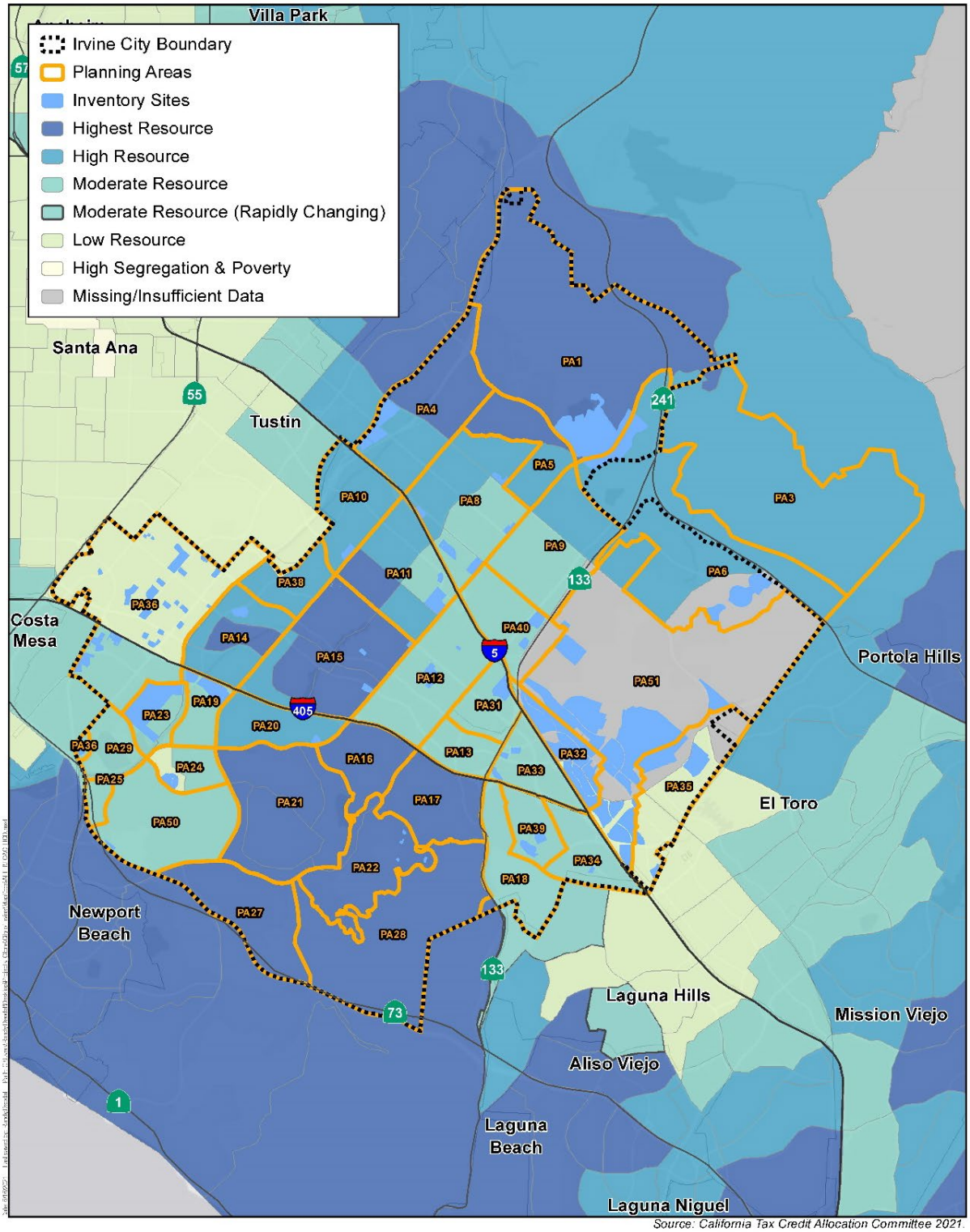


Figure B-7. Minority Concentration Map

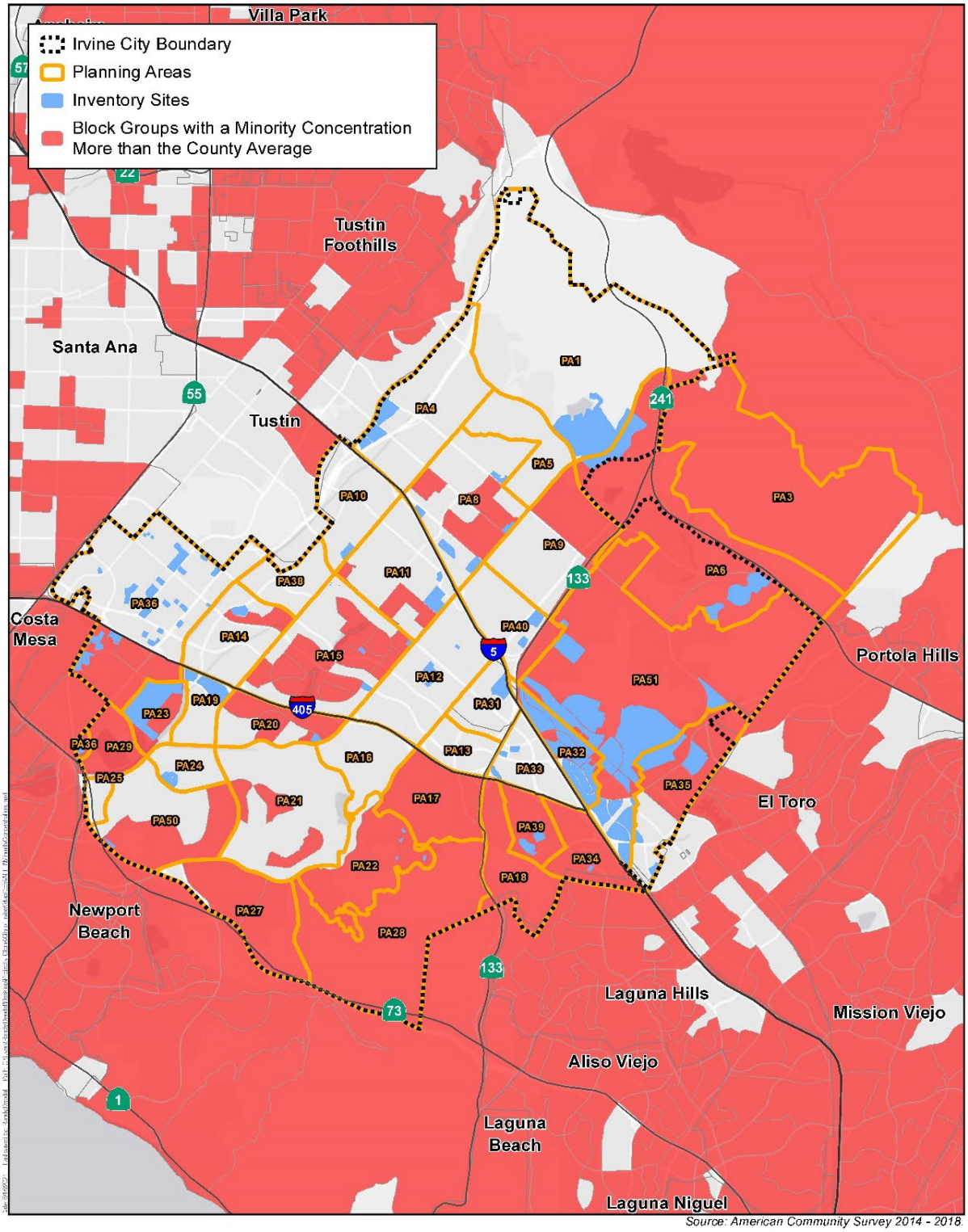


Figure B-8. Asian Concentration Map

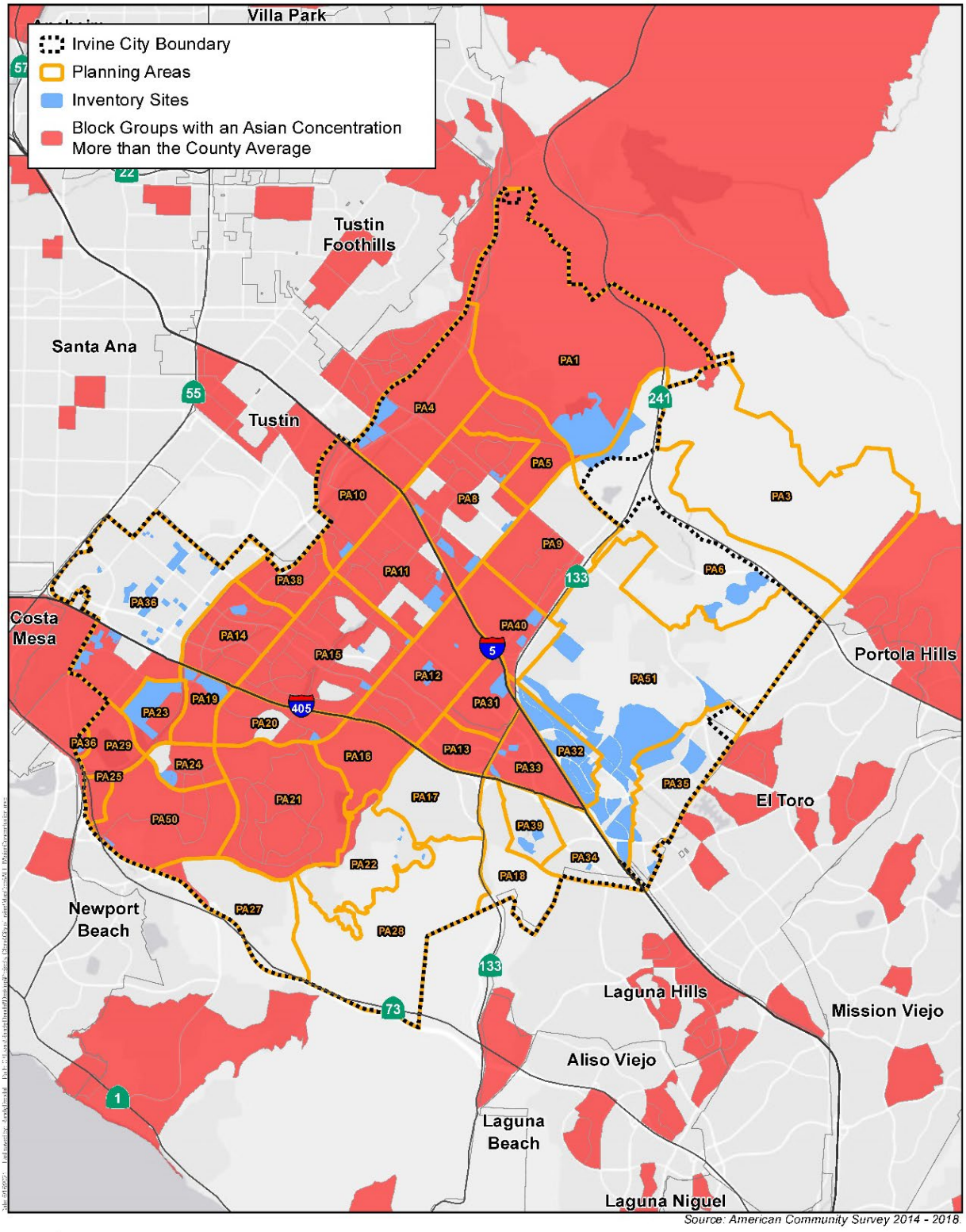


Figure B-9. Hispanic Concentration Map

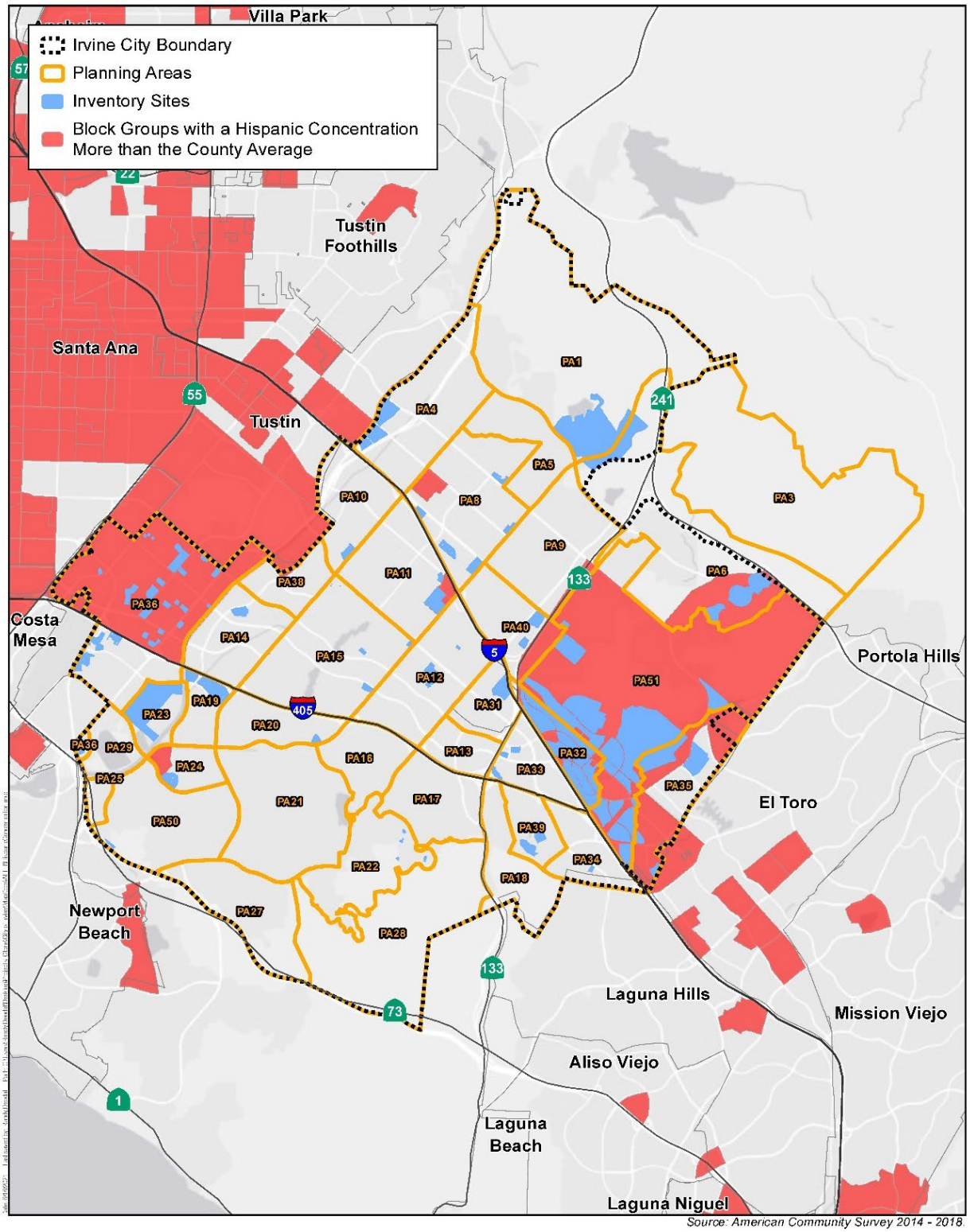


Figure B-10. African American Concentration Map

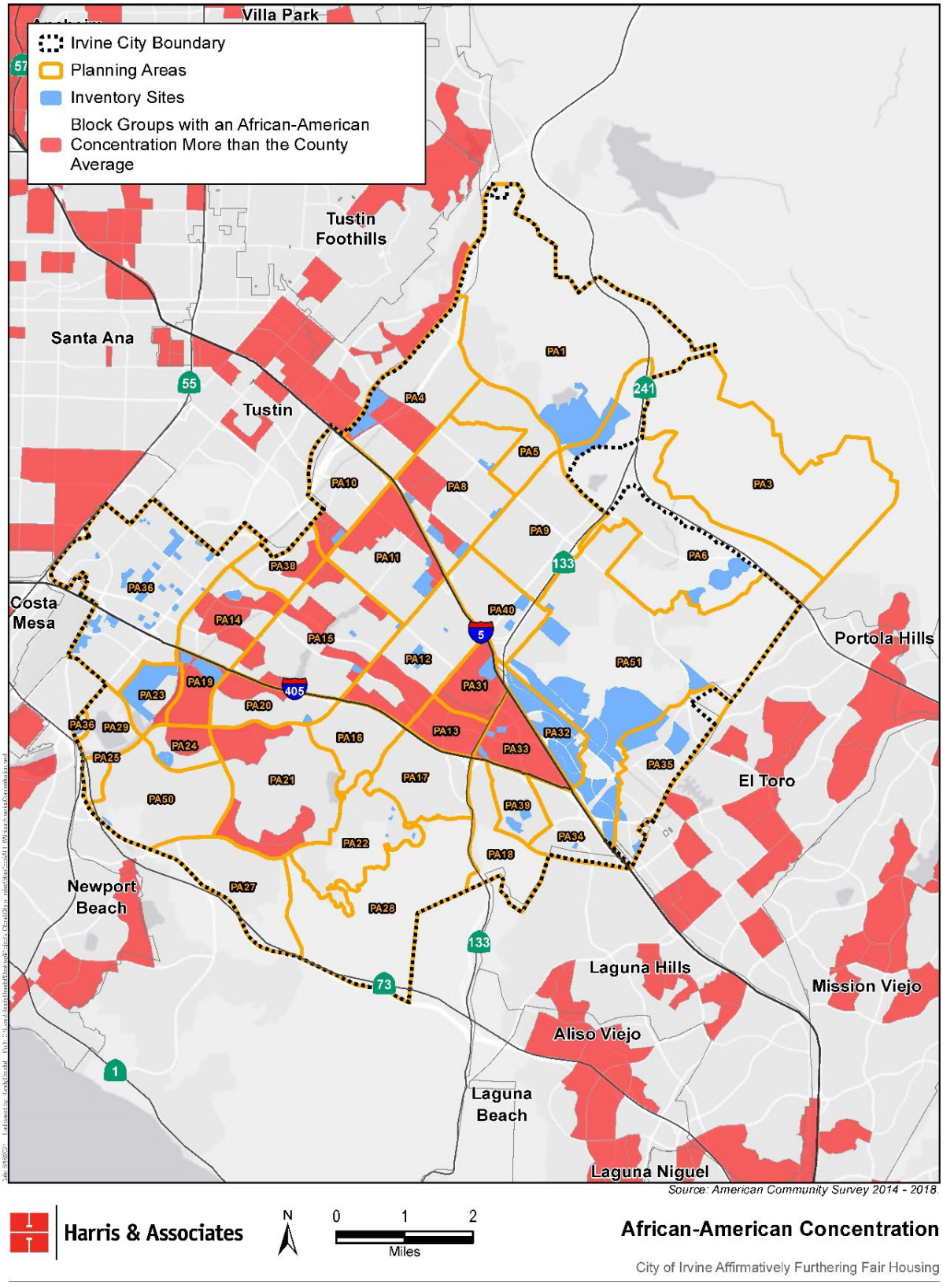


Figure B-11. Poverty Concentration Map

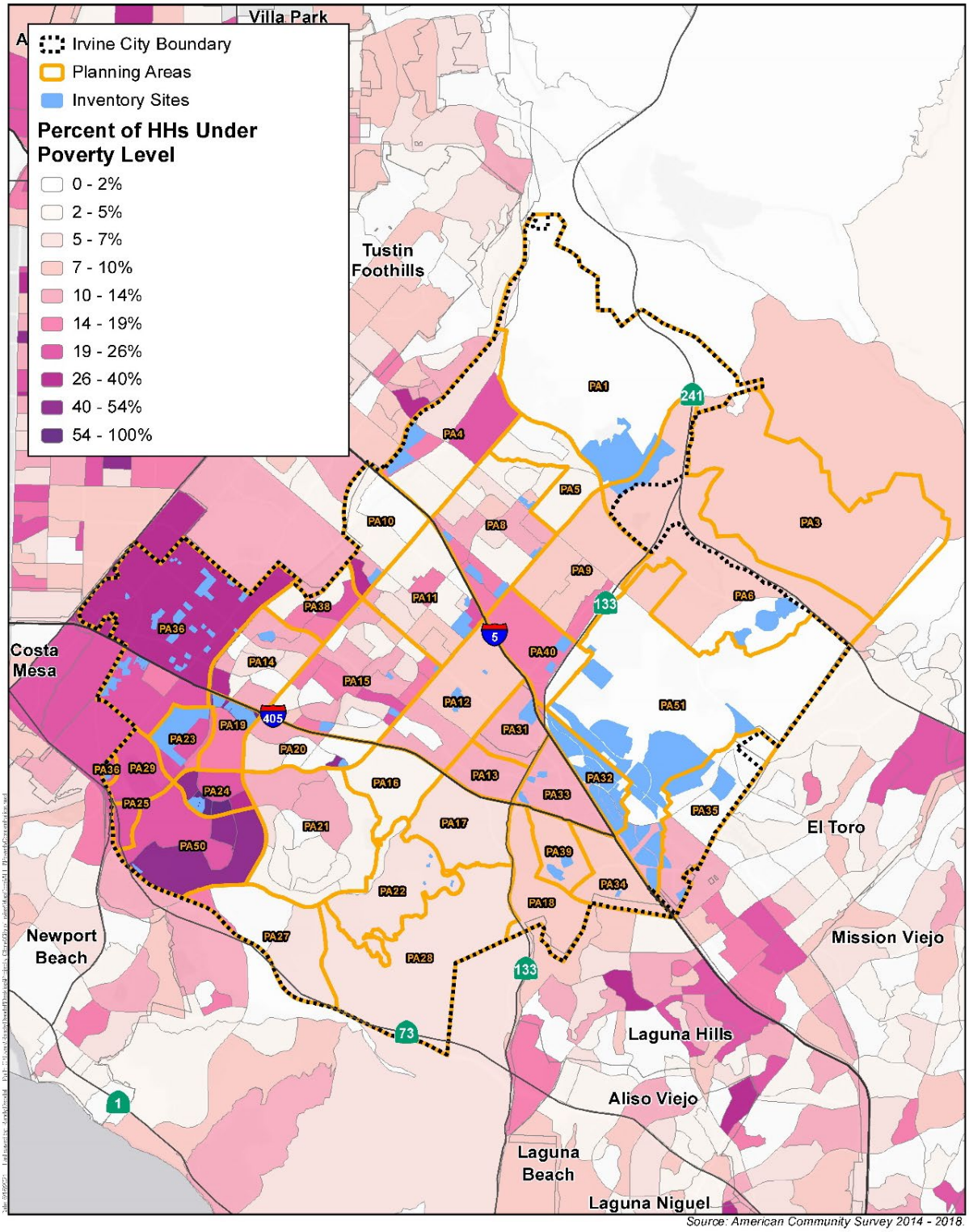


Figure B-12. Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) Map

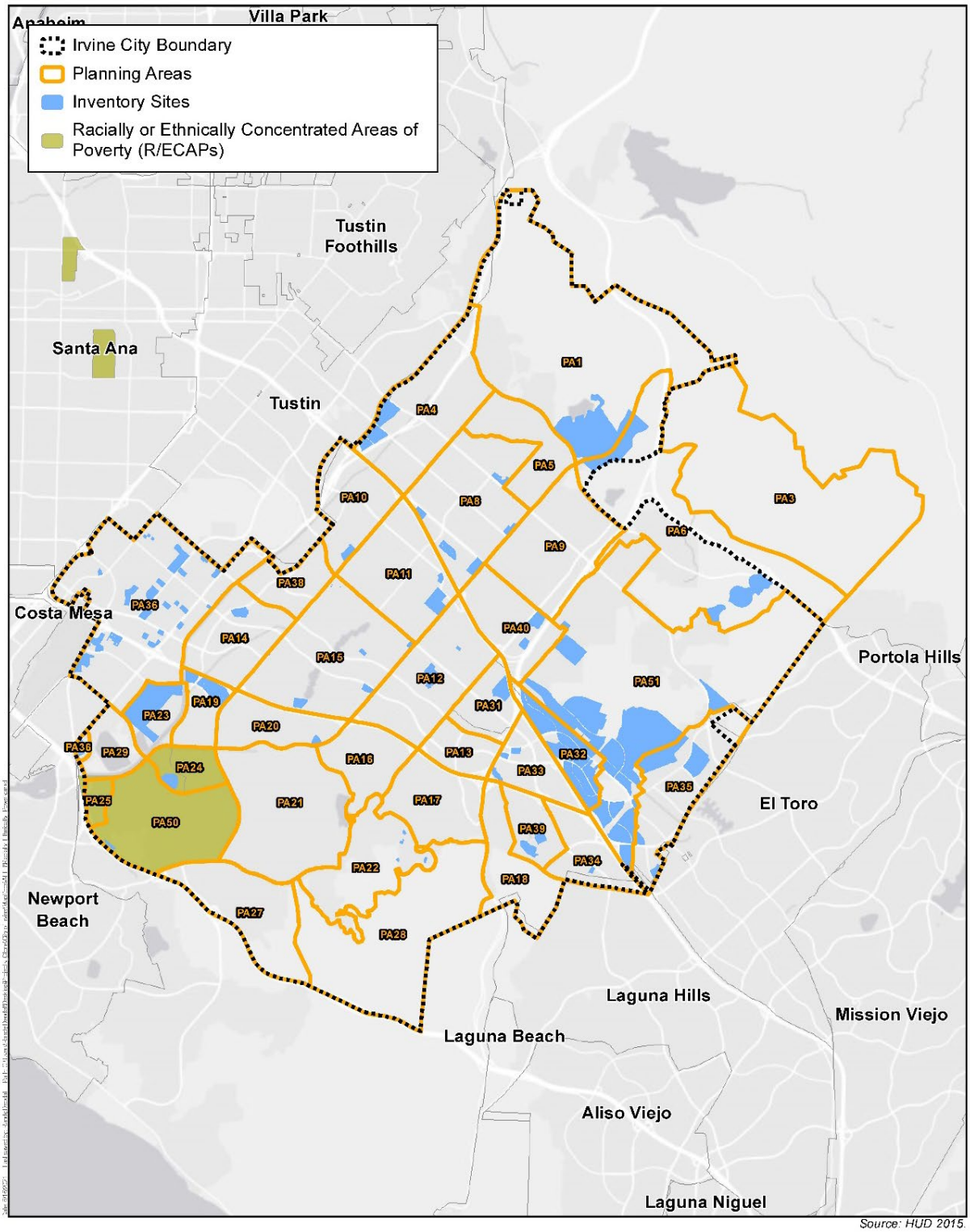


Figure B-13. Diversity Index Map

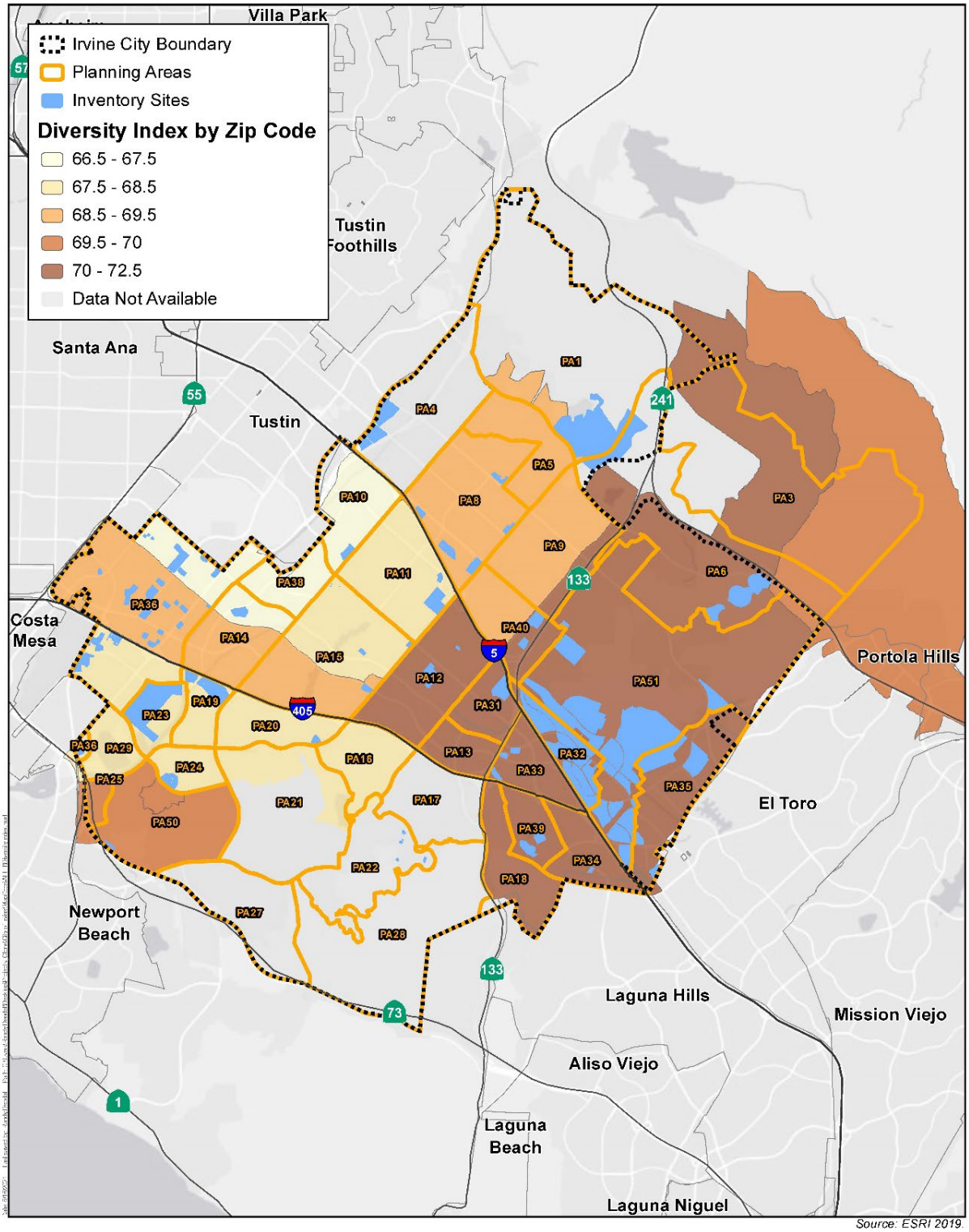


Figure B-14. Racially Concentrated Areas of Affluence

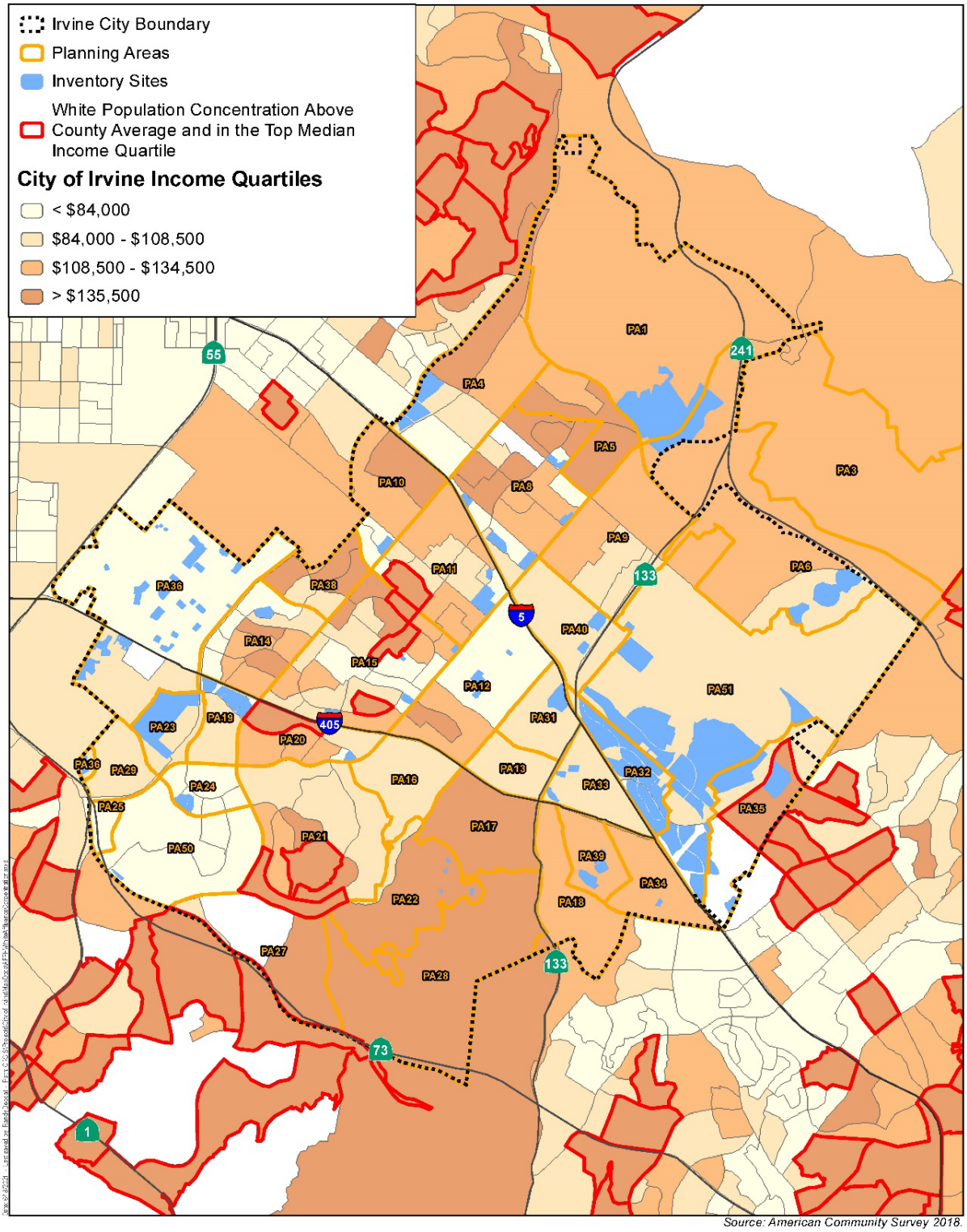


Figure B-15. Percent of Adults Living with Spouse Map

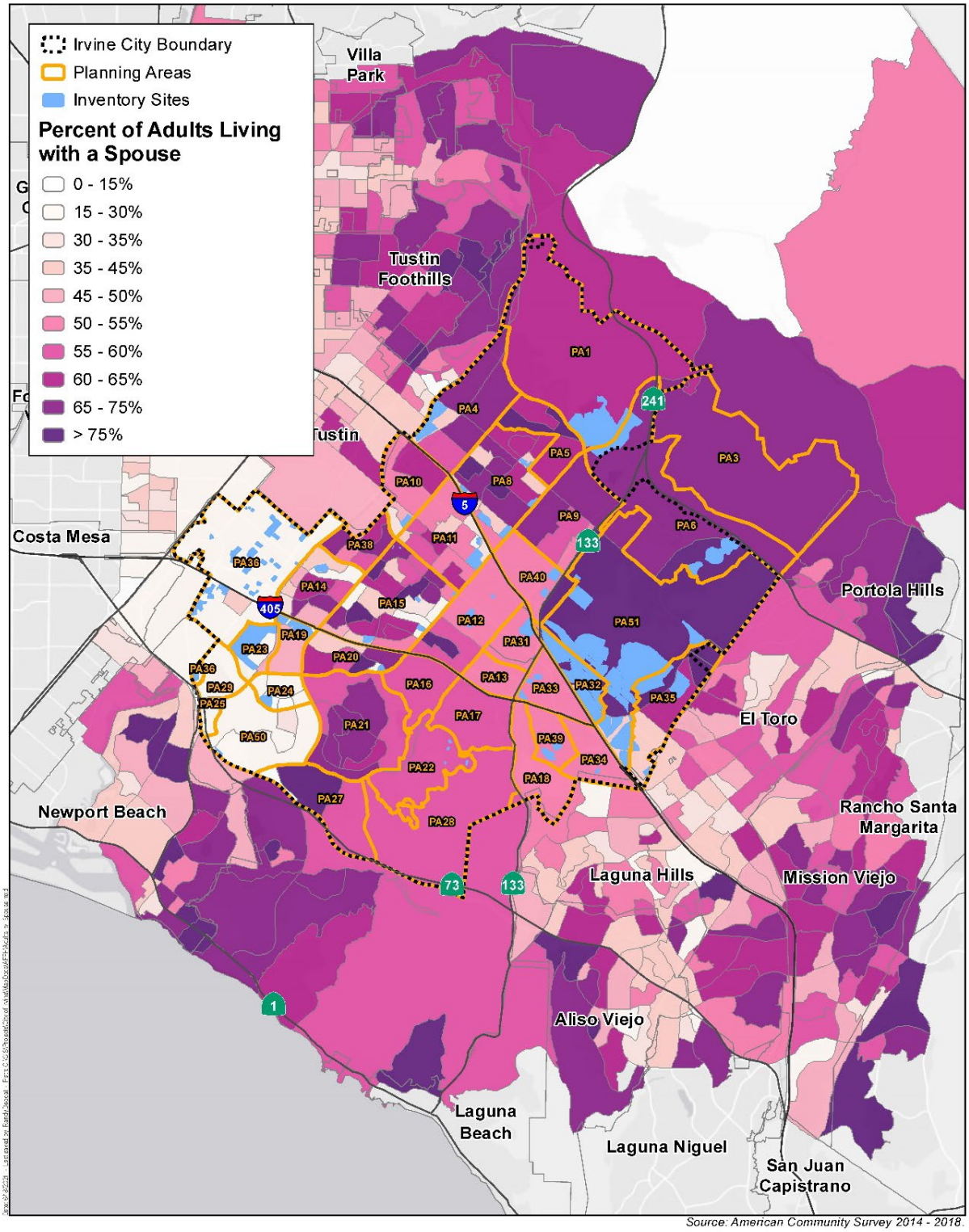


Figure B-16. Percent of Adults Living Alone Map

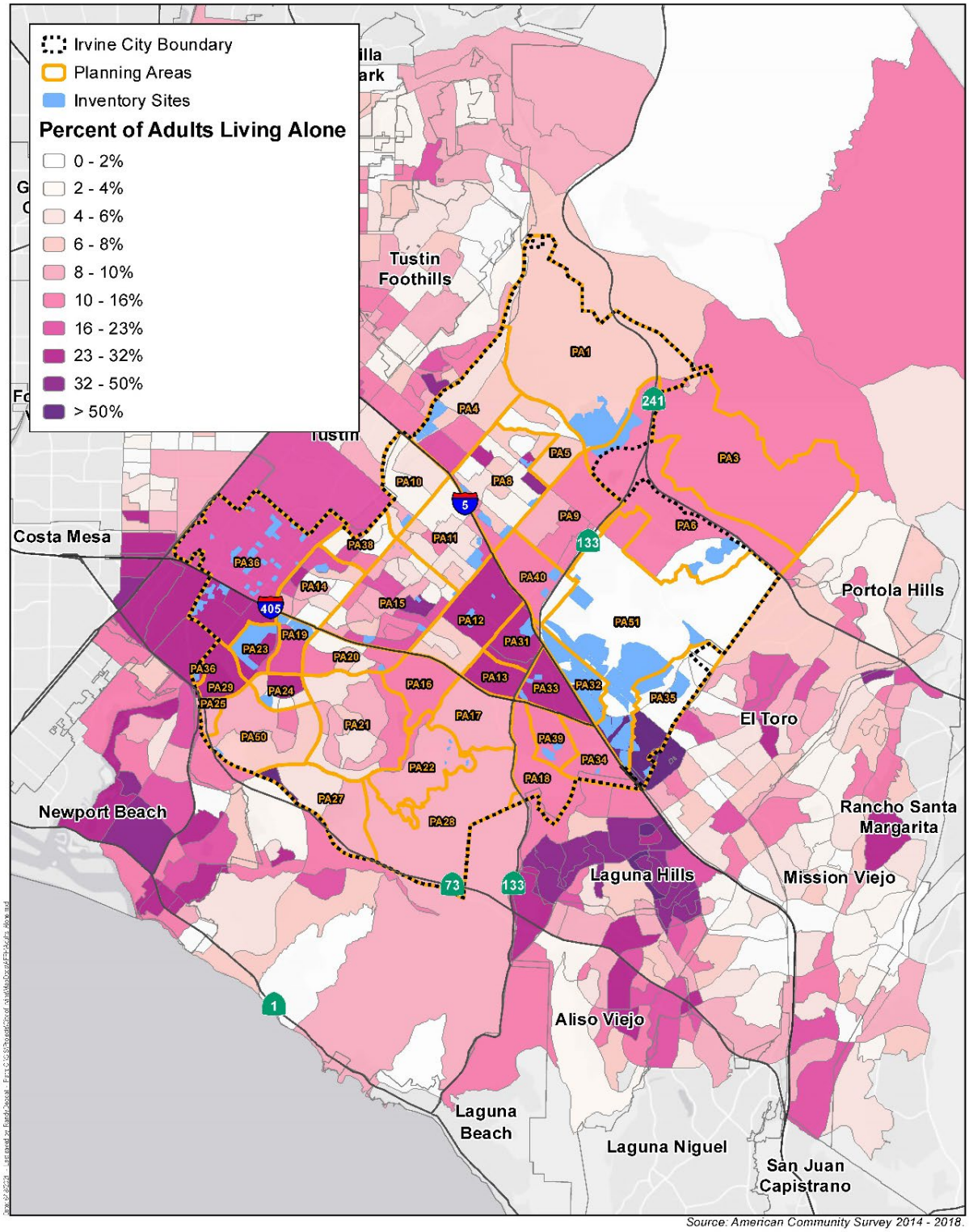


Figure B-17. Percent of Children in Married-Couple Families Map

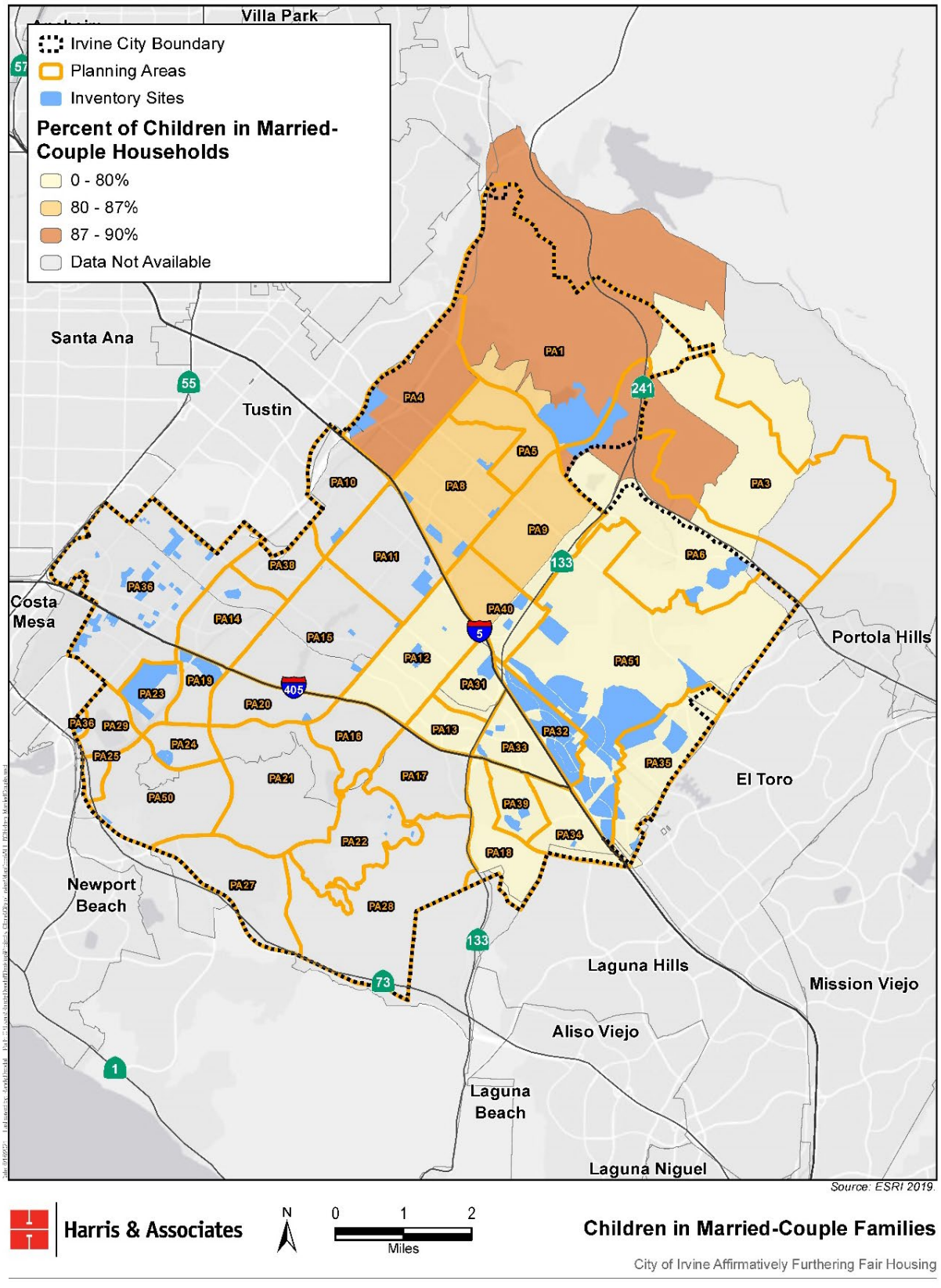


Figure B-18. Percent of Children in Single Female-Headed Households Map

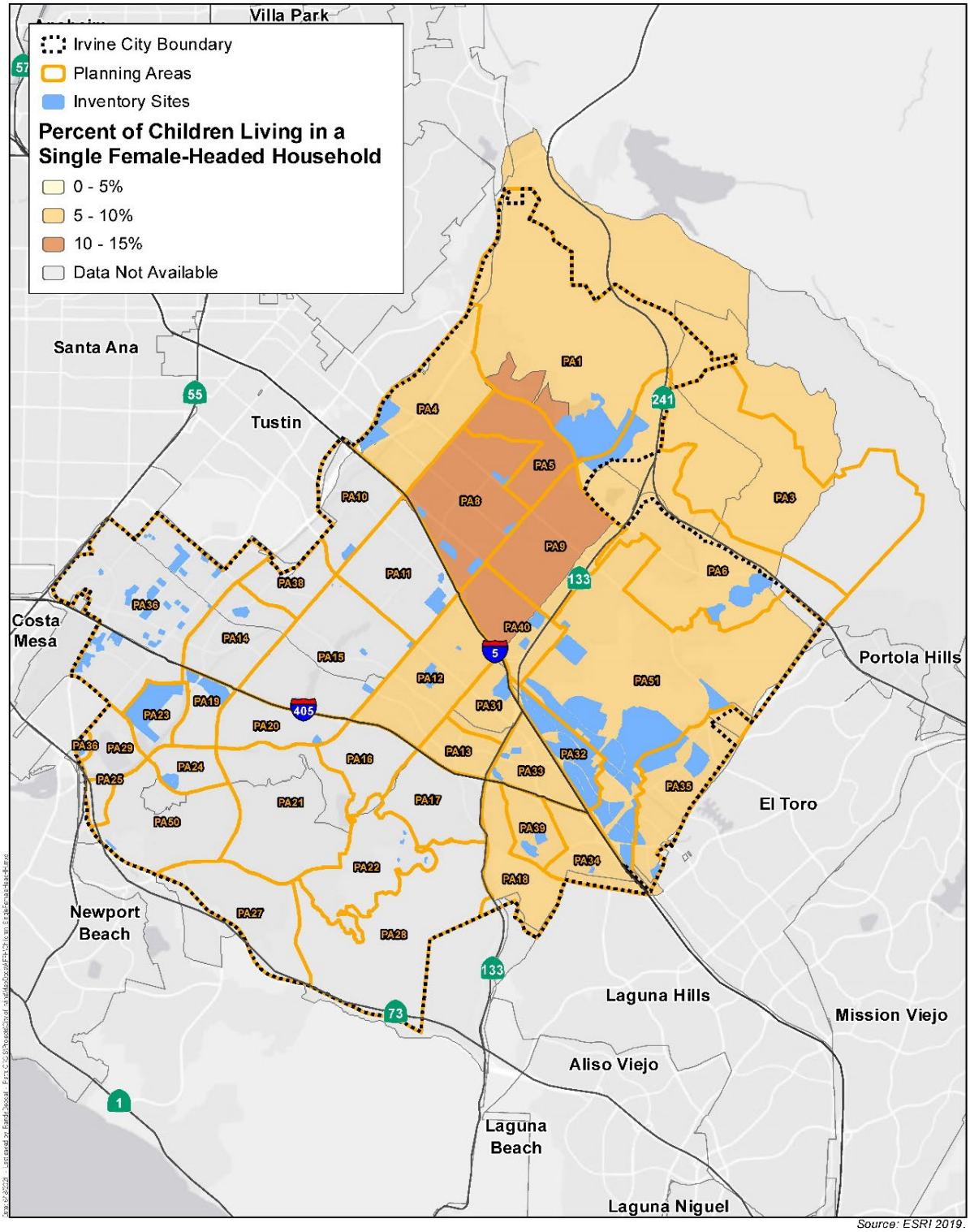


Figure B-19. Transit Proximity Map

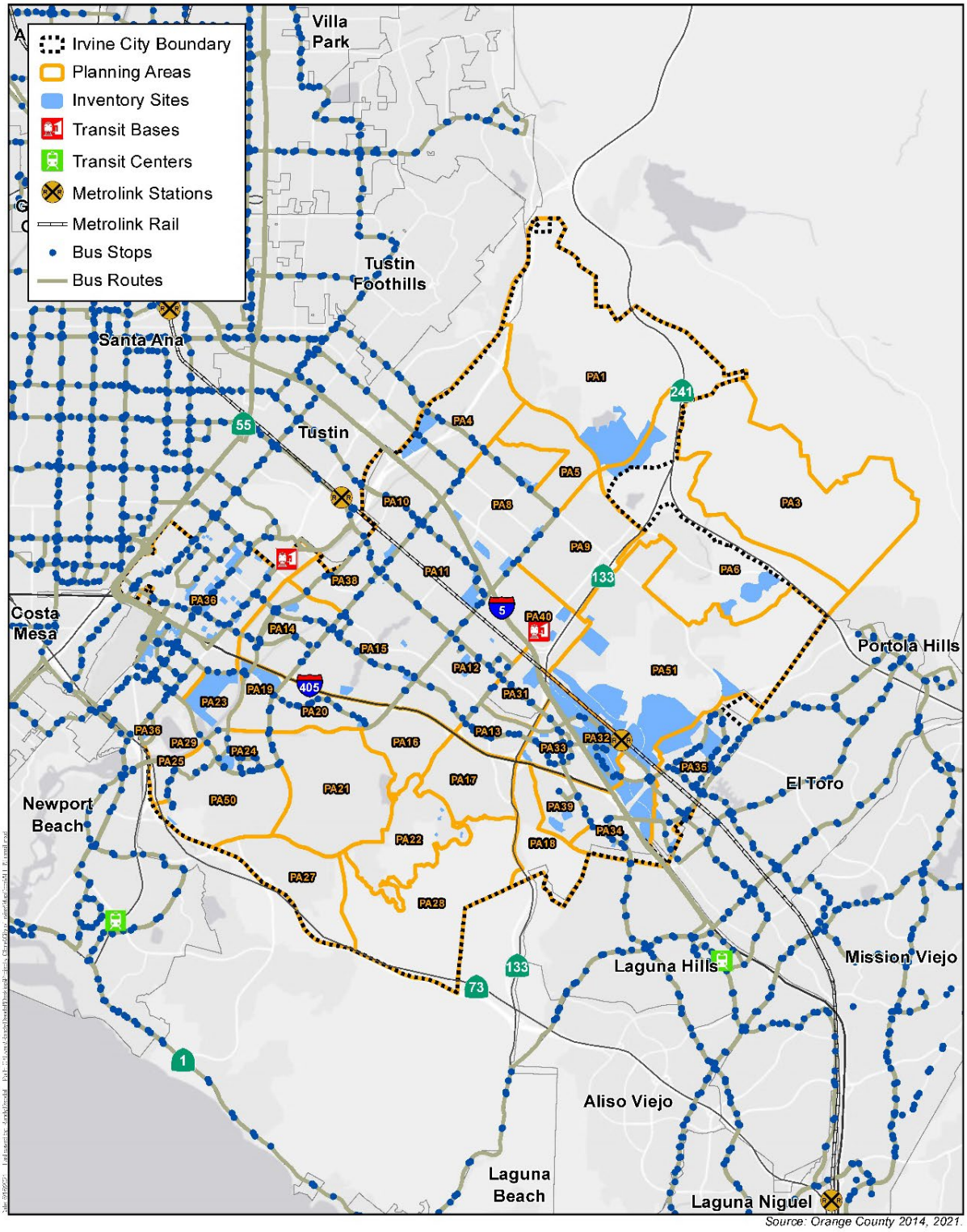


Figure B-20. Jobs Proximity Map

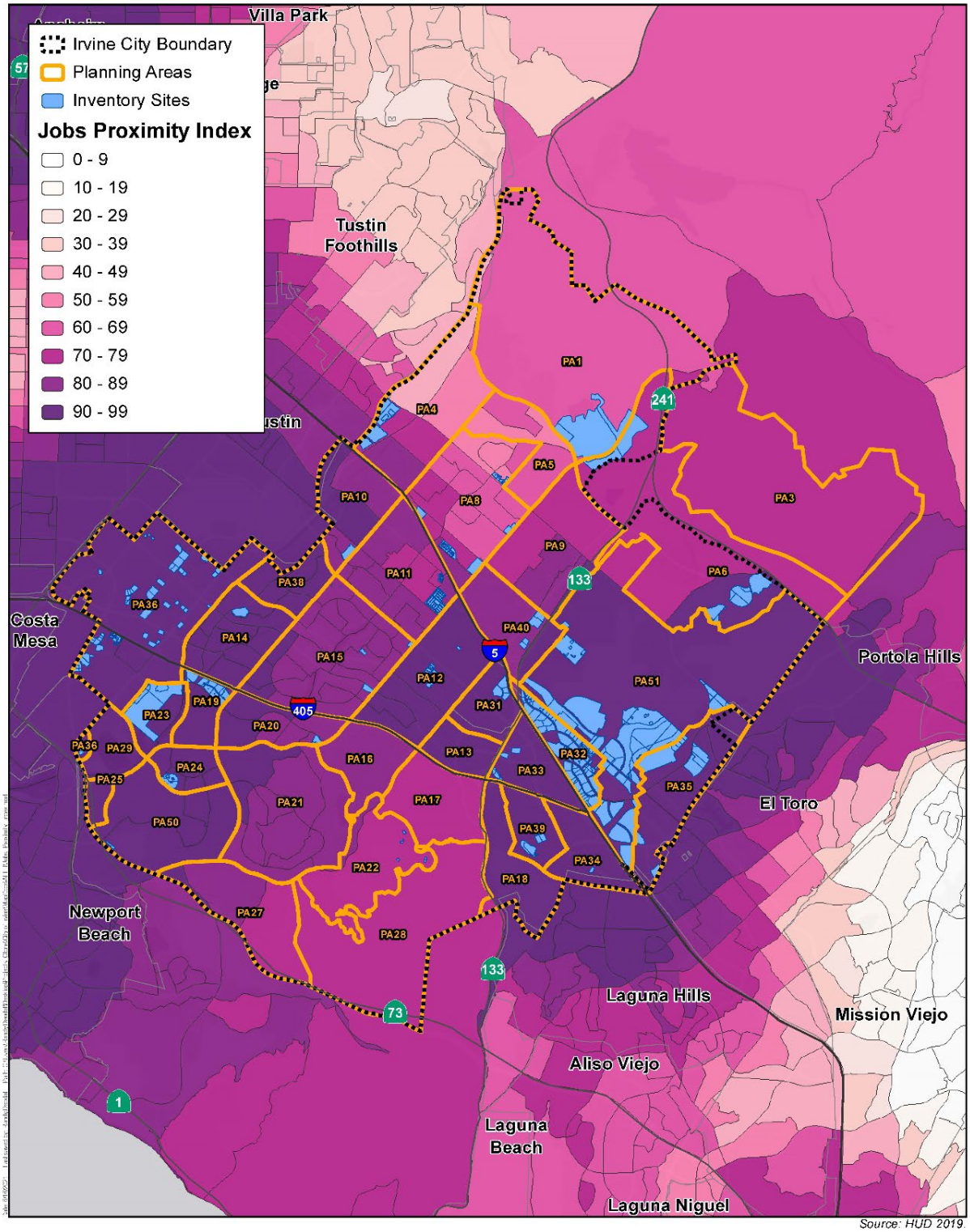


Figure B-21. Schools Proximity Map

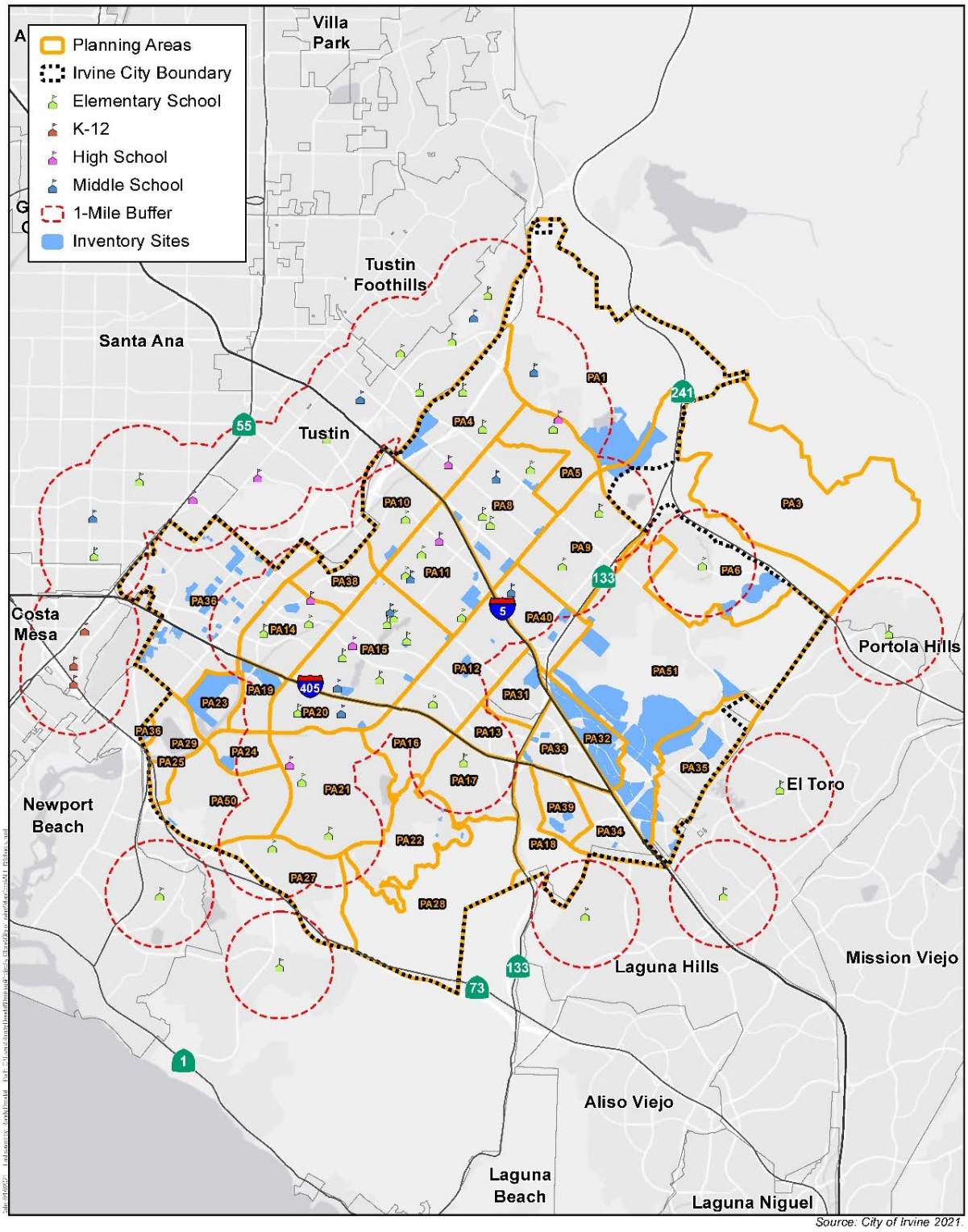


Figure B-22. Percent of People with Disabilities Regional Map

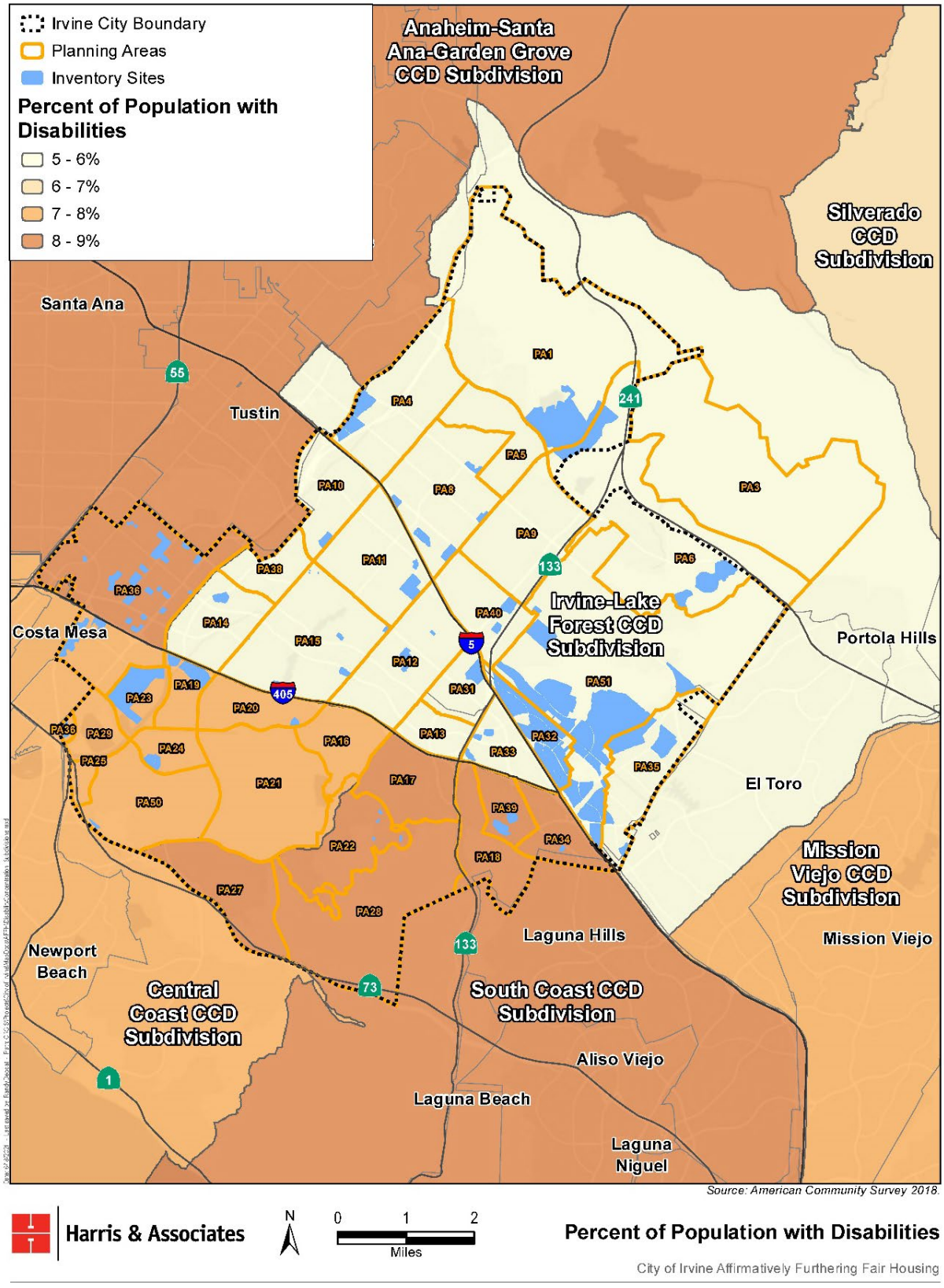


Figure B-23. Percent of People with Disabilities Local Map

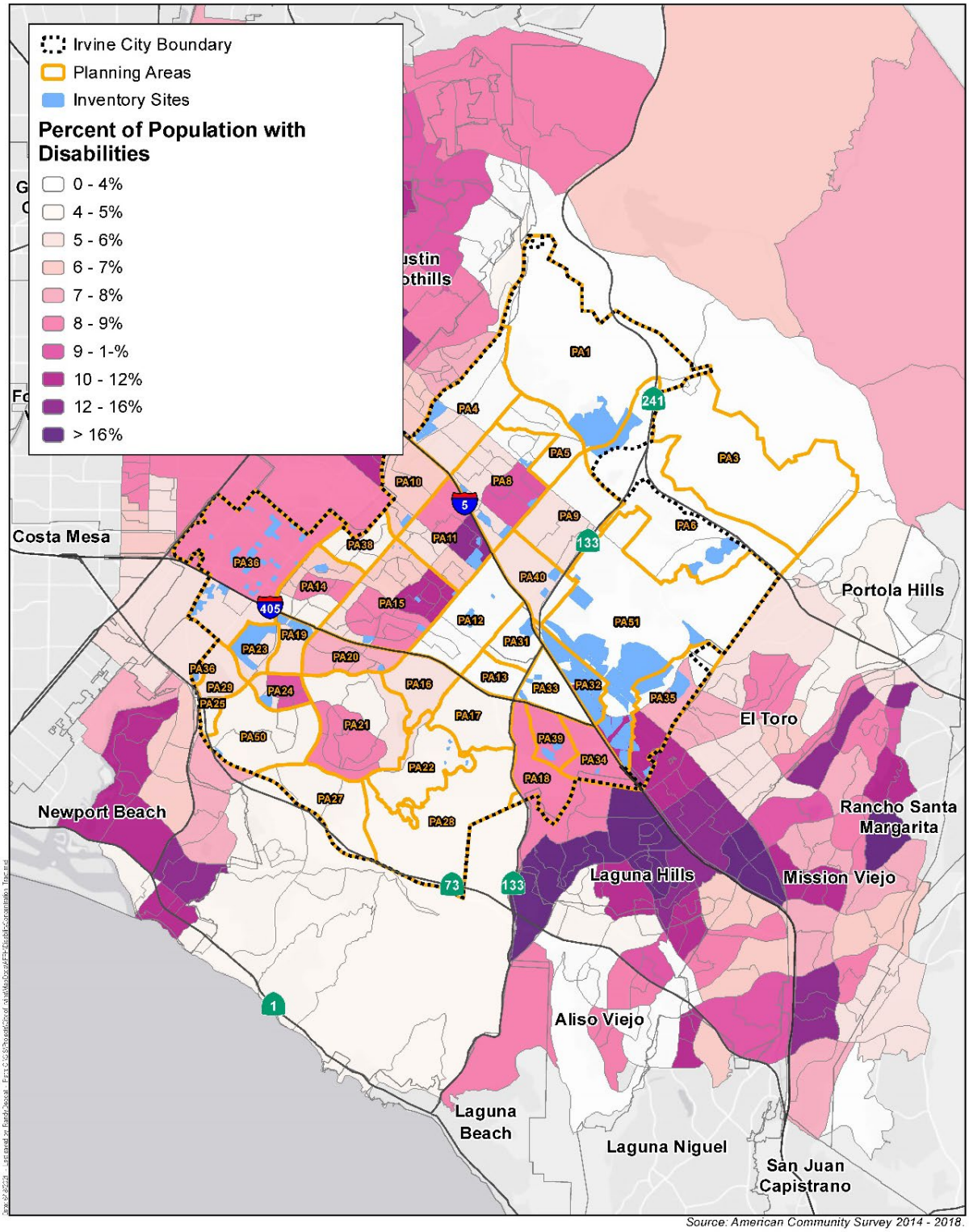


Figure B-24. Renter Cost Burden Map

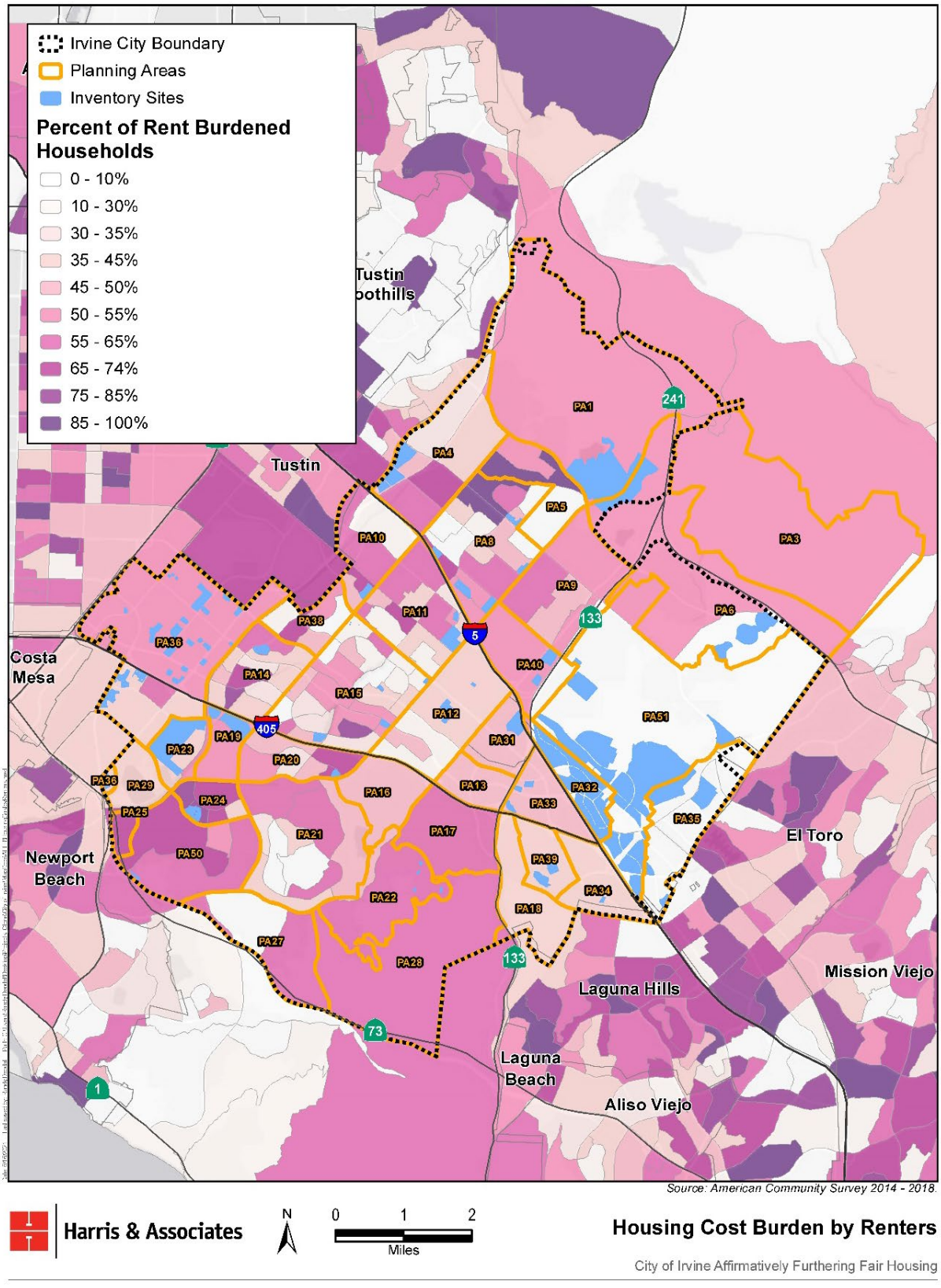


Figure B-25. Owner Cost Burden Map

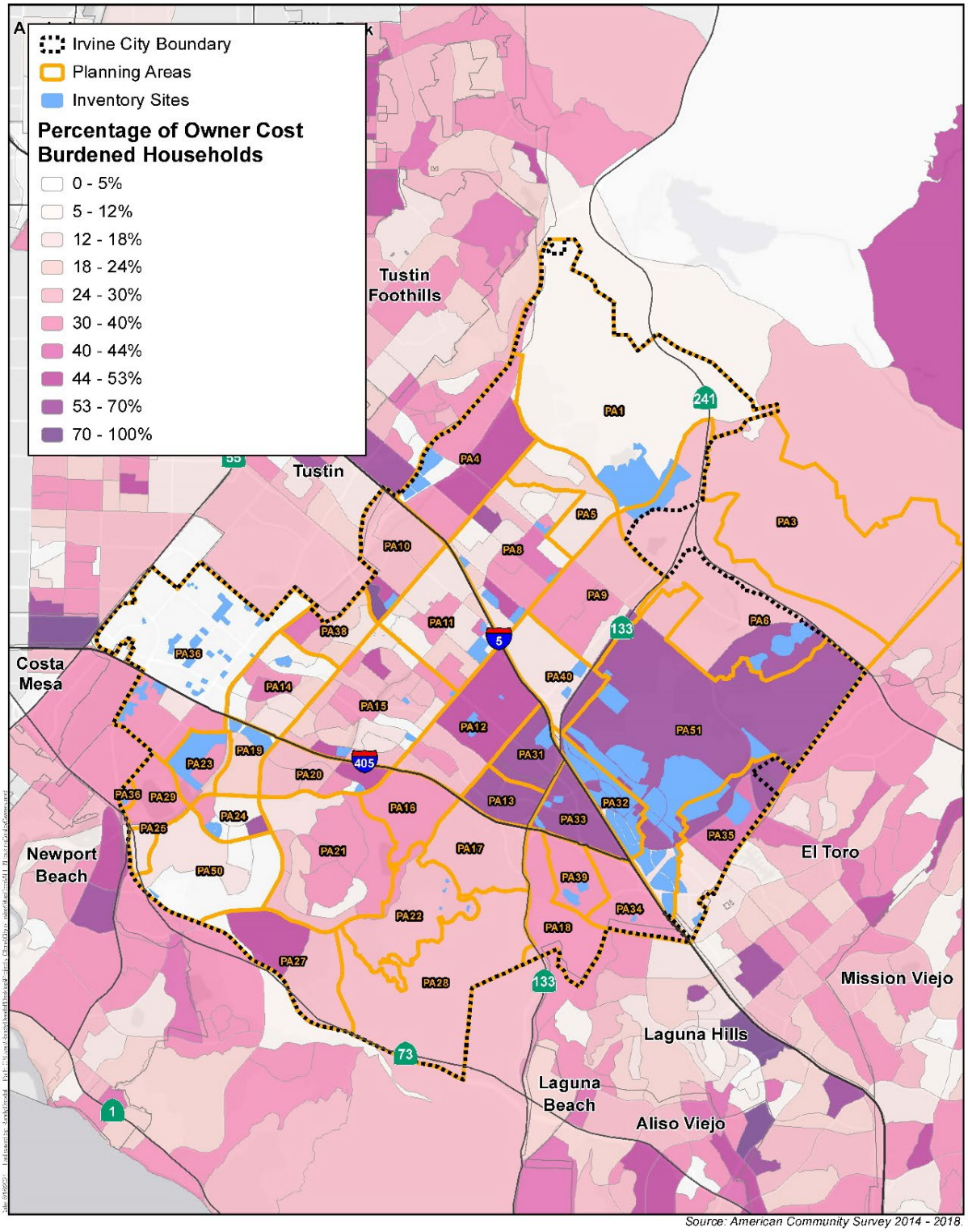


Figure B-26. Sites Inventory Map – A2

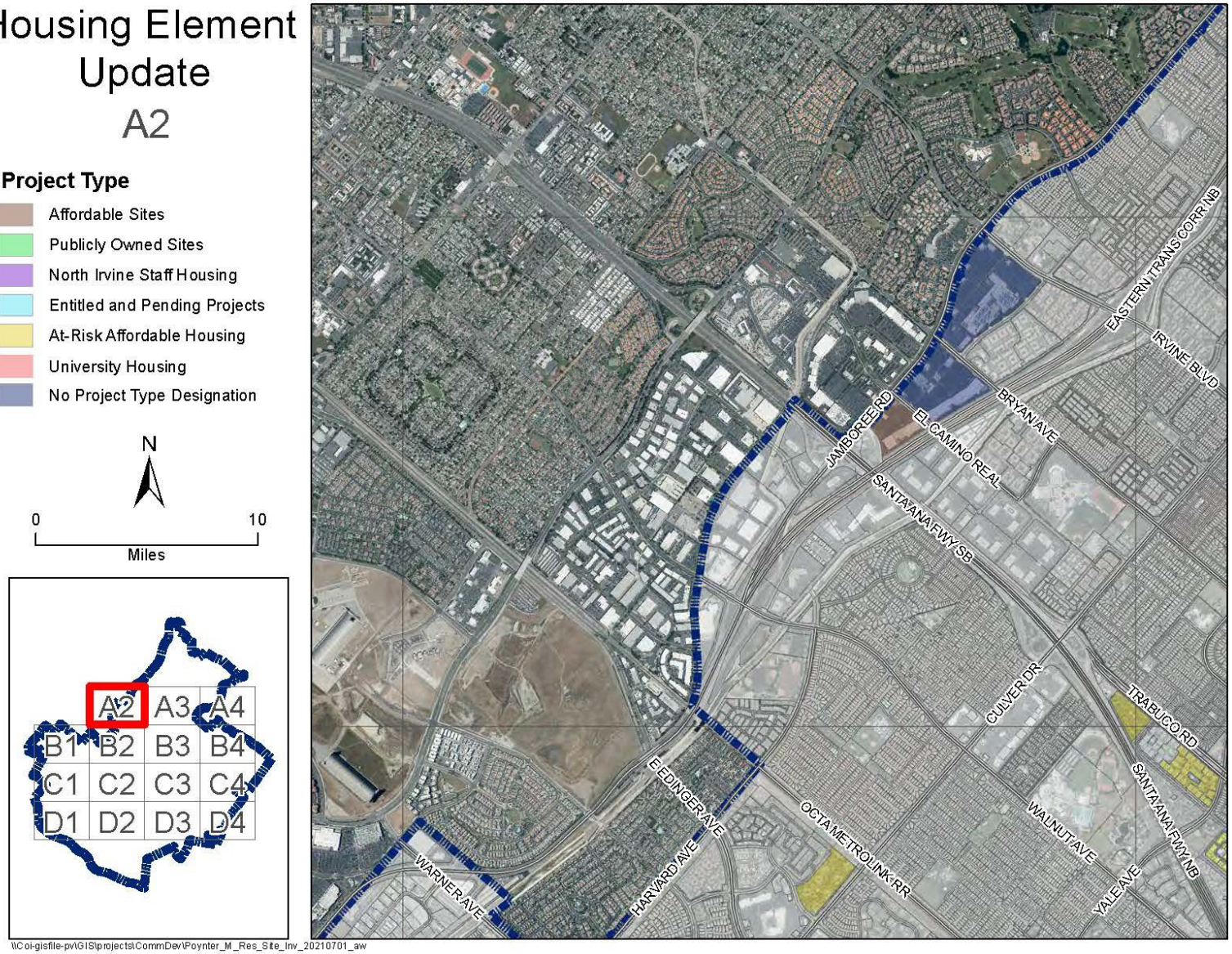


Figure B-27. Sites Inventory Map – A3

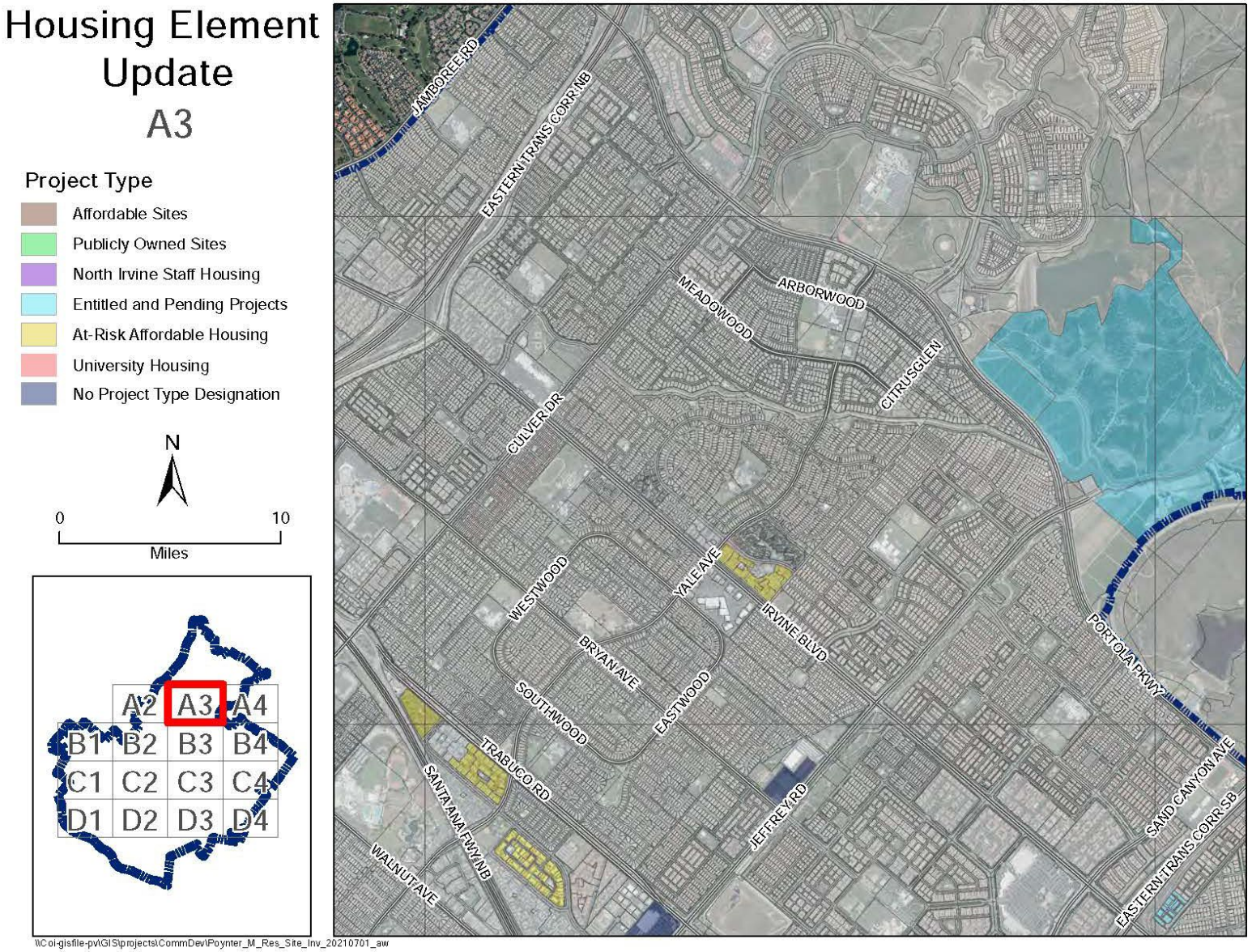


Figure B-28. Sites Inventory Map – A4

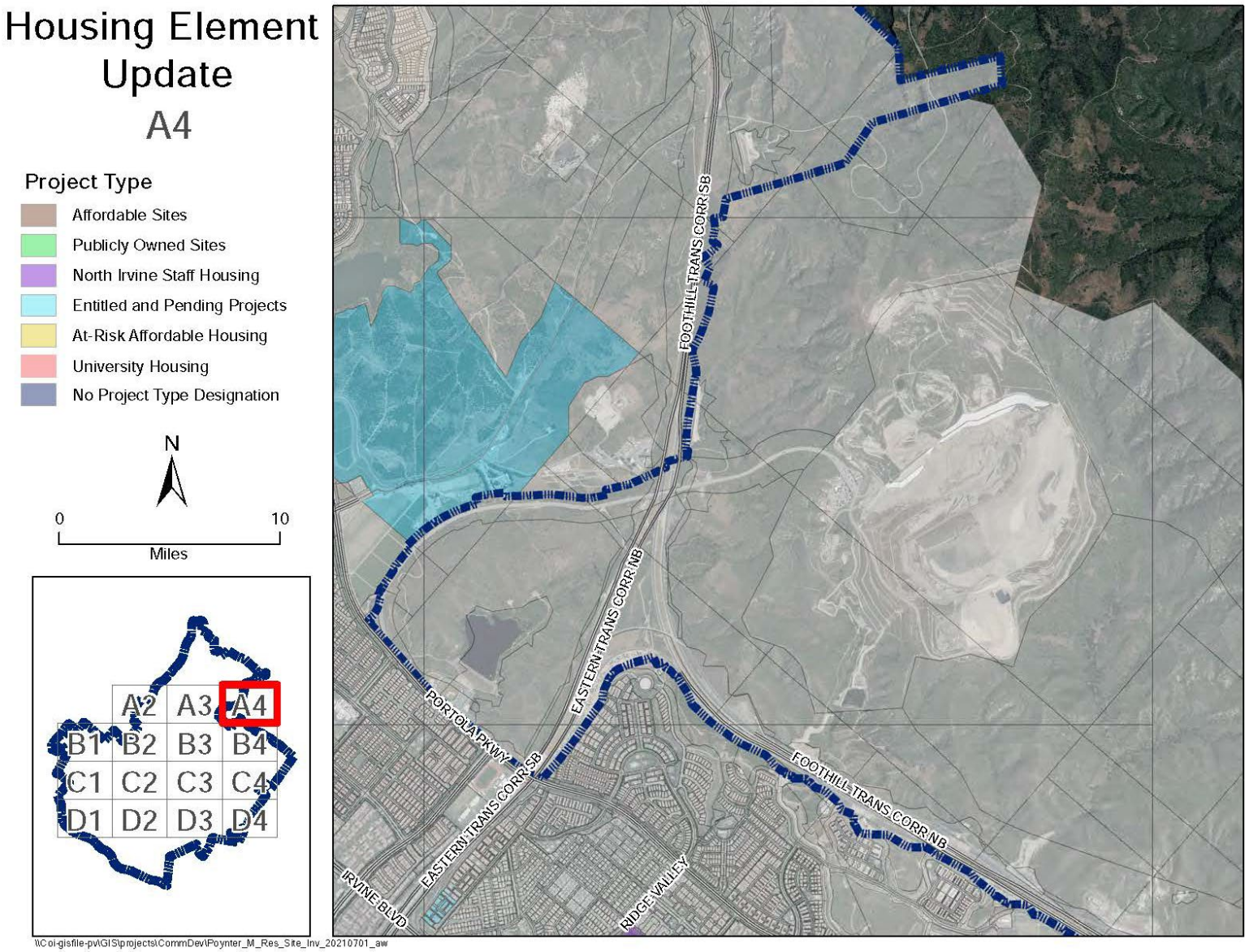


Figure B-29. Sites Inventory Map – B1

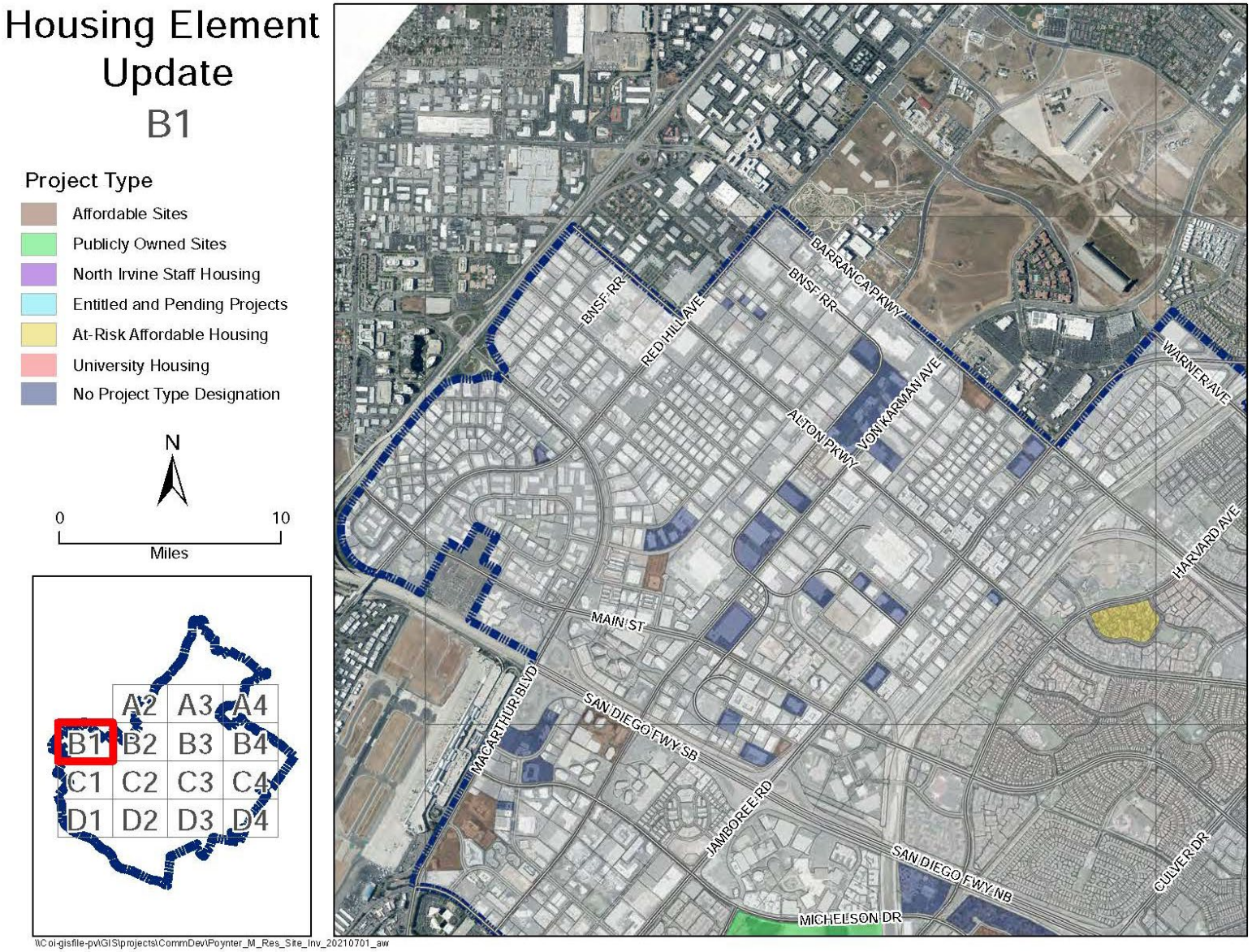


Figure B-30. Sites Inventory Map – B2

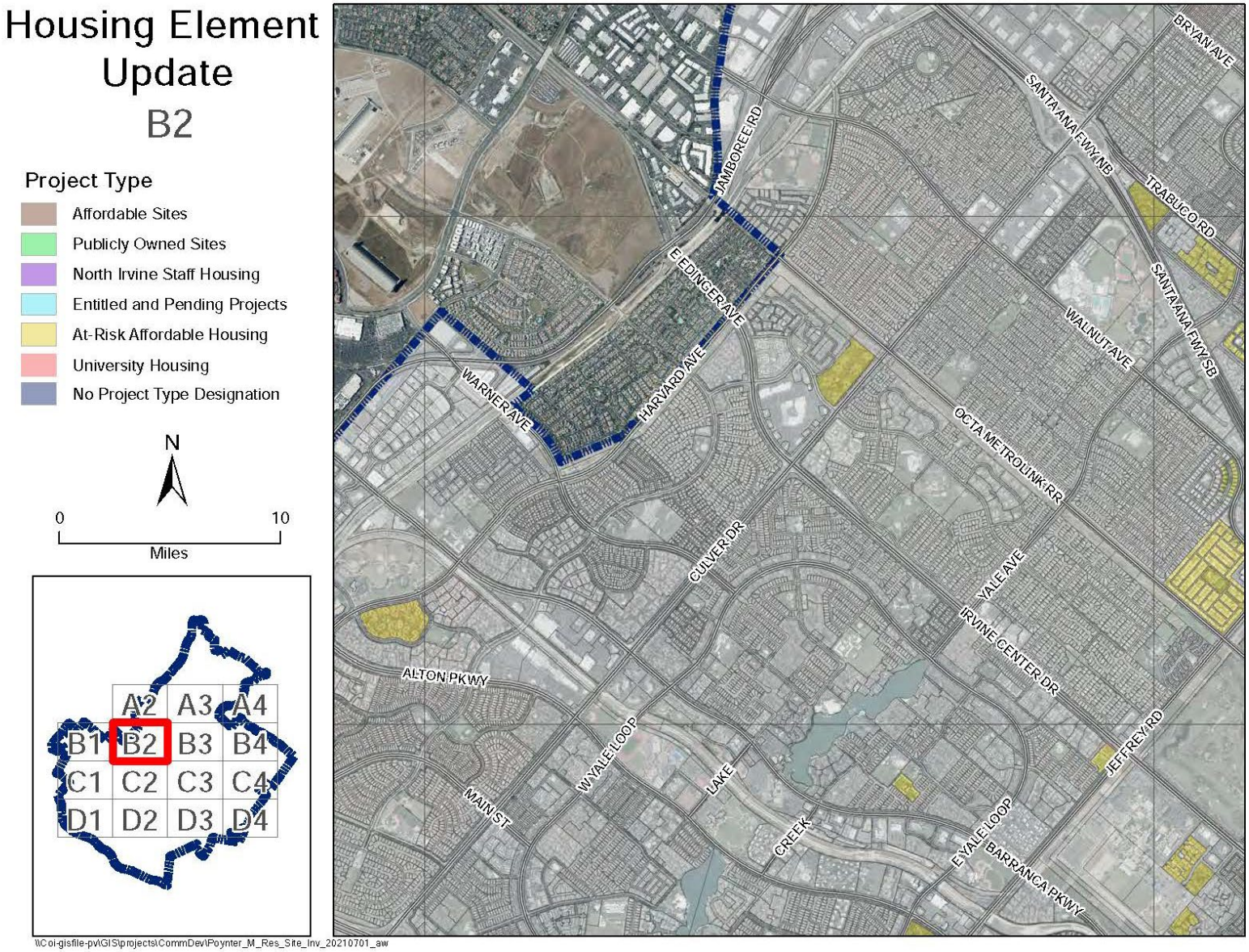


Figure B-31. Sites Inventory Map – B3

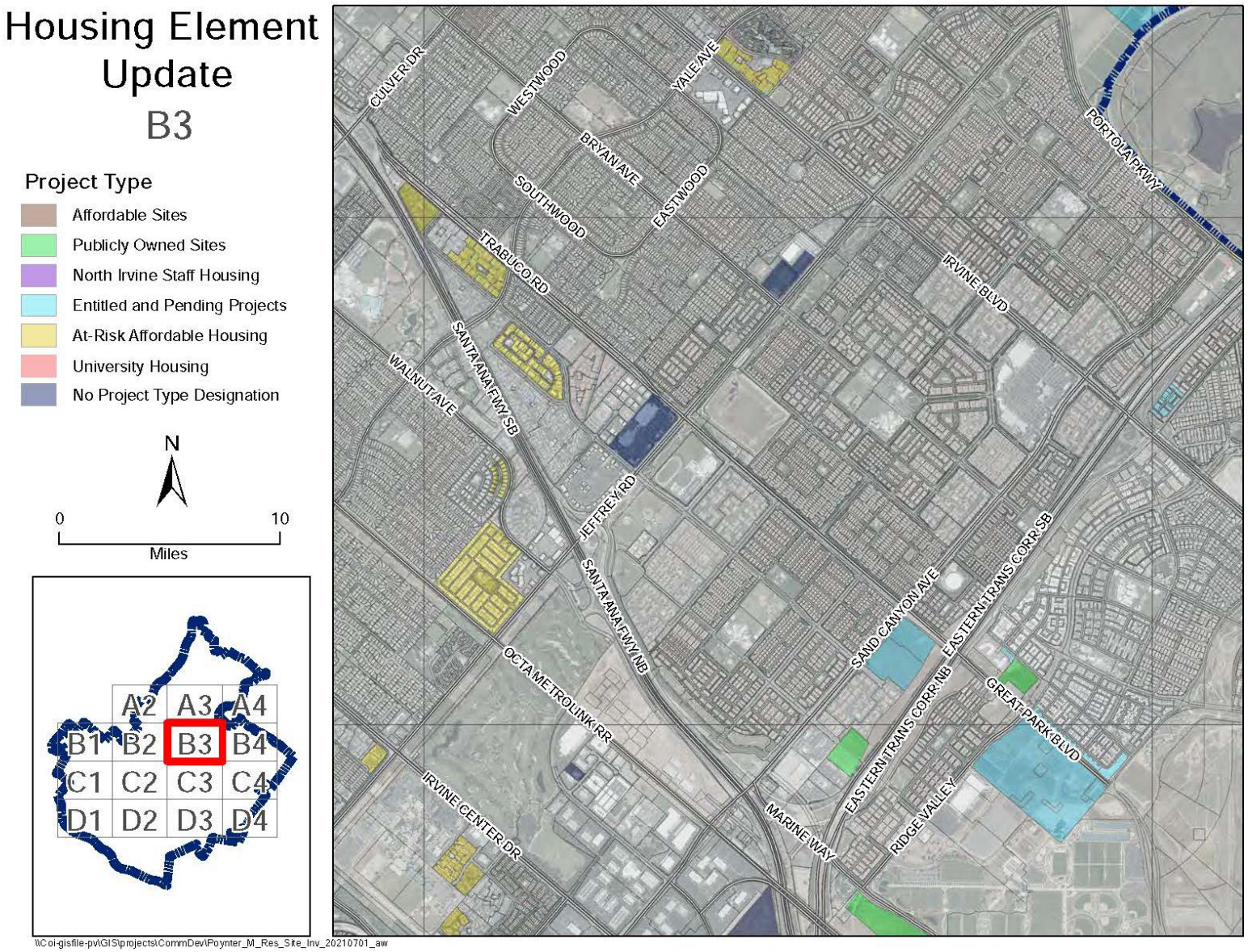


Figure B-32. Sites Inventory Map – B4

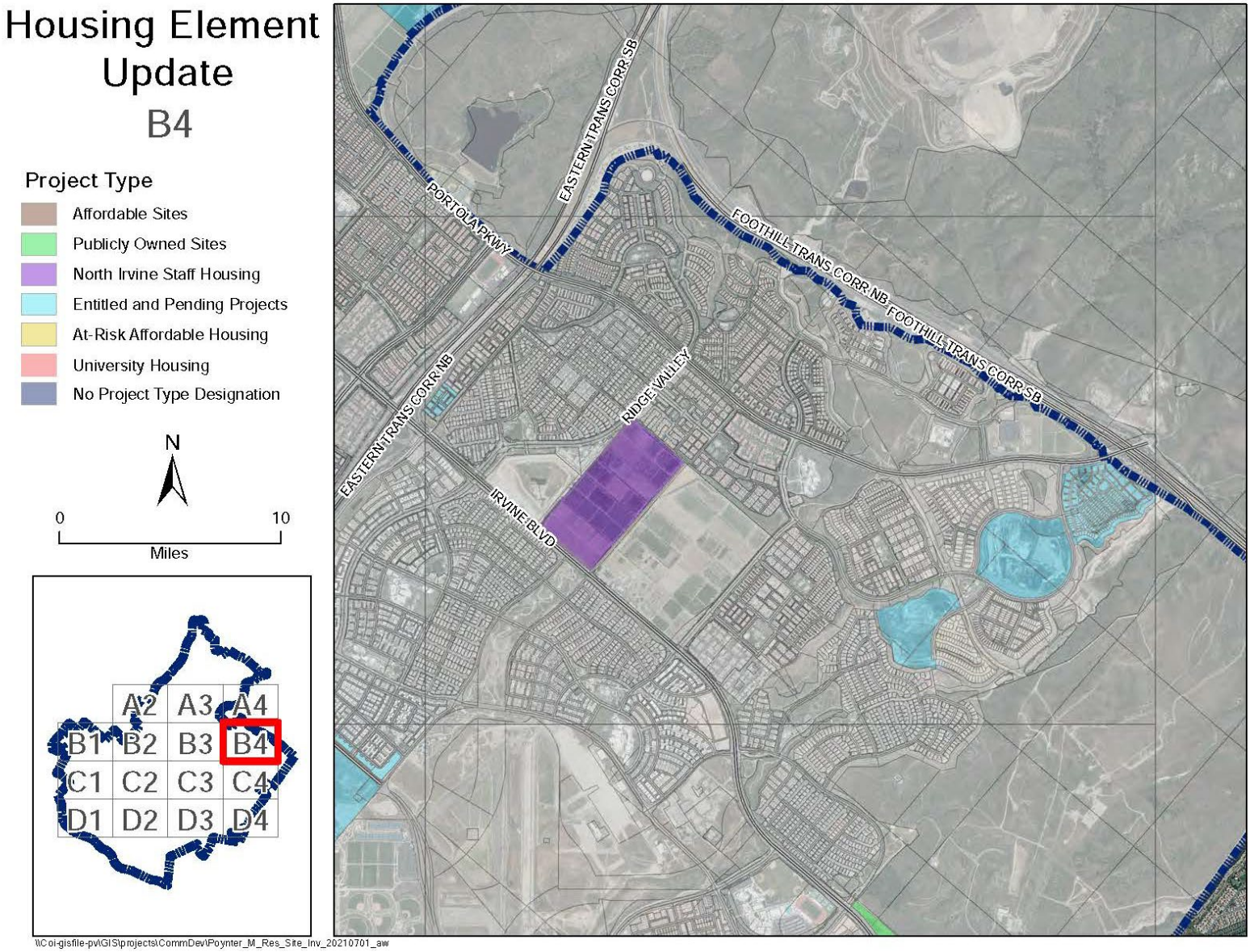


Figure B-33. Sites Inventory Map – C1

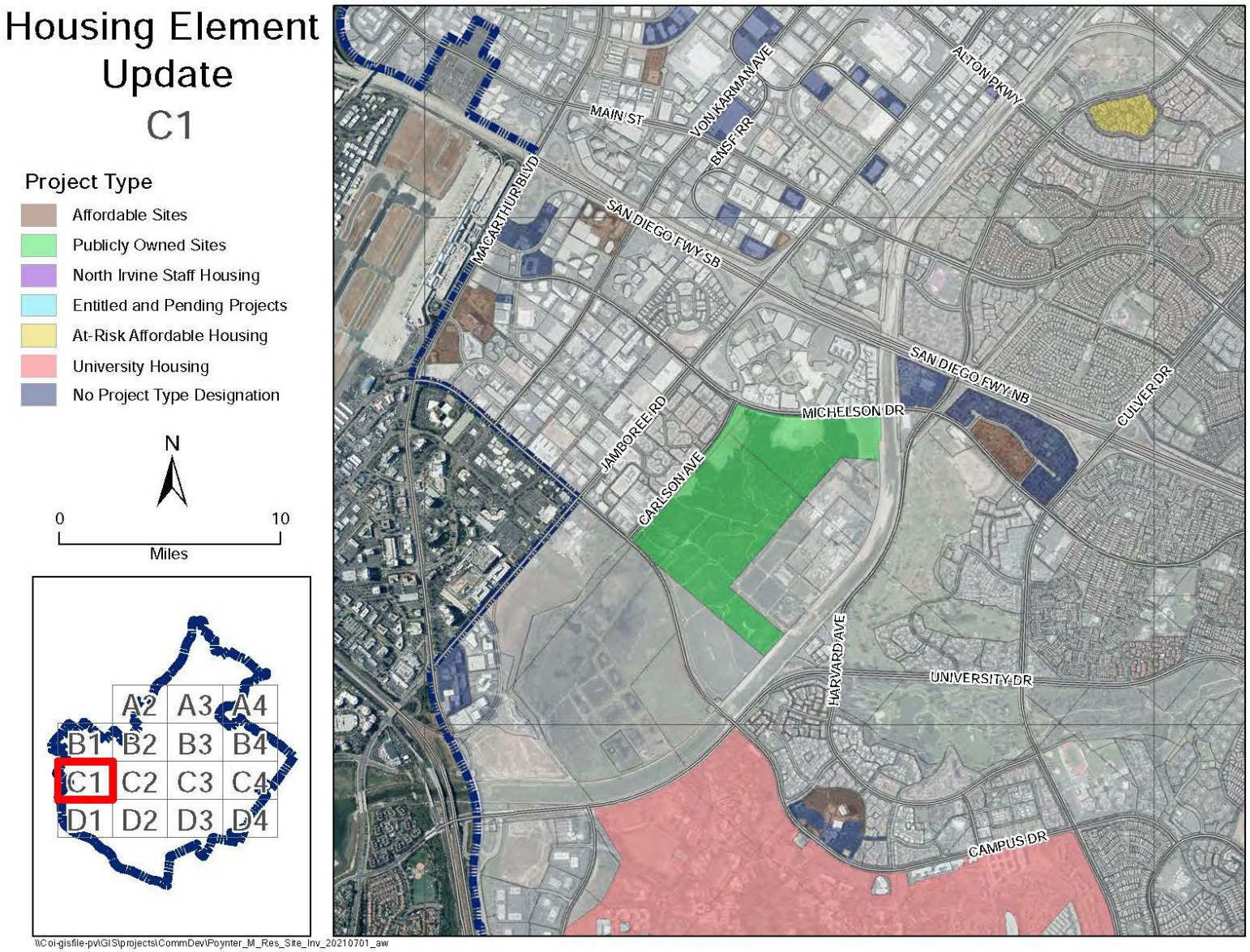


Figure B-34. Sites Inventory Map – C2

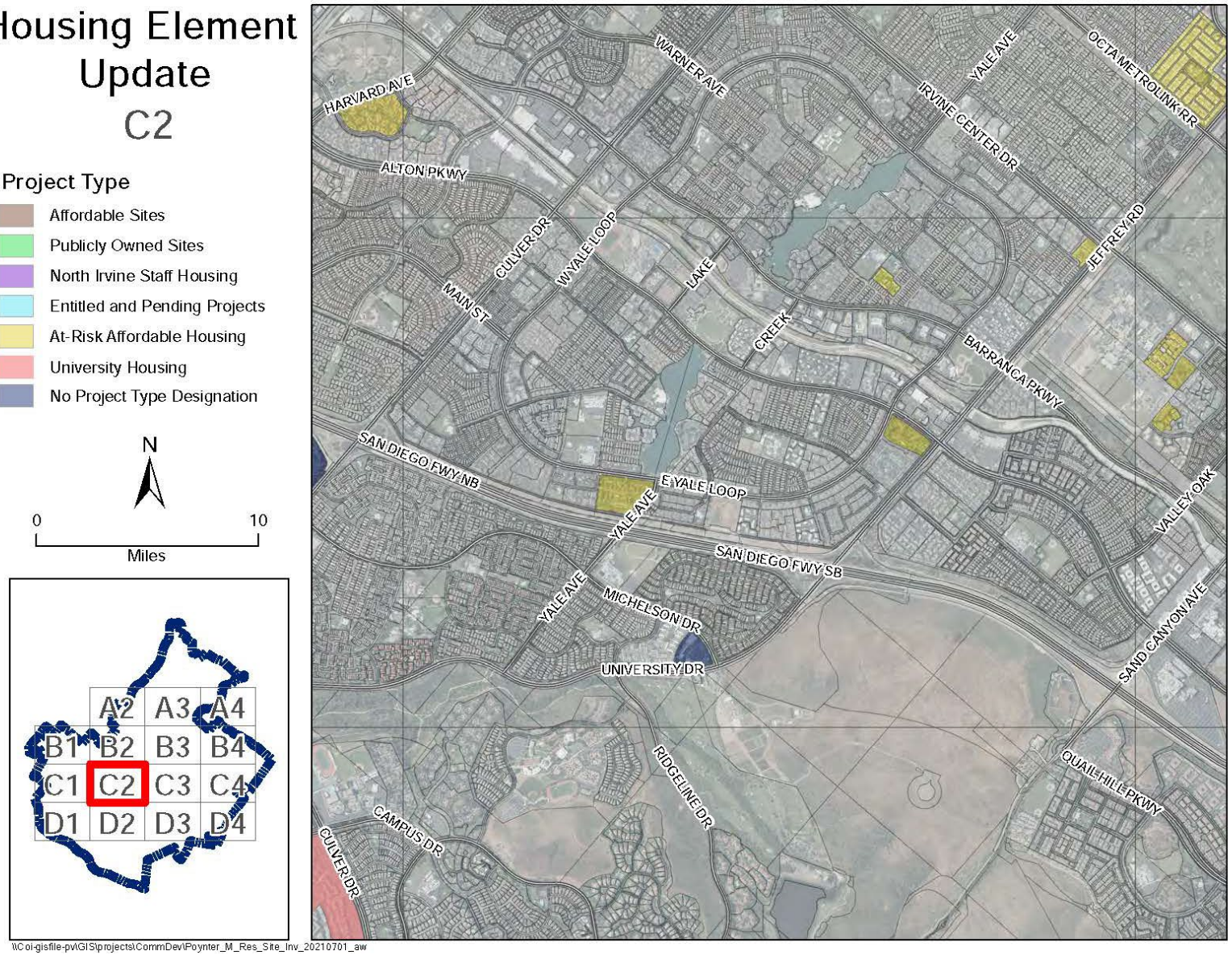


Figure B-35. Sites Inventory Map – C3

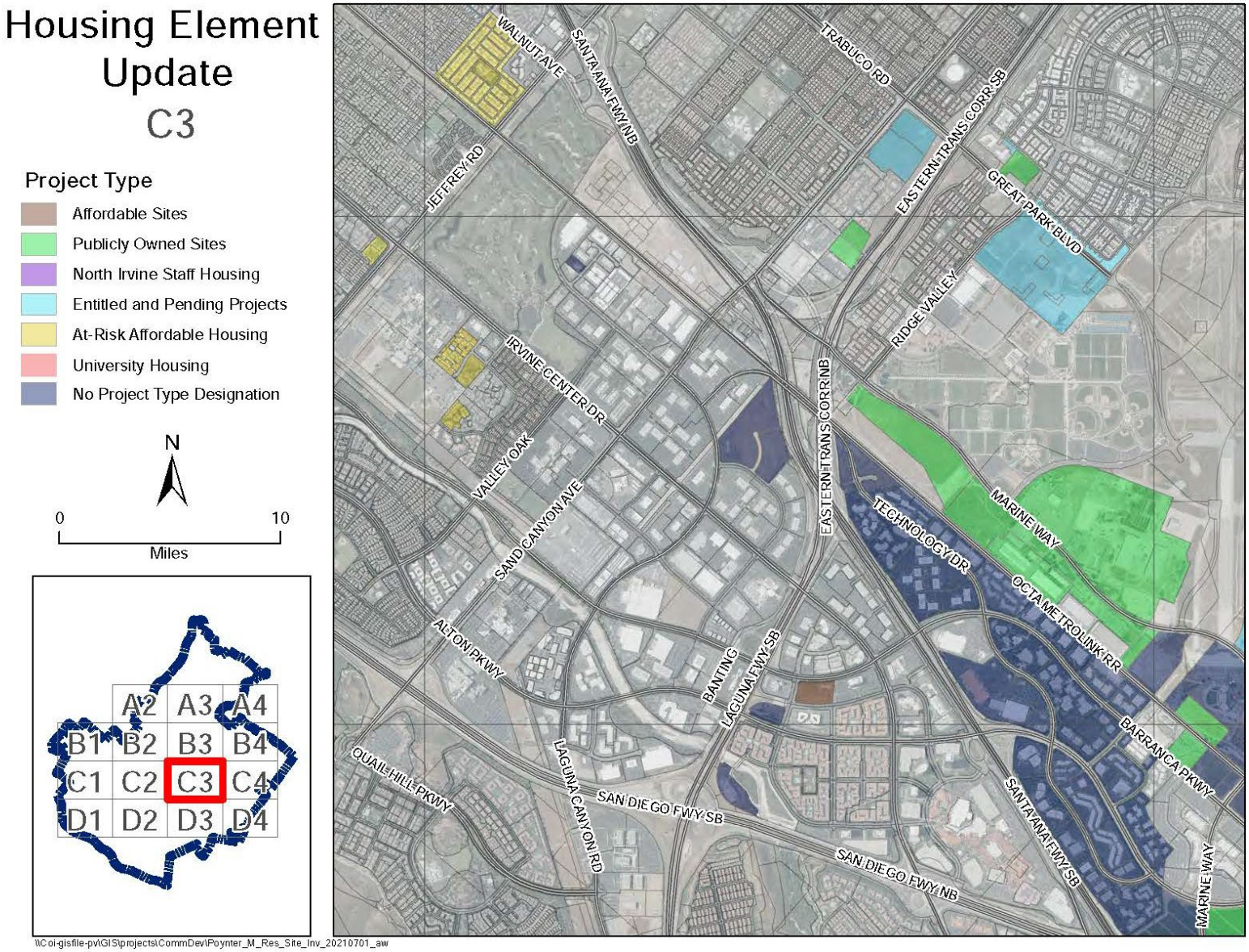


Figure B-36. Sites Inventory Map – C4

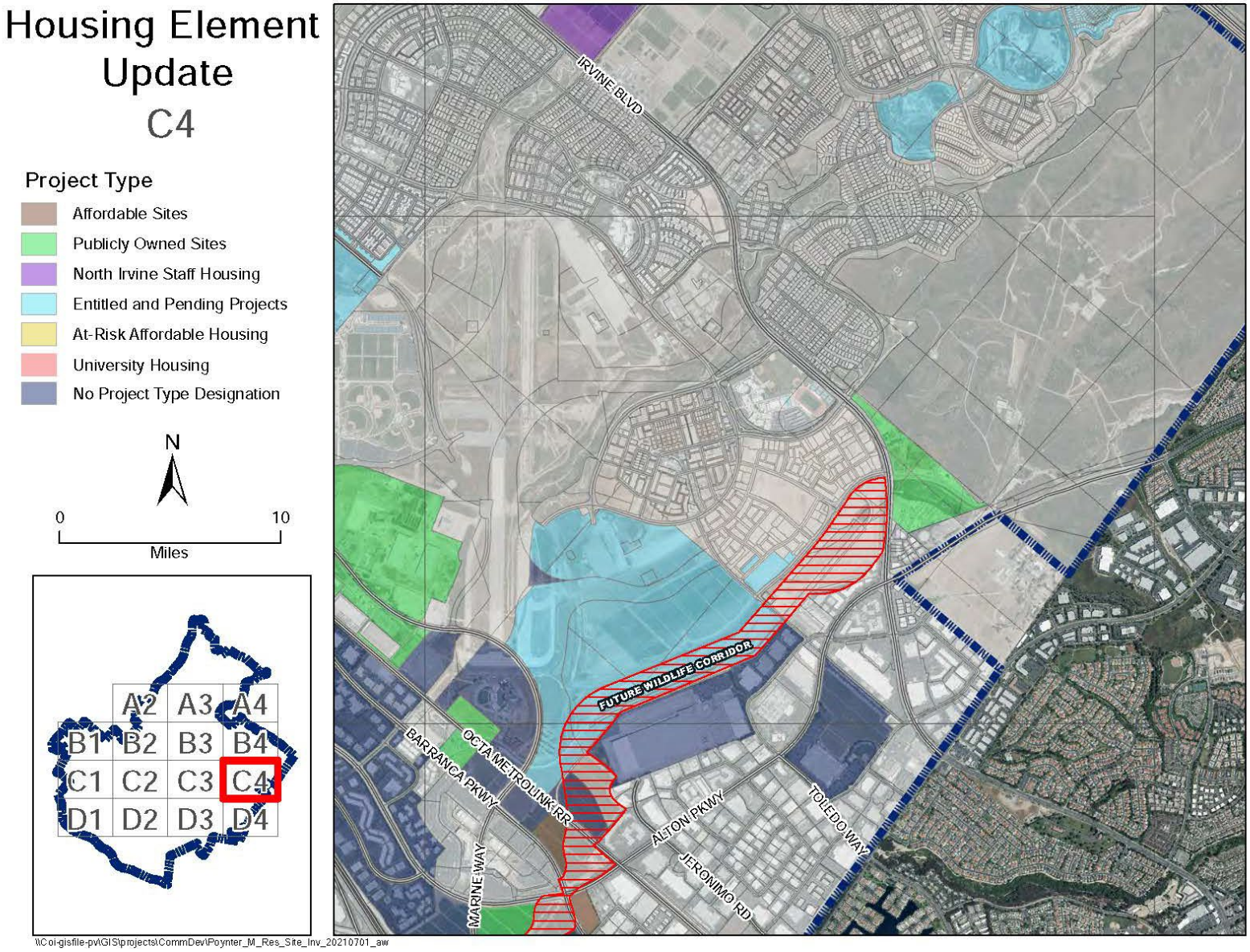


Figure B-37. Sites Inventory Map – D1

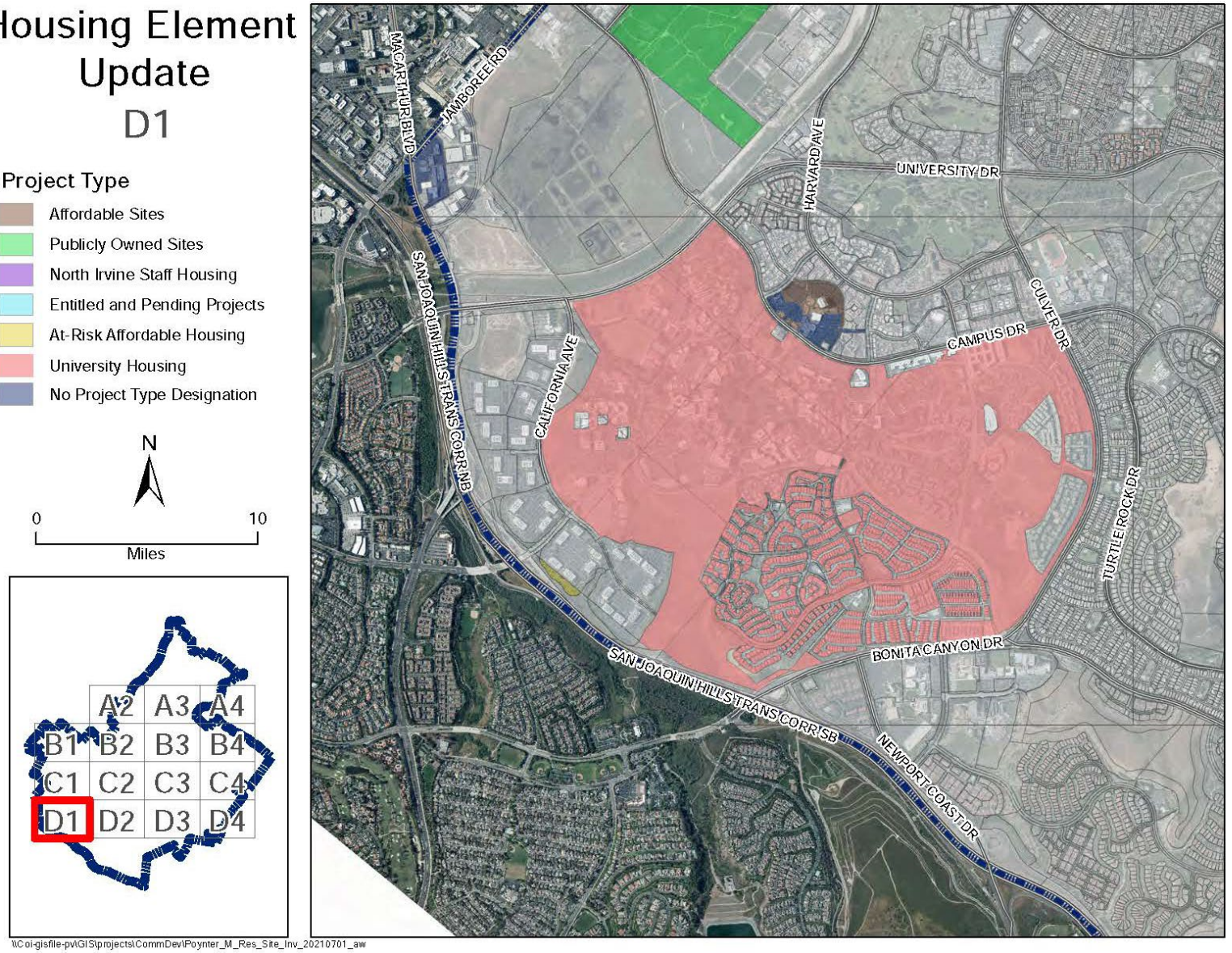


Figure B-38. Sites Inventory Map – D2

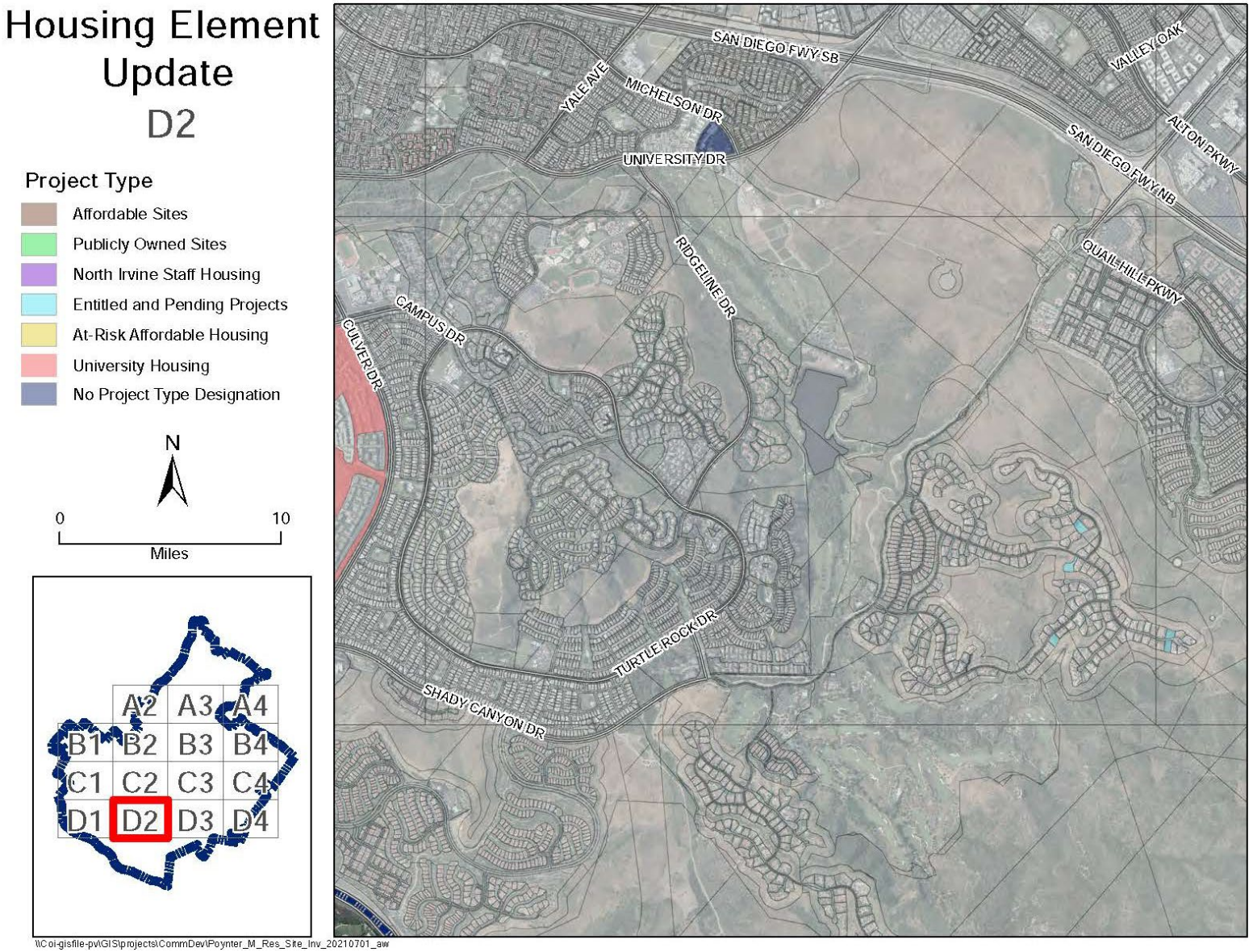


Figure B-39. Sites Inventory Map – D3

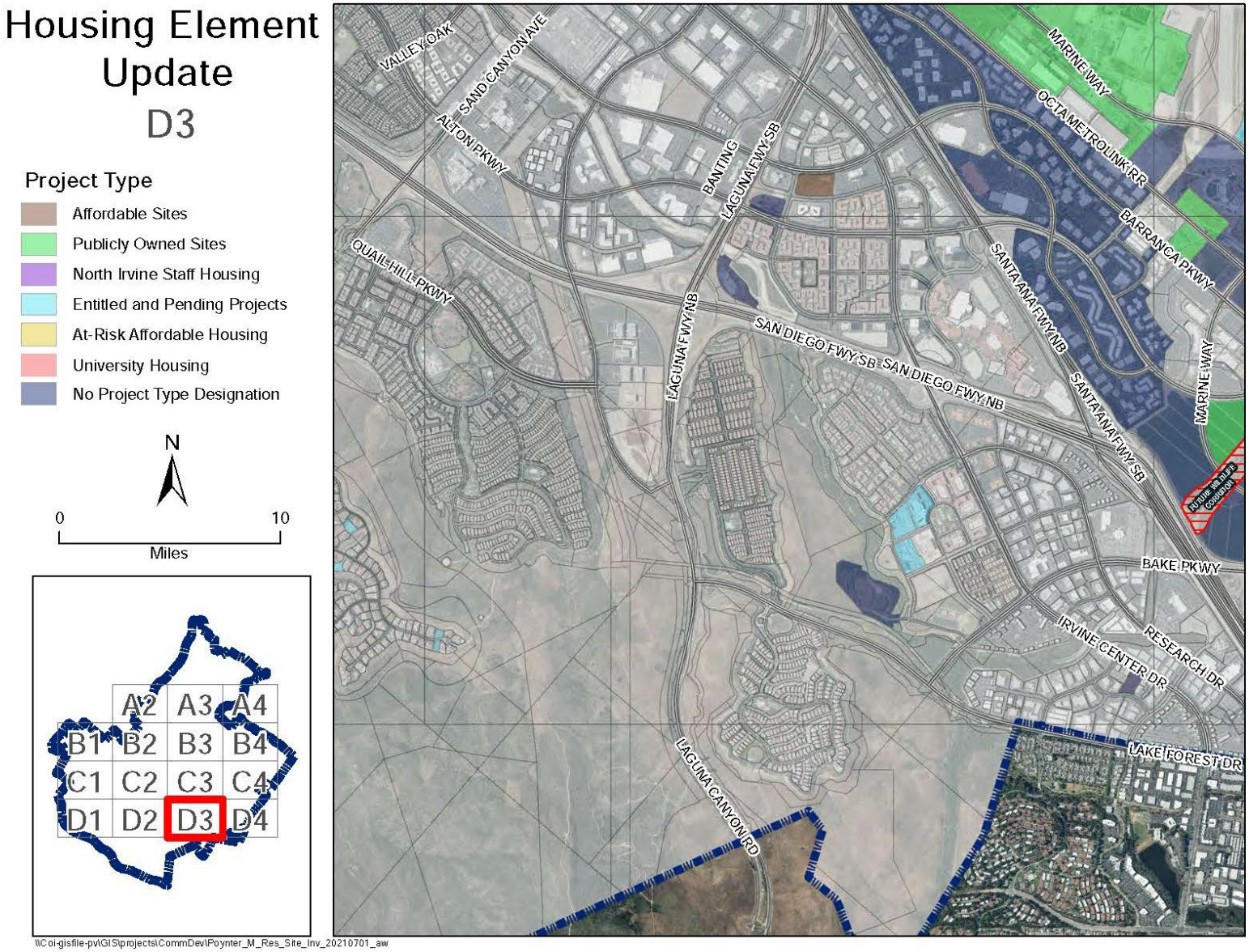


Figure B-40. Sites Inventory Map – D4

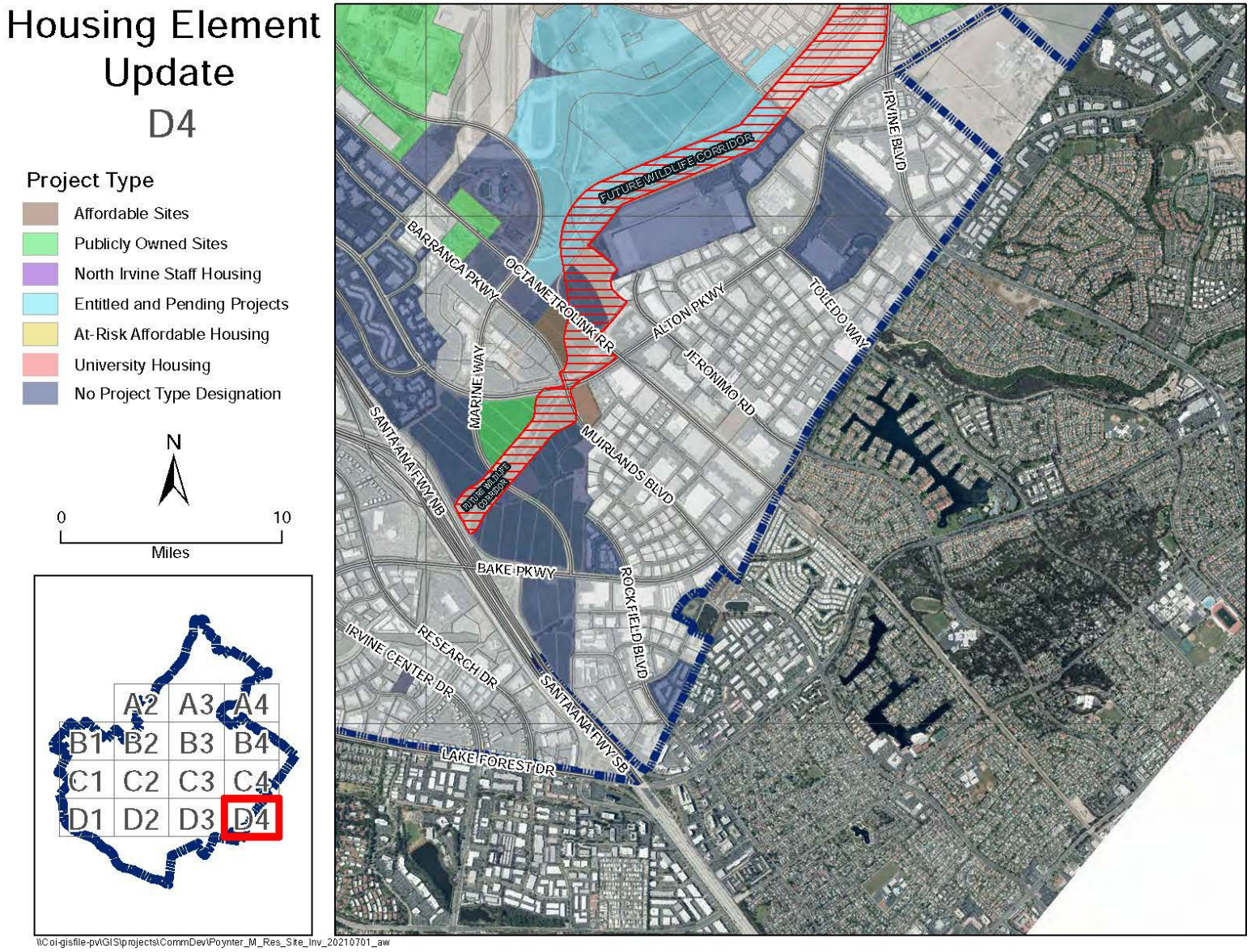
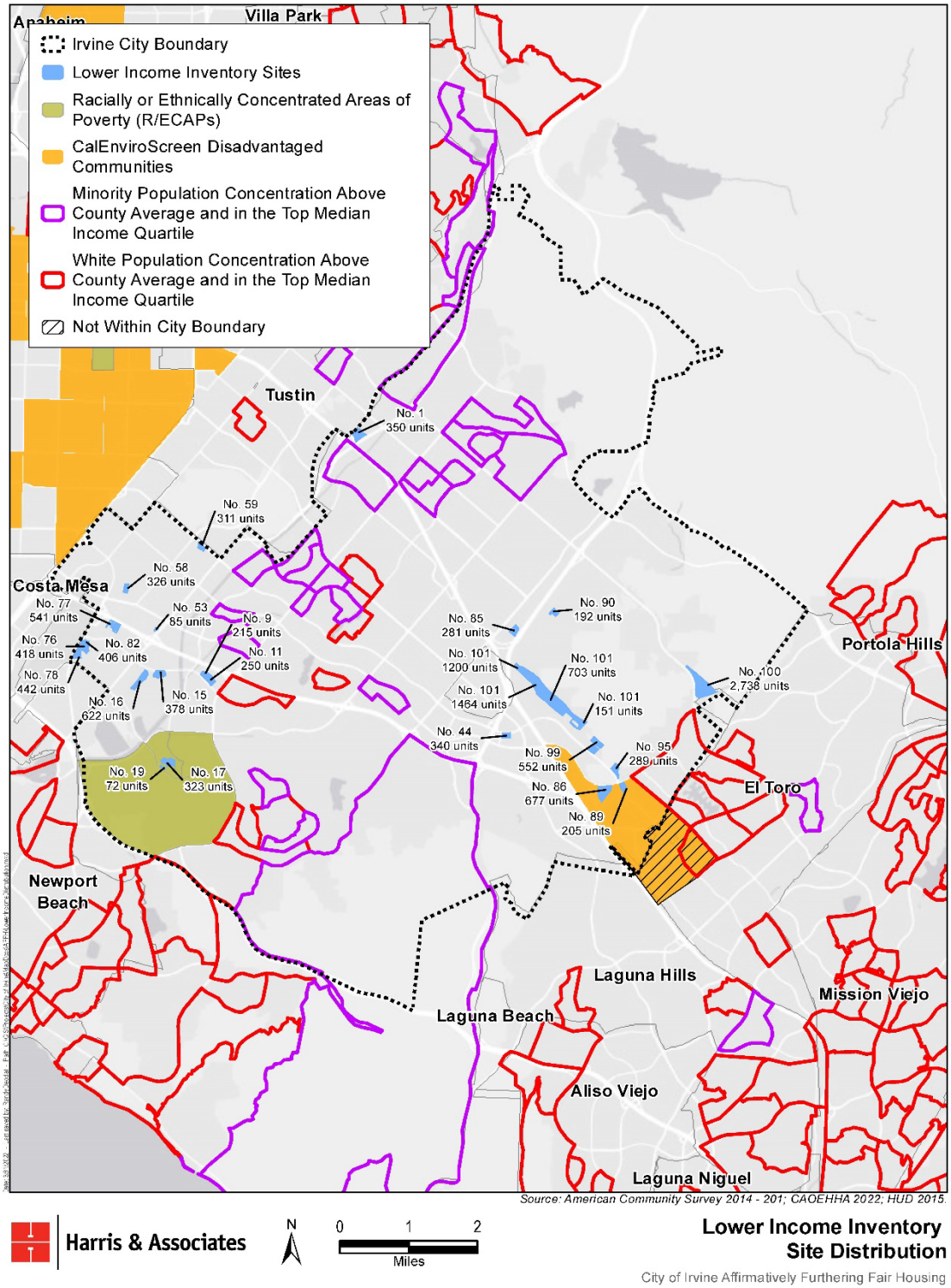


Figure B-41. Sites Inventory Map – Sites with Lower Income Units



APPENDIX C. SENATE BILL 2 COMPLIANCE SITES INVENTORY

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APPENDIX C. SENATE BILL 2 COMPLIANCE SITES INVENTORY

Applicable to all cities and counties in California, Senate Bill (SB) 2 took effect January 1, 2008 and requires every jurisdiction to provide at least one zoning category in which emergency shelters can be located without discretionary approval from the local government, The zoning categories must be identified in the locality's housing element, and include sites with sufficient capacity to meet the local need for emergency shelter. According to the U.S. Department of Housing and Urban Development's 2020 Annual Homeless Assessment Report to Congress (January 2021), Orange County's regional share of the unsheltered homeless population is estimated to be 1,500 individuals based on a single night in January 2020. SB 2 also prohibits localities from denying a proposal to build an emergency shelter, transitional housing or supportive housing if it is needed and otherwise consistent with the locality's zoning and development standards. Additionally, SB 2 specifies that transitional and supportive housing shall be considered a residential use of the property, and subject only to those restrictions that apply to other residential uses in the same zone.

In the City of Irvine, emergency shelters are currently permitted by right in the IBC Multi-Use, General Industrial, Medical and Science, Business Park and Institutional zones, consistent with State law. Properties zoned IBC Multi-Use, General Industrial, Medical and Science, Business Park and Institutional are located near easy access to public transportation and services. Over 4,308 acres of properties zoned IBC Multi-Use, General Industrial, Medical and Science, Business Park, and Institutional are suitable for emergency shelter use. These properties are scattered throughout the City in Planning Areas 12, 13, 31, 32, 34, 35, 36, and 51. These zones will be more than able to accommodate, in vacant and underutilized properties or through conversion of older buildings, Irvine's estimated homeless population.

Maps of sites that can be feasibly be used for emergency shelters along with a sites inventory are as follows.

DRAFT

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
2	12	387961-LL	02	46601318	0.750761288	77	POST	5.4B	General Industrial
4	12	2002-213	A	46601316	0.96949942			5.4B	General Industrial
5	12	96-123	01	46601135	3.733285117	6443	OAK CYN	6.1	Institutional
5	12	96-123	01	46601135	3.733285117	6443	OAK CYN	6.1	Institutional
5	12	96-123	01	46601135	3.733285117	6443	OAK CYN	6.1	Institutional
5	12	96-123	01	46601135	3.733285117	6443	OAK CYN	6.1	Institutional
5	12	96-123	01	46601135	3.733285117	6443	OAK CYN	5.4B	General Industrial
5	12	96-123	01	46601135	3.733285117	6443	OAK CYN	5.4B	General Industrial
5	12	96-123	01	46601135	3.733285117	6443	OAK CYN	5.4B	General Industrial
5	12	96-123	01	46601135	3.733285117	6443	OAK CYN	5.4B	General Industrial
6	12	2002-213	10	46601323	3.389660723			5.4B	General Industrial
7	12	2002-213	08	46601308	1.082055201	81	SHIELD	5.4B	General Industrial
7	12	2002-213	08	46601308	1.082055201	77	SHIELD	5.4B	General Industrial
7	12	2002-213	08	46601308	1.082055201	6181	SHIELD	5.4B	General Industrial
8	12	2002-213	13	46601324	1.4344945	32	POST	5.4B	General Industrial
8	12	2002-213	13	46601324	1.4344945	22	POST	5.4B	General Industrial
8	12	2002-213	13	46601324	1.4344945	15144	POST	5.4B	General Industrial
8	12	2002-213	13	46601324	1.4344945	24	POST	5.4B	General Industrial
8	12	2002-213	13	46601324	1.4344945	20	POST	5.4B	General Industrial
8	12	2002-213	13	46601324	1.4344945	30	POST	5.4B	General Industrial
8	12	2002-213	13	46601324	1.4344945	26	POST	5.4B	General Industrial
8	12	2002-213	13	46601324	1.4344945	34	POST	5.4B	General Industrial
8	12	2002-213	13	46601324	1.4344945	38	POST	5.4B	General Industrial
8	12	2002-213	13	46601324	1.4344945	36	POST	5.4B	General Industrial
8	12	2002-213	13	46601324	1.4344945	28	POST	5.4B	General Industrial
9	12	387961-LL	01	46601320	2.29258161	51	POST	5.4B	General Industrial
9	12	387961-LL	01	46601320	2.29258161	47	POST	5.4B	General Industrial
9	12	387961-LL	01	46601320	2.29258161	49	POST	5.4B	General Industrial
9	12	387961-LL	01	46601320	2.29258161	53	POST	5.4B	General Industrial
9	12	387961-LL	01	46601320	2.29258161	59	POST	5.4B	General Industrial
9	12	387961-LL	01	46601320	2.29258161	57	POST	5.4B	General Industrial
9	12	387961-LL	01	46601320	2.29258161	41	POST	5.4B	General Industrial
9	12	387961-LL	01	46601320	2.29258161	61	POST	5.4B	General Industrial
9	12	387961-LL	01	46601320	2.29258161	55	POST	5.4B	General Industrial
9	12	387961-LL	01	46601320	2.29258161	15123	POST	5.4B	General Industrial
9	12	387961-LL	01	46601320	2.29258161	45	POST	5.4B	General Industrial
9	12	387961-LL	01	46601320	2.29258161	43	POST	5.4B	General Industrial
10	12	87-528316	256	46601123	5.007468405	84	SHIELD	6.1	Institutional
10	12	87-528316	256	46601123	5.007468405	PENDING	SHIELD	6.1	Institutional
10	12	87-528316	256	46601123	5.007468405	76	SHIELD	6.1	Institutional
10	12	87-528316	256	46601123	5.007468405	6435	OAK CYN	6.1	Institutional
10	12	87-528316	256	46601123	5.007468405	86	SHIELD	6.1	Institutional
10	12	87-528316	256	46601123	5.007468405	74	SHIELD	6.1	Institutional

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
10	12	87-528316	256	46601123	5.007468405	72	SHIELD	6.1	Institutional
10	12	87-528316	256	46601123	5.007468405	6411	OAK CYN	6.1	Institutional
10	12	87-528316	256	46601123	5.007468405	78	SHIELD	6.1	Institutional
10	12	87-528316	256	46601123	5.007468405	6405	OAK CYN	6.1	Institutional
10	12	87-528316	256	46601123	5.007468405	70	SHIELD	6.1	Institutional
10	12	87-528316	256	46601123	5.007468405	80	SHIELD	6.1	Institutional
10	12	87-528316	256	46601123	5.007468405	6182	SHIELD	6.1	Institutional
10	12	87-528316	256	46601123	5.007468405	82	SHIELD	6.1	Institutional
10	12	87-528316	256	46601123	5.007468405	84	SHIELD	5.4B	General Industrial
10	12	87-528316	256	46601123	5.007468405	PENDING	SHIELD	5.4B	General Industrial
10	12	87-528316	256	46601123	5.007468405	76	SHIELD	5.4B	General Industrial
10	12	87-528316	256	46601123	5.007468405	6435	OAK CYN	5.4B	General Industrial
10	12	87-528316	256	46601123	5.007468405	86	SHIELD	5.4B	General Industrial
10	12	87-528316	256	46601123	5.007468405	74	SHIELD	5.4B	General Industrial
10	12	87-528316	256	46601123	5.007468405	72	SHIELD	5.4B	General Industrial
10	12	87-528316	256	46601123	5.007468405	6411	OAK CYN	5.4B	General Industrial
10	12	87-528316	256	46601123	5.007468405	78	SHIELD	5.4B	General Industrial
10	12	87-528316	256	46601123	5.007468405	6405	OAK CYN	5.4B	General Industrial
10	12	87-528316	256	46601123	5.007468405	70	SHIELD	5.4B	General Industrial
10	12	87-528316	256	46601123	5.007468405	80	SHIELD	5.4B	General Industrial
10	12	87-528316	256	46601123	5.007468405	6182	SHIELD	5.4B	General Industrial
10	12	87-528316	256	46601123	5.007468405	82	SHIELD	5.4B	General Industrial
13	12	329445-LL	01	46601203	19.79006673	6465	IRVINE CENTER DR	5.4B	General Industrial
13	12	329445-LL	01	46601203	19.79006673	15275	SAND CANYON AVE	5.4B	General Industrial
13	12	329445-LL	01	46601203	19.79006673	15280	VALLEY OAK	5.4B	General Industrial
13	12	329445-LL	01	46601203	19.79006673	15270	VALLEY OAK	5.4B	General Industrial
13	12	329445-LL	01	46601203	19.79006673	15285	SAND CANYON AVE	5.4B	General Industrial
13	12	329445-LL	01	46601203	19.79006673	6445	IRVINE CENTER DR	5.4B	General Industrial
13	12	329445-LL	01	46601203	19.79006673	6465	IRVINE CENTER DR	5.4B	General Industrial
13	12	329445-LL	01	46601203	19.79006673	6455	IRVINE CENTER DR	5.4B	General Industrial
14	12	82-307599	01	46601114	5.972042749	6427	OAK CYN	6.1	Institutional
14	12	82-307599	01	46601114	5.972042749	6427	OAK CYN	6.1	Institutional
14	12	82-307599	01	46601114	5.972042749	6427	OAK CYN	6.1	Institutional
14	12	82-307599	01	46601114	5.972042749	6427	OAK CYN	6.1	Institutional
14	12	82-307599	01	46601114	5.972042749	15029	OAK CYN	6.1	Institutional
14	12	82-307599	01	46601114	5.972042749	6427	OAK CYN	5.4B	General Industrial
14	12	82-307599	01	46601114	5.972042749	6427	OAK CYN	5.4B	General Industrial
14	12	82-307599	01	46601114	5.972042749	6427	OAK CYN	5.4B	General Industrial
14	12	82-307599	01	46601114	5.972042749	6427	OAK CYN	5.4B	General Industrial
14	12	82-307599	01	46601114	5.972042749	15029	OAK CYN	5.4B	General Industrial
15	12	1/88	256	46601133	4.024437099	6427	OAK CYN	6.1	Institutional
15	12	1/88	256	46601133	4.024437099	6427	OAK CYN	6.1	Institutional
15	12	1/88	256	46601133	4.024437099	6427	OAK CYN	6.1	Institutional

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
15	12	1/88	256	46601133	4.024437099	6427	OAK CYN	6.1	Institutional
15	12	1/88	256	46601133	4.024437099	6427	OAK CYN	6.1	Institutional
15	12	1/88	256	46601133	4.024437099	6427	OAK CYN	6.1	Institutional
15	12	1/88	256	46601133	4.024437099	6427	OAK CYN	5.4B	General Industrial
15	12	1/88	256	46601133	4.024437099	6427	OAK CYN	5.4B	General Industrial
15	12	1/88	256	46601133	4.024437099	6427	OAK CYN	5.4B	General Industrial
15	12	1/88	256	46601133	4.024437099	6427	OAK CYN	5.4B	General Industrial
15	12	1/88	256	46601133	4.024437099	6427	OAK CYN	5.4B	General Industrial
15	12	1/88	256	46601133	4.024437099	6427	OAK CYN	5.4B	General Industrial
16	12	1/88	246	46601138	2.255832162			6.1	Institutional
16	12	1/88	246	46601138	2.255832162			5.4B	General Industrial
17	12	719903-LL	01	46601325	2.268538738	6101	SHIELD	5.4B	General Industrial
17	12	719903-LL	01	46601325	2.268538738	31	SHIELD	5.4B	General Industrial
17	12	719903-LL	01	46601325	2.268538738	7	SHIELD	5.4B	General Industrial
17	12	719903-LL	01	46601325	2.268538738	19	SHIELD	5.4B	General Industrial
17	12	719903-LL	01	46601325	2.268538738	1	SHIELD	5.4B	General Industrial
17	12	719903-LL	01	46601325	2.268538738	25	SHIELD	5.4B	General Industrial
17	12	719903-LL	01	46601325	2.268538738	6121	SHIELD	5.4B	General Industrial
17	12	719903-LL	01	46601325	2.268538738	11	SHIELD	5.4B	General Industrial
17	12	719903-LL	01	46601325	2.268538738	17	SHIELD	5.4B	General Industrial
17	12	719903-LL	01	46601325	2.268538738	15	SHIELD	5.4B	General Industrial
17	12	719903-LL	01	46601325	2.268538738	13	SHIELD	5.4B	General Industrial
17	12	719903-LL	01	46601325	2.268538738	33	SHIELD	5.4B	General Industrial
17	12	719903-LL	01	46601325	2.268538738	3	SHIELD	5.4B	General Industrial
17	12	719903-LL	01	46601325	2.268538738	29	SHIELD	5.4B	General Industrial
17	12	719903-LL	01	46601325	2.268538738	9	SHIELD	5.4B	General Industrial
17	12	719903-LL	01	46601325	2.268538738	23	SHIELD	5.4B	General Industrial
17	12	719903-LL	01	46601325	2.268538738	5	SHIELD	5.4B	General Industrial
17	12	719903-LL	01	46601325	2.268538738	21	SHIELD	5.4B	General Industrial
17	12	719903-LL	01	46601325	2.268538738	27	SHIELD	5.4B	General Industrial
19	12	94-200	02	46601141	12.61331842	6001	OAK CYN	5.4B	General Industrial
20	12	2005-303	01	46601322	1.082115542	6141	SHIELD	5.4B	General Industrial
20	12	2005-303	01	46601322	1.082115542	37	SHIELD	5.4B	General Industrial
20	12	2005-303	01	46601322	1.082115542	45	SHIELD	5.4B	General Industrial
22	12	2002-213	14	46601324	1.43668272	40	POST	5.4B	General Industrial
22	12	2002-213	14	46601324	1.43668272	46	POST	5.4B	General Industrial
22	12	2002-213	14	46601324	1.43668272	50	POST	5.4B	General Industrial
22	12	2002-213	14	46601324	1.43668272	58	POST	5.4B	General Industrial
22	12	2002-213	14	46601324	1.43668272	54	POST	5.4B	General Industrial
22	12	2002-213	14	46601324	1.43668272	56	POST	5.4B	General Industrial
22	12	2002-213	14	46601324	1.43668272	15124	POST	5.4B	General Industrial
22	12	2002-213	14	46601324	1.43668272	44	POST	5.4B	General Industrial
22	12	2002-213	14	46601324	1.43668272	52	POST	5.4B	General Industrial

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
22	12	2002-213	14	46601324	1.43668272	48	POST	5.4B	General Industrial
22	12	2002-213	14	46601324	1.43668272	42	POST	5.4B	General Industrial
23	12	2002-213	01	46601301	1.513806502	15163	POST	5.4B	General Industrial
23	12	2002-213	01	46601301	1.513806502	17	POST	5.4B	General Industrial
23	12	2002-213	01	46601301	1.513806502	19	POST	5.4B	General Industrial
23	12	2002-213	01	46601301	1.513806502	5	POST	5.4B	General Industrial
23	12	2002-213	01	46601301	1.513806502	7	POST	5.4B	General Industrial
23	12	2002-213	01	46601301	1.513806502	11	POST	5.4B	General Industrial
23	12	2002-213	01	46601301	1.513806502	15	POST	5.4B	General Industrial
23	12	2002-213	01	46601301	1.513806502	1	POST	5.4B	General Industrial
23	12	2002-213	01	46601301	1.513806502	3	POST	5.4B	General Industrial
23	12	2002-213	01	46601301	1.513806502	13	POST	5.4B	General Industrial
23	12	2002-213	01	46601301	1.513806502	9	POST	5.4B	General Industrial
24	12	2002-213	11	46601323	3.670794818	6401	OAK CYN	5.4B	General Industrial
24	12	2002-213	11	46601323	3.670794818	6401	OAK CYN	5.4B	General Industrial
24	12	2002-213	11	46601323	3.670794818	6401	OAK CYN	5.4B	General Industrial
24	12	2002-213	11	46601323	3.670794818	6401	OAK CYN	5.4B	General Industrial
24	12	2002-213	11	46601323	3.670794818	6401	OAK CYN	5.4B	General Industrial
24	12	2002-213	11	46601323	3.670794818	6401	OAK CYN	5.4B	General Industrial
24	12	2002-213	11	46601323	3.670794818	6401	OAK CYN	5.4B	General Industrial
24	12	2002-213	11	46601323	3.670794818	6401	OAK CYN	5.4B	General Industrial
25	12	97-114	06	46601149	5.173280013	6410	OAK CYN	5.4B	General Industrial
25	12	97-114	06	46601149	5.173280013	6400	OAK CYN	5.4B	General Industrial
26	12	PM 76-33	251	10441073	0.395694145			5.5H	Medical and Science
27	12	96-123	02	46601134	1.434688813			6.1	Institutional
27	12	96-123	02	46601134	1.434688813			5.4B	General Industrial
28	12	PM 76-33	251	10441072	0.063299634			5.5H	Medical and Science
29	12			46634205	0.575141827			5.5H	Medical and Science
29	12			46634205	0.575141827			5.4B	General Industrial
30	12	96-123	01	46601132	0.488477817			6.1	Institutional
30	12	96-123	01	46601132	0.488477817			5.4B	General Industrial
31	12	2002-213	09	46601309	1.942306071	55	SHIELD	5.4B	General Industrial
31	12	2002-213	09	46601309	1.942306071	61	SHIELD	5.4B	General Industrial
31	12	2002-213	09	46601309	1.942306071	57	SHIELD	5.4B	General Industrial
31	12	2002-213	09	46601309	1.942306071	65	SHIELD	5.4B	General Industrial
31	12	2002-213	09	46601309	1.942306071	61	SHIELD	5.4B	General Industrial
31	12	2002-213	09	46601309	1.942306071	69	SHIELD	5.4B	General Industrial
31	12	2002-213	09	46601309	1.942306071	67	SHIELD	5.4B	General Industrial
31	12	2002-213	09	46601309	1.942306071	59	SHIELD	5.4B	General Industrial
31	12	2002-213	09	46601309	1.942306071	53	SHIELD	5.4B	General Industrial
31	12	2002-213	09	46601309	1.942306071	63	SHIELD	5.4B	General Industrial
34	12	PM 76-33	251	10441074	0.455971213			5.5H	Medical and Science
35	12	2005-203	01	46601321	2.078167172	15164	POST	5.4B	General Industrial

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
35	12	2005-203	01	46601321	2.078167172	6201	OAK CYN	5.4B	General Industrial
35	12	2005-203	01	46601321	2.078167172	10	POST	5.4B	General Industrial
36	12		251	10441078	0.140112881			5.5H	Medical and Science
39	12		251	10441075	0.229142118			5.5H	Medical and Science
45	12	96-123	01	46601153	11.45538702	6485	OAK CYN	6.1	Institutional
45	12	96-123	01	46601153	11.45538702	6489	OAK CYN	6.1	Institutional
45	12	96-123	01	46601153	11.45538702	6485	OAK CYN	5.4B	General Industrial
45	12	96-123	01	46601153	11.45538702	6489	OAK CYN	5.4B	General Industrial
49	12		251	10441076	0.458227099			5.5H	Medical and Science
50	12	96-123	02	46601154	0.107007674			5.4B	General Industrial
51	12	97-114	04	46601151	2.733268772			5.4B	General Industrial
52	12		251	10441022	0.688056588			5.5H	Medical and Science
53	12	329445-LL	02	46601204	14.22273186	15250	VALLEY OAK	5.4B	General Industrial
53	12	329445-LL	02	46601204	14.22273186	15255	SAND CANYON AVE	5.4B	General Industrial
53	12	329445-LL	02	46601204	14.22273186	6490	OAK CYN	5.4B	General Industrial
53	12	329445-LL	02	46601204	14.22273186	6455	IRVINE CENTER DR	5.4B	General Industrial
53	12	329445-LL	02	46601204	14.22273186	6445	IRVINE CENTER DR	5.4B	General Industrial
53	12	329445-LL	02	46601204	14.22273186	15265	SAND CANYON AVE	5.4B	General Industrial
53	12	329445-LL	02	46601204	14.22273186	15260	VALLEY OAK	5.4B	General Industrial
53	12	329445-LL	02	46601204	14.22273186	6470	OAK CYN	5.4B	General Industrial
53	12	329445-LL	02	46601204	14.22273186	6450	OAK CYN	5.4B	General Industrial
53	12	329445-LL	02	46601204	14.22273186	6465	IRVINE CENTER DR	5.4B	General Industrial
53	12	329445-LL	02	46601204	14.22273186	6490	OAK CYN	5.4B	General Industrial
53	12	329445-LL	02	46601204	14.22273186	6450	OAK CYN	5.4B	General Industrial
54	12		251	10441077	0.457933935			5.5H	Medical and Science
55	12	2002-213	15	46601315	1.527861689	15104	POST	5.4B	General Industrial
55	12	2002-213	15	46601315	1.527861689	60	POST	5.4B	General Industrial
56	12		251	10441045	0.059357492			5.5H	Medical and Science
57	12			46601154	0.027662187			5.4B	General Industrial
58	12			0	3.07102664			5.4B	General Industrial
59	12	96-123	02	46601154	2.099866015	6481	OAK CYN	5.4B	General Industrial
61	12			10441033	0.087477691			5.5H	Medical and Science
62	12	PM 76-33	251	10441065	24.08348271	6441	BURT RD	5.5H	Medical and Science
62	12	PM 76-33	251	10441065	24.08348271	6441	BURT RD	5.4B	General Industrial
63	12			10441033	0.097063482			5.5H	Medical and Science
65	12	PM 76-33	251	10441065	0.006400143			5.5H	Medical and Science
66	12	97-114	04	46601150	5.588112006	6430	OAK CYN	5.4B	General Industrial
66	12	97-114	04	46601150	5.588112006	6440	OAK CYN	5.4B	General Industrial
67	12	PM 76-33	251	10441025	0.229528828			5.5H	Medical and Science
68	12	2002-213	02	46601302	1.437675457	29	POST	5.4B	General Industrial
68	12	2002-213	02	46601302	1.437675457	25	POST	5.4B	General Industrial
68	12	2002-213	02	46601302	1.437675457	15143	POST	5.4B	General Industrial
68	12	2002-213	02	46601302	1.437675457	33	POST	5.4B	General Industrial

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
68	12	2002-213	02	46601302	1.437675457	37	POST	5.4B	General Industrial
68	12	2002-213	02	46601302	1.437675457	39	POST	5.4B	General Industrial
68	12	2002-213	02	46601302	1.437675457	35	POST	5.4B	General Industrial
68	12	2002-213	02	46601302	1.437675457	31	POST	5.4B	General Industrial
68	12	2002-213	02	46601302	1.437675457	21	POST	5.4B	General Industrial
68	12	2002-213	02	46601302	1.437675457	23	POST	5.4B	General Industrial
68	12	2002-213	02	46601302	1.437675457	27	POST	5.4B	General Industrial
69	12		251	10441045	0.012365426			5.5H	Medical and Science
70	12			46601105	0.619392084			5.4B	General Industrial
71	12		251	10441078	1.710601755			5.5H	Medical and Science
73	12	2019-177	1	10441065	1.208230331			5.5H	Medical and Science
73	12	2019-177	1	10441065	1.208230331			5.4B	General Industrial
74	12	2019-177	8	10441065	0.94409783			5.5H	Medical and Science
74	12	2019-177	8	10441065	0.94409783			5.4B	General Industrial
75	12	2019-177	2	46634109	0.550170445			5.4B	General Industrial
76	12	2019-177	4	46634109	0.406184496			5.4B	General Industrial
77	12	2019-177	7	46634104	1.605957728			5.4B	General Industrial
78	12	2019-177	5	46634105	1.196882708			5.4B	General Industrial
79	12	2019-177	6	46634105	0.881265597			5.4B	General Industrial
80	12	2019-177	12	46634105	0.822307111			5.4B	General Industrial
81	12	2019-177	18	46634107	1.053735837			5.4B	General Industrial
82	12	2019-177	17	46634106	0.851234812			5.4B	General Industrial
83	12	2019-177	13	46634105	1.29047602			5.4B	General Industrial
84	12	2019-177	14	46634102	0.425858368			5.4B	General Industrial
85	12	2019-177	16	46634106	0.45508557			5.4B	General Industrial
86	12	2019-177	15	46634101	1.126297102			5.4B	General Industrial
87	12	2019-177	19	46634101	10.61122523			5.4B	General Industrial
88	12	2019-177	A	0	2.410260998			5.4B	General Industrial
89	12	2019-177	3	46634109	0.440007871			5.4B	General Industrial
90	12	2019-177	10	10441065	1.385318541			5.5H	Medical and Science
90	12	2019-177	10	10441065	1.385318541			5.4B	General Industrial
91	12	2019-177	9	10441065	1.48851911			5.5H	Medical and Science
91	12	2019-177	9	10441065	1.48851911			5.4B	General Industrial
92	12	2019-177	11	46634103	9.737147342			5.4B	General Industrial
93	12	PM 76-33	251	10441031	0.578430655			5.5H	Medical and Science
94	12		251	10441031	1.198700793	6442	BURT RD	5.5H	Medical and Science
				Total Acreage=	**200.59**				

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
1	13	88-304	08	46609133	0.37	16261	LAGUNA CANYON RD	5.5	Medical and Science
2	13	88-LL-0079	C	46608303	2.62	2	JENNER	5.5	Medical and Science
3	13	335558-LL	01	46610114	3.10	1	BANTING	5.5	Medical and Science
4	13	86-121	02	46609118	0.10			5.5	Medical and Science
5	13	88-304	12	46609133	0.38	16269	LAGUNA CANYON RD	5.5	Medical and Science
6	13	97-111	03	46609122	1.00	16140	SAND CANYON AVE	5.5	Medical and Science
7	13	88-202	02	46610109	20.00	15955	ALTON PKWY	5.5	Medical and Science
7	13	88-202	02	46610109	20.00	15975	ALTON PKWY	5.5	Medical and Science
8	13	96-147	01	46609126	0.97	16245	LAGUNA CANYON RD	5.5	Medical and Science
9	13	97-111	02	46609125	1.45	16100	SAND CANYON AVE	5.5	Medical and Science
10	13	86-121	02	46609119	14.91	16200	SAND CANYON AVE	5.5	Medical and Science
10	13	86-121	02	46609119	14.91	16250	SAND CANYON AVE	5.5	Medical and Science
11	13	96-147	02	46609127	0.78	16241	LAGUNA CANYON RD	5.5	Medical and Science
12	13	88-304	09	46609133	0.24	16259	LAGUNA CANYON RD	5.5	Medical and Science
13	13	88-304	14	46609133	0.58	16253	LAGUNA CANYON RD	5.5	Medical and Science
14	13	97-111	01	46609125	0.80			5.5	Medical and Science
15	13	1/88	495	46608105	0.68			5.5	Medical and Science
16	13	1/88	265	46609107	0.88	6865	ALTON PKWY	5.5	Medical and Science
16	13	1/88	265	46609107	0.88	6885	ALTON PKWY	5.5	Medical and Science
17	13	27339-LL	02	46609130	0.41	16273	LAGUNA CANYON RD	5.5	Medical and Science
18	13	86-121	01	46609105	0.04			5.5	Medical and Science
19	13	96-147	A	46609128	11.30			5.5	Medical and Science
20	13	88-304	B	46609133	0.25			5.5	Medical and Science
21	13	85-405	02	46608301	1.80	6	JENNER	5.5	Medical and Science
22	13	89-LL-1816	B	46610206	5.29	15750	ALTON PKWY	5.5	Medical and Science
22	13	89-LL-1816	B	46610206	5.29	15760	ALTON PKWY	5.5	Medical and Science
23	13	89-LL-1816	A	46610205	12.70	15800	ALTON PKWY	5.5	Medical and Science
24	13	1/88	265	46608104	2.05			5.5	Medical and Science
25	13	89-343	02	46608108	2.98	16485	LAGUNA CANYON RD	5.5	Medical and Science
26	13	97-111	05	46609124	2.74	16150	SAND CANYON AVE	5.5	Medical and Science
27	13	88-202	01	46610110	11.77	7000	BARRANCA PKWY	5.5	Medical and Science
28	13	27339-LL	01	46609130	0.70	16275	LAGUNA CANYON RD	5.5	Medical and Science
29	13	335558-LL	02	46610115	2.31			5.5	Medical and Science
30	13	87-174	01	46608315	5.00	17	PASTEUR	5.5	Medical and Science
31	13	88-304	10	46609133	0.38	16257	LAGUNA CANYON RD	5.5	Medical and Science
32	13	88-304	07	46609133	0.38	16265	LAGUNA CANYON RD	5.5	Medical and Science
33	13	89-343	01	46608107	6.62	16355	LAGUNA CANYON RD	5.5	Medical and Science
33	13	89-343	01	46608107	6.62	16375	LAGUNA CANYON RD	5.5	Medical and Science
34	13	32437-LL	01	46609129	0.78	16271	LAGUNA CANYON RD	5.5	Medical and Science
35	13	88-304	17	46609134	0.38			5.5	Medical and Science
36	13	88-304	16	46609134	0.38			5.5	Medical and Science
37	13	88-304	15	46609134	0.58	16251	LAGUNA CANYON RD	5.5	Medical and Science
38	13	84-627	03	46610113	6.80	2	BANTING	5.5	Medical and Science

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
39	13	335558-LL	03	46610116	6.94	1	BANTING	5.5	Medical and Science
39	13	335558-LL	03	46610116	6.94	3	BANTING	5.5	Medical and Science
40	13	96-147		0	0.05			5.5	Medical and Science
41	13	88-304	05	46609132	0.58	16279	LAGUNA CANYON RD	5.5	Medical and Science
42	13	88-304	06	46609133	0.24	16263	LAGUNA CANYON RD	5.5	Medical and Science
43	13	88-LM-0009	01	46608314	0.79			5.5	Medical and Science
44	13	88-LM-0009	01	46608313	4.63	23	PASTEUR	5.5	Medical and Science
44	13	88-LM-0009	01	46608313	4.63	23 1/2	PASTEUR	5.5	Medical and Science
45	13	85-405	10	46608202	6.02	3	JENNER	5.5	Medical and Science
45	13	85-405	10	46608202	6.02	5	JENNER	5.5	Medical and Science
46	13	86-121	01	46609117	8.69			5.5	Medical and Science
47	13	86-121	01	46609116	0.97	16300	SAND CANYON AVE	5.5	Medical and Science
48	13	88-304	11	46609133	0.38	16255	LAGUNA CANYON RD	5.5	Medical and Science
49	13	88-304	13	46609133	0.36	16267	LAGUNA CANYON RD	5.5	Medical and Science
50	13	86-404		46609113	0.07			5.5	Medical and Science
51	13	85-405	12	46608101	32.57	6640	ALTON PKWY	5.5	Medical and Science
51	13	85-405	12	46608101	32.57	6660	ALTON PKWY	5.5	Medical and Science
51	13	85-405	12	46608101	32.57	6670	ALTON PKWY	5.5	Medical and Science
51	13	85-405	12	46608101	32.57	6630	ALTON PKWY	5.5	Medical and Science
51	13	85-405	12	46608101	32.57	6650	ALTON PKWY	5.5	Medical and Science
52	13	88-LL-0079	B	46608302	2.41	4	JENNER	5.5	Medical and Science
53	13	88-304	04	46609131	0.42	16277	LAGUNA CANYON RD	5.5	Medical and Science
54	13	87-LL-0066	B	46608316	3.42	9	PASTEUR	5.5	Medical and Science
55	13	87-LL-0066	A	46608316	10.39	5	PASTEUR	5.5	Medical and Science
56	13	86-404	01	46609113	14.29	5	BLIZZARD WAY	5.5	Medical and Science
56	13	86-404	01	46609113	14.29	1	BLIZZARD WAY	5.5	Medical and Science
56	13	86-404	01	46609113	14.29	3	BLIZZARD WAY	5.5	Medical and Science
56	13	86-404	01	46609113	14.29	7	BLIZZARD WAY	5.5	Medical and Science
57	13	85-405	10	46608203	1.39	1	JENNER	5.5	Medical and Science
58	13	97-111	04	46609123	1.01	16148	SAND CANYON AVE	5.5	Medical and Science
59	13	88-LL-0079	A	46608304	3.57	8	PASTEUR	5.5	Medical and Science
59	13	88-LL-0079	A	46608304	3.57	10	PASTEUR	5.5	Medical and Science
				Total Acreage =	**223.68**				

Draft

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
1	31		04	46623105	9.60985092	20	DISCOVERY	5.5A	Medical and Science
1	31		04	46623105	9.60985092	16	DISCOVERY	5.5A	Medical and Science
2	31		02	46623306	7.17554285	15555	LAGUNA CANYON RD	5.5A	Medical and Science
3	31	2004-143	05	46611516	1.91858806	15775	LAGUNA CANYON RD	5.5A	Medical and Science
4	31	48555-II	01	46623313	7.6547375	6501	IRVINE CENTER DR	5.5A	Medical and Science
4	31	48555-II	01	46623313	7.6547375	6531	IRVINE CENTER DR	5.5A	Medical and Science
5	31	42062-LL	04	46623107	5.13934648			5.5A	Medical and Science
6	31	42062-LL	02	46623109	5.48051332	38	DISCOVERY	5.5A	Medical and Science
6	31	42062-LL	02	46623109	5.48051332	42	DISCOVERY	5.5A	Medical and Science
7	31	318541-LL	01	46611125	7.9401511	15875	LAGUNA CANYON RD	5.5A	Medical and Science
7	31	318541-LL	01	46611125	7.9401511	15875	LAGUNA CANYON RD	5.5A	Medical and Science
7	31	318541-LL	01	46611125	7.9401511	15875	LAGUNA CANYON RD	5.5A	Medical and Science
7	31	318541-LL	01	46611125	7.9401511	15875	LAGUNA CANYON RD	5.5A	Medical and Science
7	31	318541-LL	01	46611125	7.9401511	15875	LAGUNA CANYON RD	5.5A	Medical and Science
7	31	318541-LL	01	46611125	7.9401511	15875	LAGUNA CANYON RD	5.5A	Medical and Science
7	31	318541-LL	01	46611125	7.9401511	15875	LAGUNA CANYON RD	5.5A	Medical and Science
7	31	318541-LL	01	46611125	7.9401511	15875	LAGUNA CANYON RD	5.5A	Medical and Science
7	31	318541-LL	01	46611125	7.9401511	15875	LAGUNA CANYON RD	5.5A	Medical and Science
7	31	318541-LL	01	46611125	7.9401511	15875	LAGUNA CANYON RD	5.5A	Medical and Science
7	31	318541-LL	01	46611125	7.9401511	15875	LAGUNA CANYON RD	5.5A	Medical and Science
7	31	318541-LL	01	46611125	7.9401511	15875	LAGUNA CANYON RD	5.5A	Medical and Science
7	31	318541-LL	01	46611125	7.9401511	15875	LAGUNA CANYON RD	5.5A	Medical and Science
7	31	318541-LL	01	46611125	7.9401511	15875	LAGUNA CANYON RD	5.5A	Medical and Science
7	31	318541-LL	01	46611125	7.9401511	15875	LAGUNA CANYON RD	5.5A	Medical and Science
7	31	318541-LL	01	46611125	7.9401511	15875	LAGUNA CANYON RD	5.5A	Medical and Science
7	31	318541-LL	01	46611125	7.9401511	15875	LAGUNA CANYON RD	5.5A	Medical and Science
8	31	95-139	02	46611302	8.3327387	53	DISCOVERY	5.5A	Medical and Science
8	31	95-139	02	46611302	8.3327387	51	DISCOVERY	5.5A	Medical and Science
9	31	2003-186	01	46611712	0.18544323	60	DISCOVERY	5.5A	Medical and Science
10	31	95-139	04	46611303	6.58041257	117	WATERWORKS WAY	5.5A	Medical and Science
10	31	95-139	04	46611303	6.58041257	119	WATERWORKS WAY	5.5A	Medical and Science
11	31	2003-186	05	46611712	0.1584344	82	DISCOVERY	5.5A	Medical and Science
11	31	2003-186	05	46611712	0.1584344	84	DISCOVERY	5.5A	Medical and Science
12	31	2003-186	07	46611712	0.18495253	98	DISCOVERY	5.5A	Medical and Science
13	31	99-102		0	0.09363229			5.5A	Medical and Science
14	31	91-209	B	46623305	1.78082069			5.5A	Medical and Science
15	31	2003-186	06	46611712	0.18495253	90	DISCOVERY	5.5A	Medical and Science
15	31	2003-186	06	46611712	0.18495253	94	DISCOVERY	5.5A	Medical and Science
16	31	2003-186	02	46611703	0.13194681	70	DISCOVERY	5.5A	Medical and Science
17	31	2003-186	08	46611712	0.15862536	104	DISCOVERY	5.5A	Medical and Science
17	31	2003-186	08	46611712	0.15862536	102	DISCOVERY	5.5A	Medical and Science
18	31	1/88		46611508	0.19318116			5.5A	Medical and Science
19	31	92-241	01	46611205	21.60994951	15800	LAGUNA CANYON RD	5.5A	Medical and Science
20	31	92-241	02	46611205	10.08945725			5.5A	Medical and Science

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
21	31	48555-II	02	46623314	7.5470855	6561	IRVINE CENTER DR	5.5A	Medical and Science
21	31	48555-II	02	46623314	7.5470855	6591	IRVINE CENTER DR	5.5A	Medical and Science
22	31	95-140	04	46623202	6.5770157	43	DISCOVERY	5.5A	Medical and Science
22	31	95-140	04	46623202	6.5770157	41	DISCOVERY	5.5A	Medical and Science
23	31	2003-186	04	46611712	0.18581055	76	DISCOVERY	5.5A	Medical and Science
23	31	2003-186	04	46611712	0.18581055	78	DISCOVERY	5.5A	Medical and Science
24	31	95-139	01	46611301	9.00817854	15770	LAGUNA CANYON RD	5.5A	Medical and Science
24	31	95-139	01	46611301	9.00817854	15776	LAGUNA CANYON RD	5.5A	Medical and Science
25	31	95-139	05	46611304	6.07214359	121	WATERWORKS WAY	5.5A	Medical and Science
26	31	2007-104	01	46611522	3.06159555	18	ENDEAVOR	5.5A	Medical and Science
27	31	95-138	07	46611504	1.6789228	25	WATERWORKS WAY	5.5A	Medical and Science
28	31	685082-LL	03	46611612	5.92530863	15550	SAND CANYON AVE	5.5I	Medical and Science
28	31	685082-LL	03	46611612	5.92530863	15550	SAND CANYON AVE	5.5A	Medical and Science
29	31	95-138	A	46611507	1.96105755			5.5A	Medical and Science
30	31	2003-186	09	46611712	0.21172031	106	DISCOVERY	5.5A	Medical and Science
30	31	2003-186	09	46611712	0.21172031	108	DISCOVERY	5.5A	Medical and Science
31	31	2003-186	A	46611711	3.80681644			5.5A	Medical and Science
32	31	42062-LL	01	46623110	8.23807866	46	DISCOVERY	5.5A	Medical and Science
32	31	42062-LL	01	46623110	8.23807866	48	DISCOVERY	5.5A	Medical and Science
33	31		05	46623106	3.97656679	24	DISCOVERY	5.5A	Medical and Science
34	31	91-209	A	46623121	2.31675019			5.5A	Medical and Science
35	31	95-138	04	46611501	1.98067429	20	ODYSSEY	5.5A	Medical and Science
36	31	95-140	05	46623203	7.4688397	47	DISCOVERY	5.5A	Medical and Science
36	31	95-140	05	46623203	7.4688397	49	DISCOVERY	5.5A	Medical and Science
37	31	48555-II	04	46623311	1.38752098			5.5A	Medical and Science
38	31	50552-LL	02	46611122	3.11744725	15825	LAGUNA CANYON RD	5.5A	Medical and Science
39	31	48555-II		0	0.04821513			5.5A	Medical and Science
40	31	1/88	03	46623104	10.48170007	10	DISCOVERY	5.5A	Medical and Science
40	31	1/88	03	46623104	10.48170007	14	DISCOVERY	5.5A	Medical and Science
41	31	2007-102	01	46611524	3.19840868	15785	LAGUNA CANYON RD	5.5A	Medical and Science
42	31	2004-143	B	0	1.02013584			5.5A	Medical and Science
43	31	99-102	01	46611609	6.62139818	6642	IRVINE CENTER DR	5.5I	Medical and Science
43	31	99-102	01	46611609	6.62139818	6626	IRVINE CENTER DR	5.5I	Medical and Science
43	31	99-102	01	46611609	6.62139818	6628	IRVINE CENTER DR	5.5I	Medical and Science
43	31	99-102	01	46611609	6.62139818	6500	IRVINE CENTER DR	5.5I	Medical and Science
43	31	99-102	01	46611609	6.62139818	6604	IRVINE CENTER DR	5.5I	Medical and Science
43	31	99-102	01	46611609	6.62139818	6606	IRVINE CENTER DR	5.5I	Medical and Science
43	31	99-102	01	46611609	6.62139818	6638	IRVINE CENTER DR	5.5I	Medical and Science
43	31	99-102	01	46611609	6.62139818	6630	IRVINE CENTER DR	5.5I	Medical and Science
43	31	99-102	01	46611609	6.62139818	6620	IRVINE CENTER DR	5.5I	Medical and Science
43	31	99-102	01	46611609	6.62139818	6624	IRVINE CENTER DR	5.5I	Medical and Science
43	31	99-102	01	46611609	6.62139818	6640	IRVINE CENTER DR	5.5I	Medical and Science
43	31	99-102	01	46611609	6.62139818	6644	IRVINE CENTER DR	5.5I	Medical and Science

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
43	31	99-102	01	46611609	6.62139818	6650	IRVINE CENTER DR	5.5I	Medical and Science
43	31	99-102	01	46611609	6.62139818	6610	IRVINE CENTER DR	5.5I	Medical and Science
43	31	99-102	01	46611609	6.62139818	6636	IRVINE CENTER DR	5.5I	Medical and Science
43	31	99-102	01	46611609	6.62139818	6654	IRVINE CENTER DR	5.5I	Medical and Science
43	31	99-102	01	46611609	6.62139818	6540	IRVINE CENTER DR	5.5I	Medical and Science
43	31	99-102	01	46611609	6.62139818	6648	IRVINE CENTER DR	5.5I	Medical and Science
43	31	99-102	01	46611609	6.62139818	6608	IRVINE CENTER DR	5.5I	Medical and Science
43	31	99-102	01	46611609	6.62139818	6616	IRVINE CENTER DR	5.5I	Medical and Science
43	31	99-102	01	46611609	6.62139818	6602	IRVINE CENTER DR	5.5I	Medical and Science
43	31	99-102	01	46611609	6.62139818	6634	IRVINE CENTER DR	5.5I	Medical and Science
43	31	99-102	01	46611609	6.62139818	6632	IRVINE CENTER DR	5.5I	Medical and Science
43	31	99-102	01	46611609	6.62139818	6656	IRVINE CENTER DR	5.5I	Medical and Science
43	31	99-102	01	46611609	6.62139818	6622	IRVINE CENTER DR	5.5I	Medical and Science
43	31	99-102	01	46611609	6.62139818	6614	IRVINE CENTER DR	5.5I	Medical and Science
43	31	99-102	01	46611609	6.62139818	6618	IRVINE CENTER DR	5.5I	Medical and Science
43	31	99-102	01	46611609	6.62139818	6580	IRVINE CENTER DR	5.5I	Medical and Science
43	31	99-102	01	46611609	6.62139818	6646	IRVINE CENTER DR	5.5I	Medical and Science
43	31	99-102	01	46611609	6.62139818	6652	IRVINE CENTER DR	5.5I	Medical and Science
43	31	99-102	01	46611609	6.62139818	6612	IRVINE CENTER DR	5.5I	Medical and Science
43	31	99-102	01	46611609	6.62139818	6642	IRVINE CENTER DR	5.5A	Medical and Science
43	31	99-102	01	46611609	6.62139818	6626	IRVINE CENTER DR	5.5A	Medical and Science
43	31	99-102	01	46611609	6.62139818	6628	IRVINE CENTER DR	5.5A	Medical and Science
43	31	99-102	01	46611609	6.62139818	6500	IRVINE CENTER DR	5.5A	Medical and Science
43	31	99-102	01	46611609	6.62139818	6604	IRVINE CENTER DR	5.5A	Medical and Science
43	31	99-102	01	46611609	6.62139818	6606	IRVINE CENTER DR	5.5A	Medical and Science
43	31	99-102	01	46611609	6.62139818	6638	IRVINE CENTER DR	5.5A	Medical and Science
43	31	99-102	01	46611609	6.62139818	6630	IRVINE CENTER DR	5.5A	Medical and Science
43	31	99-102	01	46611609	6.62139818	6620	IRVINE CENTER DR	5.5A	Medical and Science
43	31	99-102	01	46611609	6.62139818	6624	IRVINE CENTER DR	5.5A	Medical and Science
43	31	99-102	01	46611609	6.62139818	6640	IRVINE CENTER DR	5.5A	Medical and Science
43	31	99-102	01	46611609	6.62139818	6644	IRVINE CENTER DR	5.5A	Medical and Science
43	31	99-102	01	46611609	6.62139818	6650	IRVINE CENTER DR	5.5A	Medical and Science
43	31	99-102	01	46611609	6.62139818	6610	IRVINE CENTER DR	5.5A	Medical and Science
43	31	99-102	01	46611609	6.62139818	6636	IRVINE CENTER DR	5.5A	Medical and Science
43	31	99-102	01	46611609	6.62139818	6654	IRVINE CENTER DR	5.5A	Medical and Science
43	31	99-102	01	46611609	6.62139818	6540	IRVINE CENTER DR	5.5A	Medical and Science
43	31	99-102	01	46611609	6.62139818	6648	IRVINE CENTER DR	5.5A	Medical and Science
43	31	99-102	01	46611609	6.62139818	6608	IRVINE CENTER DR	5.5A	Medical and Science
43	31	99-102	01	46611609	6.62139818	6616	IRVINE CENTER DR	5.5A	Medical and Science
43	31	99-102	01	46611609	6.62139818	6602	IRVINE CENTER DR	5.5A	Medical and Science
43	31	99-102	01	46611609	6.62139818	6634	IRVINE CENTER DR	5.5A	Medical and Science
43	31	99-102	01	46611609	6.62139818	6632	IRVINE CENTER DR	5.5A	Medical and Science
43	31	99-102	01	46611609	6.62139818	6656	IRVINE CENTER DR	5.5A	Medical and Science

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
43	31	99-102	01	46611609	6.62139818	6622	IRVINE CENTER DR	5.5A	Medical and Science
43	31	99-102	01	46611609	6.62139818	6614	IRVINE CENTER DR	5.5A	Medical and Science
43	31	99-102	01	46611609	6.62139818	6618	IRVINE CENTER DR	5.5A	Medical and Science
43	31	99-102	01	46611609	6.62139818	6580	IRVINE CENTER DR	5.5A	Medical and Science
43	31	99-102	01	46611609	6.62139818	6646	IRVINE CENTER DR	5.5A	Medical and Science
43	31	99-102	01	46611609	6.62139818	6652	IRVINE CENTER DR	5.5A	Medical and Science
43	31	99-102	01	46611609	6.62139818	6612	IRVINE CENTER DR	5.5A	Medical and Science
44	31	42062-LL	03	46623108	6.38061228	36	DISCOVERY	5.5A	Medical and Science
44	31	42062-LL	03	46623108	6.38061228	32	DISCOVERY	5.5A	Medical and Science
45	31	1/88	01	46623201	12.80292103	15460	LAGUNA CANYON RD	5.5A	Medical and Science
45	31	1/88	01	46623201	12.80292103	15440	LAGUNA CANYON RD	5.5A	Medical and Science
45	31	1/88	01	46623201	12.80292103	15480	LAGUNA CANYON RD	5.5A	Medical and Science
45	31	1/88	01	46623201	12.80292103	15420	LAGUNA CANYON RD	5.5A	Medical and Science
46	31	48555-II	04	46623311	11.19888953	15961	LAGUNA CANYON RD	5.5A	Medical and Science
46	31	48555-II	04	46623311	11.19888953	15231	LAGUNA CANYON RD	5.5A	Medical and Science
46	31	48555-II	04	46623311	11.19888953	15241	LAGUNA CANYON RD	5.5A	Medical and Science
46	31	48555-II	04	46623311	11.19888953	15261	LAGUNA CANYON RD	5.5A	Medical and Science
46	31	48555-II	04	46623311	11.19888953	15971	LAGUNA CANYON RD	5.5A	Medical and Science
46	31	48555-II	04	46623311	11.19888953	15271	LAGUNA CANYON RD	5.5A	Medical and Science
46	31	48555-II	04	46623311	11.19888953	15941	LAGUNA CANYON RD	5.5A	Medical and Science
46	31	48555-II	04	46623311	11.19888953	15931	LAGUNA CANYON RD	5.5A	Medical and Science
47	31	2003-186	03	46611704	0.13225673	74	DISCOVERY	5.5A	Medical and Science
48	31	2003-186	10	46611701	0.1060926	68	DISCOVERY	5.5A	Medical and Science
49	31	28808-LL	01	46611411	13.99873093	52	DISCOVERY	5.5A	Medical and Science
50	31	48555-II	03	46623312	7.42349693	15201	LAGUNA CANYON RD	5.5A	Medical and Science
50	31	48555-II	03	46623312	7.42349693	15211	LAGUNA CANYON RD	5.5A	Medical and Science
50	31	48555-II	03	46623312	7.42349693	15201	LAGUNA CANYON RD	5.5A	Medical and Science
50	31	48555-II	03	46623312	7.42349693	15901	LAGUNA CANYON RD	5.5A	Medical and Science
50	31	48555-II	03	46623312	7.42349693	15231	LAGUNA CANYON RD	5.5A	Medical and Science
50	31	48555-II	03	46623312	7.42349693	15241	LAGUNA CANYON RD	5.5A	Medical and Science
50	31	48555-II	03	46623312	7.42349693	15211	LAGUNA CANYON RD	5.5A	Medical and Science
50	31	48555-II	03	46623312	7.42349693	15911	LAGUNA CANYON RD	5.5A	Medical and Science
50	31	48555-II	03	46623312	7.42349693	15271	LAGUNA CANYON RD	5.5A	Medical and Science
50	31	48555-II	03	46623312	7.42349693	15261	LAGUNA CANYON RD	5.5A	Medical and Science
51	31	2007-220	01	46611523	4.18903491	55	WATERWORKS WAY	5.5A	Medical and Science
51	31	2007-220	01	46611523	4.18903491	113	WATERWORKS WAY	5.5A	Medical and Science
52	31	2004-143	04	46611517	0.67435492			5.5A	Medical and Science
53	31	28808-LL	02	46611410	8.32884516	58	DISCOVERY	5.5A	Medical and Science
54	31	2007-221	01	46611526	3.36984727	22	ODYSSEY	5.5A	Medical and Science
55	31	50552-LL	01	46611121	4.24564444	26	WATERWORKS WAY	5.5I	Medical and Science
55	31	50552-LL	01	46611121	4.24564444	38	WATERWORKS WAY	5.5I	Medical and Science
55	31	50552-LL	01	46611121	4.24564444	44	WATERWORKS WAY	5.5I	Medical and Science
55	31	50552-LL	01	46611121	4.24564444	32	WATERWORKS WAY	5.5I	Medical and Science

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
55	31	50552-LL	01	46611121	4.24564444	48	WATERWORKS WAY	5.5I	Medical and Science
55	31	50552-LL	01	46611121	4.24564444	40	WATERWORKS WAY	5.5I	Medical and Science
55	31	50552-LL	01	46611121	4.24564444	34	WATERWORKS WAY	5.5I	Medical and Science
55	31	50552-LL	01	46611121	4.24564444	42	WATERWORKS WAY	5.5I	Medical and Science
55	31	50552-LL	01	46611121	4.24564444	46	WATERWORKS WAY	5.5I	Medical and Science
55	31	50552-LL	01	46611121	4.24564444	30	WATERWORKS WAY	5.5I	Medical and Science
55	31	50552-LL	01	46611121	4.24564444	36	WATERWORKS WAY	5.5I	Medical and Science
55	31	50552-LL	01	46611121	4.24564444	26	WATERWORKS WAY	5.5A	Medical and Science
55	31	50552-LL	01	46611121	4.24564444	38	WATERWORKS WAY	5.5A	Medical and Science
55	31	50552-LL	01	46611121	4.24564444	44	WATERWORKS WAY	5.5A	Medical and Science
55	31	50552-LL	01	46611121	4.24564444	32	WATERWORKS WAY	5.5A	Medical and Science
55	31	50552-LL	01	46611121	4.24564444	48	WATERWORKS WAY	5.5A	Medical and Science
55	31	50552-LL	01	46611121	4.24564444	40	WATERWORKS WAY	5.5A	Medical and Science
55	31	50552-LL	01	46611121	4.24564444	34	WATERWORKS WAY	5.5A	Medical and Science
55	31	50552-LL	01	46611121	4.24564444	42	WATERWORKS WAY	5.5A	Medical and Science
55	31	50552-LL	01	46611121	4.24564444	46	WATERWORKS WAY	5.5A	Medical and Science
55	31	50552-LL	01	46611121	4.24564444	30	WATERWORKS WAY	5.5A	Medical and Science
55	31	50552-LL	01	46611121	4.24564444	36	WATERWORKS WAY	5.5A	Medical and Science
56	31	1/88	258	46611104	6.77163338	15642	SAND CANYON AVE	5.5I	Medical and Science
56	31	1/88	258	46611104	6.77163338	15642	SAND CANYON AVE	5.5A	Medical and Science
57	31	655373-LL	1A	46623406	11.70579835	500	TECHNOLOGY DR	5.5A	Medical and Science
57	31	655373-LL	1A	46623406	11.70579835	530	TECHNOLOGY DR	5.5A	Medical and Science
58	31	655373-LL	1A	46623405	1.59580402			5.5A	Medical and Science
59	31	685082-LL	02	46611611	3.06279644	15500	SAND CANYON AVE	5.5I	Medical and Science
59	31	685082-LL	02	46611611	3.06279644	15600	SAND CANYON AVE	5.5I	Medical and Science
59	31	685082-LL	02	46611611	3.06279644	15500	SAND CANYON AVE	5.5A	Medical and Science
59	31	685082-LL	02	46611611	3.06279644	15600	SAND CANYON AVE	5.5A	Medical and Science
60	31	685082-LL	01	46611613	4.38164222	15600	SAND CANYON AVE	5.5I	Medical and Science
61	31	729082-LL	1A	46623122	4.98606331	505	TECHNOLOGY DR	5.5A	Medical and Science
62	31	729082-LL	2A	46623123	6.44820991	525	TECHNOLOGY DR	5.5A	Medical and Science
63	31	655373-LL	2A	46623407	8.68514741	510	TECHNOLOGY DR	5.5A	Medical and Science
63	31	655373-LL	2A	46623407	8.68514741	520	TECHNOLOGY DR	5.5A	Medical and Science
64	31	48555-II		0	0.02511112			5.5A	Medical and Science
				Total Acreage =	**311.01**				

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
1	32	87-195	01	59009104	2.64829744	15281	BARRANCA PKWY	5.4B	General Industrial
2	32	87-LL-63	01	59014301	1.19934766	20	ADA	5.4B	General Industrial
3	32	92-133	01	59016206	6.49580148	173	TECHNOLOGY DR	5.4B	General Industrial
3	32	92-133	01	59016206	6.49580148	175	TECHNOLOGY DR	5.4B	General Industrial
4	32	4129-LL	B	59009105	3.49110229	15365	BARRANCA PKWY	5.4B	General Industrial
5	32	89-LL-0090	03	59015101	1.23182927	184	TECHNOLOGY DR	5.4B	General Industrial
6	32	87-195	14	59009104	5.03227404			5.4B	General Industrial
7	32	89-LL-0090	02	59015101	8.19933402	216	TECHNOLOGY DR	5.4B	General Industrial
7	32	89-LL-0090	02	59015101	8.19933402	200	TECHNOLOGY DR	5.4B	General Industrial
7	32	89-LL-0090	02	59015101	8.19933402	208	TECHNOLOGY DR	5.4B	General Industrial
7	32	89-LL-0090	02	59015101	8.19933402	192	TECHNOLOGY DR	5.4B	General Industrial
7	32	89-LL-0090	02	59015101	8.19933402	212	TECHNOLOGY DR	5.4B	General Industrial
7	32	89-LL-0090	02	59015101	8.19933402	204	TECHNOLOGY DR	5.4B	General Industrial
7	32	89-LL-0090	02	59015101	8.19933402	196	TECHNOLOGY DR	5.4B	General Industrial
7	32	89-LL-0090	02	59015101	8.19933402	188	TECHNOLOGY DR	5.4B	General Industrial
8	32	88-LL-0081	01	59016103	2.69509968	142	TECHNOLOGY DR	5.4B	General Industrial
9	32	89-LL-0089	01	59013101	1.16857755	27	MAUCHLY	5.4B	General Industrial
10	32	87-195	08	59014101	0.27299523	15261	BARRANCA PKWY	5.4B	General Industrial
11	32	89-LL-0089	01	59013108	2.61734575	25	MAUCHLY	5.4B	General Industrial
12	32	86-LL-0037	03	59009106	3.50066043	15363	BARRANCA PKWY	5.4B	General Industrial
13	32	87-195	05	59009104	0.28288529	15311	BARRANCA PKWY	5.4B	General Industrial
14	32	88-314	01	59013306	4.03069119	15326	ALTON PKWY	5.4B	General Industrial
14	32	88-314	01	59013306	4.03069119	26	TECHNOLOGY DR W	5.4B	General Industrial
15	32	83-615	12	59014102	2.60577689	15211	BARRANCA PKWY	5.4B	General Industrial
15	32	83-615	12	59014102	2.60577689	15207	BARRANCA PKWY	5.4B	General Industrial
15	32	83-615	12	59014102	2.60577689	15209	BARRANCA PKWY	5.4B	General Industrial
15	32	83-615	12	59014102	2.60577689	15215	BARRANCA PKWY	5.4B	General Industrial
15	32	83-615	12	59014102	2.60577689	15205	BARRANCA PKWY	5.4B	General Industrial
15	32	83-615	12	59014102	2.60577689	15203	BARRANCA PKWY	5.4B	General Industrial
16	32	83-615	20	59013106	1.36384413	2	ADA	5.4B	General Industrial
17	32	83-615	20	59013105	1.58594352			5.4B	General Industrial
18	32	83-615	17	59013202	0.99659666	10	MAUCHLY	5.4B	General Industrial
19	32	31272-LL	04	59012117	1.79775693	9	TECHNOLOGY DR W	5.4B	General Industrial
20	32	87-195	02	59009104	0.19788446	15339	BARRANCA PKWY	5.4B	General Industrial
21	32	87-195	14	59014101	4.68781748	15271	BARRANCA PKWY	5.4B	General Industrial
22	32	87-195	06	59009104	0.39915793	15301	BARRANCA PKWY	5.4B	General Industrial
23	32	85-371	04	59016101	2.50669621	170	TECHNOLOGY DR	5.4B	General Industrial
24	32	31272-LL	03	59012116	1.99820725	7	TECHNOLOGY DR W	5.4B	General Industrial
25	32	92-133	02	59016207	7.82771596	153	TECHNOLOGY DR	5.4B	General Industrial
25	32	92-133	02	59016207	7.82771596	157	TECHNOLOGY DR	5.4B	General Industrial
26	32	92-133	04	59016209	6.39989344	135	TECHNOLOGY DR	5.4B	General Industrial
26	32	92-133	04	59016209	6.39989344	133	TECHNOLOGY DR	5.4B	General Industrial
27	32	87-195	10	59014101	0.31539239	15241	BARRANCA PKWY	5.4B	General Industrial

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
28	32	258-19	01	59014308	5.49756597	12	MAUCHLY	5.4B	General Industrial
28	32	258-19	01	59014308	5.49756597	12	MAUCHLY	5.4B	General Industrial
28	32	258-19	01	59014308	5.49756597	12	MAUCHLY	5.4B	General Industrial
28	32	258-19	01	59014308	5.49756597	12	MAUCHLY	5.4B	General Industrial
28	32	258-19	01	59014308	5.49756597	12	MAUCHLY	5.4B	General Industrial
28	32	258-19	01	59014308	5.49756597	12	MAUCHLY	5.4B	General Industrial
28	32	258-19	01	59014308	5.49756597	12	MAUCHLY	5.4B	General Industrial
28	32	258-19	01	59014308	5.49756597	12	MAUCHLY	5.4B	General Industrial
29	32	87-195	04	59009104	0.3198266	15321	BARRANCA PKWY	5.4B	General Industrial
30	32	85-371	05	59016102	1.91731139	152	TECHNOLOGY DR	5.4B	General Industrial
31	32	87-195	09	59014101	0.3316264	15251	BARRANCA PKWY	5.4B	General Industrial
32	32	83-615	19	59013104	4.12337618	1	MAUCHLY	5.4B	General Industrial
33	32	31511-LL	01	59013308	9.56204695	16	TECHNOLOGY DR W	5.4B	General Industrial
33	32	31511-LL	01	59013308	9.56204695	16	TECHNOLOGY DR W	5.4B	General Industrial
33	32	31511-LL	01	59013308	9.56204695	16	TECHNOLOGY DR W	5.4B	General Industrial
33	32	31511-LL	01	59013308	9.56204695	16	TECHNOLOGY DR W	5.4B	General Industrial
34	32	92-133	03	59016210	7.00416178	163	TECHNOLOGY DR	5.4B	General Industrial
34	32	92-133	03	59016210	7.00416178	165	TECHNOLOGY DR	5.4B	General Industrial
34	32	92-133	03	59016210	7.00416178	167	TECHNOLOGY DR	5.4B	General Industrial
35	32	92-133	05	59016208	6.61075615	123	TECHNOLOGY DR	5.4B	General Industrial
35	32	92-133	05	59016208	6.61075615	125	TECHNOLOGY DR	5.4B	General Industrial
36	32	89-183	01	59009107	2.9275007	15355	BARRANCA PKWY	5.4B	General Industrial
36	32	89-183	01	59009107	2.9275007	15353	BARRANCA PKWY	5.4B	General Industrial
37	32	2004-326	04	59006201	1.60176421			5.4B	General Industrial
38	32	89-183	02	59009108	4.91122545	15345	BARRANCA PKWY	5.4B	General Industrial
39	32	87-195	07	59009104	0.20659061	15291	BARRANCA PKWY	5.4B	General Industrial
40	32	89-LL-0090	01	59015101	1.53022084	220	TECHNOLOGY DR	5.4B	General Industrial
41	32	85-371	10	59015208	11.41550146	189	TECHNOLOGY DR	5.4B	General Industrial
41	32	85-371	10	59015208	11.41550146	199	TECHNOLOGY DR	5.4B	General Industrial
41	32	85-371	10	59015208	11.41550146	195	TECHNOLOGY DR	5.4B	General Industrial
41	32	85-371	10	59015208	11.41550146	185	TECHNOLOGY DR	5.4B	General Industrial
41	32	85-371	10	59015208	11.41550146	181	TECHNOLOGY DR	5.4B	General Industrial
42	32	2004-326	06	59006203	1.19048503			5.4B	General Industrial
43	32	2004-326	03	59006122	2.30776314			5.4B	General Industrial
44	32	2004-326	01	59006120	1.10302426			5.4B	General Industrial
45	32	31272-LL	02	59012115	2.23228501	5	TECHNOLOGY DR W	5.4B	General Industrial
46	32	85-371	11	59015206	8.93347543	209	TECHNOLOGY DR	5.4B	General Industrial
46	32	85-371	11	59015206	8.93347543	213	TECHNOLOGY DR	5.4B	General Industrial
46	32	85-371	11	59015206	8.93347543	217	TECHNOLOGY DR	5.4B	General Industrial
46	32	85-371	11	59015206	8.93347543	205	TECHNOLOGY DR	5.4B	General Industrial
46	32	85-371	11	59015206	8.93347543	201	TECHNOLOGY DR	5.4B	General Industrial
47	32	87-225	01	59012109	7.15469642	19	TECHNOLOGY DR W	5.4B	General Industrial
47	32	87-225	01	59012109	7.15469642	21	TECHNOLOGY DR W	5.4B	General Industrial

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
48	32	83-615	12	59014103	7.87267751	15215	BARRANCA PKWY	5.4B	General Industrial
48	32	83-615	12	59014103	7.87267751	15201	BARRANCA PKWY	5.4B	General Industrial
48	32	83-615	12	59014103	7.87267751	15215	BARRANCA PKWY	5.4B	General Industrial
49	32	89-LL-0088	01	59012101	2.7517354	25	TECHNOLOGY DR W	5.4B	General Industrial
49	32	89-LL-0088	01	59012101	2.7517354	25	TECHNOLOGY DR W	5.4B	General Industrial
50	32	2004-326	05	59006202	1.54620992			5.4B	General Industrial
51	32	88-LL-0081	02	59016104	2.7261238	140	TECHNOLOGY DR	5.4B	General Industrial
52	32	88-LL-0080	02	59009204	15.00702	15330	BARRANCA PKWY	5.4B	General Industrial
52	32	88-LL-0080	02	59009204	15.00702	50	TECHNOLOGY DR W	5.4B	General Industrial
52	32	88-LL-0080	02	59009204	15.00702	15320	BARRANCA PKWY	5.4B	General Industrial
52	32	88-LL-0080	02	59009204	15.00702	15340	BARRANCA PKWY	5.4B	General Industrial
52	32	88-LL-0080	02	59009204	15.00702	60	TECHNOLOGY DR W	5.4B	General Industrial
52	32	88-LL-0080	02	59009204	15.00702	56	TECHNOLOGY DR W	5.4B	General Industrial
53	32	87-195	12	59014101	0.78591338	15221	BARRANCA PKWY	5.4B	General Industrial
54	32	31511-LL	02	59013309	3.50262098	2	TECHNOLOGY DR E	5.4B	General Industrial
54	32	31511-LL	02	59013309	3.50262098	4	TECHNOLOGY DR E	5.4B	General Industrial
55	32	4129-LL	A	59016105	13.75183827	15375	BARRANCA PKWY	5.4B	General Industrial
55	32	4129-LL	A	59016105	13.75183827	15375	BARRANCA PKWY	5.4B	General Industrial
55	32	4129-LL	A	59016105	13.75183827	15375	BARRANCA PKWY	5.4B	General Industrial
55	32	4129-LL	A	59016105	13.75183827	15375	BARRANCA PKWY	5.4B	General Industrial
55	32	4129-LL	A	59016105	13.75183827	15375	BARRANCA PKWY	5.4B	General Industrial
55	32	4129-LL	A	59016105	13.75183827	15375	BARRANCA PKWY	5.4B	General Industrial
55	32	4129-LL	A	59016105	13.75183827	15375	BARRANCA PKWY	5.4B	General Industrial
55	32	4129-LL	A	59016105	13.75183827	15375	BARRANCA PKWY	5.4B	General Industrial
55	32	4129-LL	A	59016105	13.75183827	15375	BARRANCA PKWY	5.4B	General Industrial
55	32	4129-LL	A	59016105	13.75183827	15375	BARRANCA PKWY	5.4B	General Industrial
55	32	4129-LL	A	59016105	13.75183827	15375	BARRANCA PKWY	5.4B	General Industrial
56	32	88-LL-0080	01	59009203	15.26757089	15370	BARRANCA PKWY	5.4B	General Industrial
56	32	88-LL-0080	01	59009203	15.26757089	100	TECHNOLOGY DR W	5.4B	General Industrial
56	32	88-LL-0080	01	59009203	15.26757089	15360	BARRANCA PKWY	5.4B	General Industrial
56	32	88-LL-0080	01	59009203	15.26757089	15350	BARRANCA PKWY	5.4B	General Industrial
56	32	88-LL-0080	01	59009203	15.26757089	80	TECHNOLOGY DR W	5.4B	General Industrial
57	32	87-195	11	59014101	0.42217713	15231	BARRANCA PKWY	5.4B	General Industrial
58	32	2004-326	A	59006205	1.1891486			5.4B	General Industrial
59	32	31272-LL	05	59012118	2.47017081	11	TECHNOLOGY DR W	5.4B	General Industrial
60	32	88-314	02	59013307	9.16619344	18	TECHNOLOGY DR W	5.4B	General Industrial
60	32	88-314	02	59013307	9.16619344	18	TECHNOLOGY DR W	5.4B	General Industrial
60	32	88-314	02	59013307	9.16619344	18	TECHNOLOGY DR W	5.4B	General Industrial
60	32	88-314	02	59013307	9.16619344	18	TECHNOLOGY DR W	5.4B	General Industrial
61	32	85-LM-002	30	59011310	8.96596593	33	TECHNOLOGY DR W	5.4B	General Industrial
61	32	85-LM-002	30	59011310	8.96596593	31	TECHNOLOGY DR W	5.4B	General Industrial
62	32	89-LL-0088	03	59011308	7.52461466	29	TECHNOLOGY DR W	5.4B	General Industrial

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
62	32	89-LL-0088	03	59011308	7.52461466	29	TECHNOLOGY DR W	5.4B	General Industrial
62	32	89-LL-0088	03	59011308	7.52461466	27	TECHNOLOGY DR W	5.4B	General Industrial
63	32	2004-326	02	59006121	1.30263906			5.4B	General Industrial
64	32	87-LL-63	01	59014310	3.34132851	36	MAUCHLY	5.4B	General Industrial
64	32	87-LL-63	01	59014310	3.34132851	34	MAUCHLY	5.4B	General Industrial
64	32	87-LL-63	01	59014310	3.34132851	32	MAUCHLY	5.4B	General Industrial
64	32	87-LL-63	01	59014310	3.34132851	30	MAUCHLY	5.4B	General Industrial
65	32	31272-LL	01	59012114	1.88251872			5.4B	General Industrial
66	32	89-LL-0088	01	59012102	1.1327402			5.4B	General Industrial
67	32	2004-326	07	59006204	2.07423707			5.4B	General Industrial
68	32	83-615	18	59013203	14.4881965	15285	ALTON PKWY	5.4B	General Industrial
68	32	83-615	18	59013203	14.4881965	15273	ALTON PKWY	5.4B	General Industrial
68	32	83-615	18	59013203	14.4881965	15295	ALTON PKWY	5.4B	General Industrial
68	32	83-615	18	59013203	14.4881965	15235	ALTON PKWY	5.4B	General Industrial
68	32	83-615	18	59013203	14.4881965	15215	ALTON PKWY	5.4B	General Industrial
68	32	83-615	18	59013203	14.4881965	15251	ALTON PKWY	5.4B	General Industrial
68	32	83-615	18	59013203	14.4881965	15231	ALTON PKWY	5.4B	General Industrial
68	32	83-615	18	59013203	14.4881965	15255	ALTON PKWY	5.4B	General Industrial
68	32	83-615	18	59013203	14.4881965	15279	ALTON PKWY	5.4B	General Industrial
68	32	83-615	18	59013203	14.4881965	15265	ALTON PKWY	5.4B	General Industrial
68	32	83-615	18	59013203	14.4881965	15245	ALTON PKWY	5.4B	General Industrial
68	32	83-615	18	59013203	14.4881965	15205	ALTON PKWY	5.4B	General Industrial
68	32	83-615	18	59013203	14.4881965	15225	ALTON PKWY	5.4B	General Industrial
69	32	4670-LL	B	59012113	14.60713917	1	TECHNOLOGY DR E	5.4B	General Industrial
69	32	4670-LL	B	59012113	14.60713917	1	TECHNOLOGY DR E	5.4B	General Industrial
69	32	4670-LL	B	59012113	14.60713917	1	TECHNOLOGY DR E	5.4B	General Industrial
69	32	4670-LL	B	59012113	14.60713917	1	TECHNOLOGY DR E	5.4B	General Industrial
69	32	4670-LL	B	59012113	14.60713917	1	TECHNOLOGY DR E	5.4B	General Industrial
69	32	4670-LL	B	59012113	14.60713917	1	TECHNOLOGY DR E	5.4B	General Industrial
69	32	4670-LL	B	59012113	14.60713917	1	TECHNOLOGY DR E	5.4B	General Industrial
69	32	4670-LL	B	59012113	14.60713917	1	TECHNOLOGY DR E	5.4B	General Industrial
69	32	4670-LL	B	59012113	14.60713917	1	TECHNOLOGY DR E	5.4B	General Industrial
69	32	4670-LL	B	59012113	14.60713917	1	TECHNOLOGY DR E	5.4B	General Industrial
69	32	4670-LL	B	59012113	14.60713917	1	TECHNOLOGY DR E	5.4B	General Industrial
70	32			59006118	0.05025236			5.4B	General Industrial
71	32	87-195	03	59009104	0.25291079	15331	BARRANCA PKWY	5.4B	General Industrial
				Acreage Total =	288.51				

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
1	34	407073-LL	23	58820602	0.05696816	16471	SCIENTIFIC WAY	5.4A	General Industrial
1	34	407073-LL	23	58820602	0.05696816	16461	SCIENTIFIC WAY	5.4A	General Industrial
2	34	2005-245	16	58820635	0.05696878	16531	SCIENTIFIC WAY	5.4A	General Industrial
3	34	2005-245	24	58820603	0.11393627	16451	SCIENTIFIC WAY	5.4A	General Industrial
4	34	2005-245	19	58820638	0.05696721	16501	SCIENTIFIC WAY	5.4A	General Industrial
5	34	2005-245	09	58820628	0.05696814	9940	IRVINE CENTER DR	5.4A	General Industrial
5	34	2005-245	09	58820628	0.05696814	9930	IRVINE CENTER DR	5.4A	General Industrial
6	34	2005-245	10	58820629	0.05696633	9940	IRVINE CENTER DR	5.4A	General Industrial
7	34	2005-245	36	58820615	0.05696631	9800	IRVINE CENTER DR	5.4A	General Industrial
8	34	2005-245	13	58820632	0.0569675	9970	IRVINE CENTER DR	5.4A	General Industrial
9	34	2005-245	05	58820624	0.05696743	9900	IRVINE CENTER DR	5.4A	General Industrial
9	34	2005-245	05	58820624	0.05696743	9890	IRVINE CENTER DR	5.4A	General Industrial
10	34	2005-245	35	58820614	0.05696713	9790	IRVINE CENTER DR	5.4A	General Industrial
10	34	2005-245	35	58820614	0.05696713	9800	IRVINE CENTER DR	5.4A	General Industrial
11	34	2005-245	27	58820606	0.11393611	16421	SCIENTIFIC WAY	5.4A	General Industrial
12	34	2005-245	22	58820601	0.05696816	16471	SCIENTIFIC WAY	5.4A	General Industrial
13	34	2005-245	29	58820608	0.13672385	16401	SCIENTIFIC WAY	5.4A	General Industrial
14	34	2005-245	39	58820618	0.13672206	9830	IRVINE CENTER DR	5.4A	General Industrial
15	34	2005-245	31	58820610	0.05696798	16391	SCIENTIFIC WAY	5.4A	General Industrial
15	34	2005-245	31	58820610	0.05696798	16381	SCIENTIFIC WAY	5.4A	General Industrial
16	34	2005-245	14	58820633	0.11393578	9980	IRVINE CENTER DR	5.4A	General Industrial
17	34	2005-245	03	58820622	0.05696818	9870	IRVINE CENTER DR	5.4A	General Industrial
17	34	2005-245	03	58820622	0.05696818	9880	IRVINE CENTER DR	5.4A	General Industrial
18	34	2005-245	02	58820621	0.13672149	9860	IRVINE CENTER DR	5.4A	General Industrial
19	34	2005-245	40	58820619	0.11393591	9840	IRVINE CENTER DR	5.4A	General Industrial
20	34	2005-245	17	58820636	0.0569679	16521	SCIENTIFIC WAY	5.4A	General Industrial
20	34	2005-245	17	58820636	0.0569679	16531	SCIENTIFIC WAY	5.4A	General Industrial
21	34	2005-245	01	58820620	0.11393652	9860	IRVINE CENTER DR	5.4A	General Industrial
22	34	2005-245	28	58820607	0.1139356	16411	SCIENTIFIC WAY	5.4A	General Industrial
23	34	2005-245	37	58820616	0.05696682	9820	IRVINE CENTER DR	5.4A	General Industrial
23	34	2005-245	37	58820616	0.05696682	9810	IRVINE CENTER DR	5.4A	General Industrial
24	34	2005-245	34	58820613	0.13672286	9780	IRVINE CENTER DR	5.4A	General Industrial
25	34	2005-245	38	58820617	0.05696904	9820	IRVINE CENTER DR	5.4A	General Industrial
26	34	2005-245	20	58820639	0.05696703	16491	SCIENTIFIC WAY	5.4A	General Industrial
26	34	2005-245	20	58820639	0.05696703	16501	SCIENTIFIC WAY	5.4A	General Industrial
27	34	2005-245	32	58820611	0.1139357	16371	SCIENTIFIC WAY	5.4A	General Industrial
28	34	2005-245	26	58820605	0.13672354	16431	SCIENTIFIC WAY	5.4A	General Industrial
29	34	2005-245	30	58820609	0.05696737	16391	SCIENTIFIC WAY	5.4A	General Industrial
30	34	2005-245	04	58820623	0.05696743	9880	IRVINE CENTER DR	5.4A	General Industrial
31	34	2005-245	33	58820612	0.11393592	16361	SCIENTIFIC WAY	5.4A	General Industrial
32	34	2005-245	11	58820630	0.11393648	9950	IRVINE CENTER DR	5.4A	General Industrial
33	34	2005-245	12	58820631	0.0569675	9960	IRVINE CENTER DR	5.4A	General Industrial
33	34	2005-245	12	58820631	0.0569675	9970	IRVINE CENTER DR	5.4A	General Industrial

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
34	34	2005-245	25	58820604	0.11393485	16441	SCIENTIFIC WAY	5.4A	General Industrial
35	34	2005-245	15	58820634	0.11393625	16541	SCIENTIFIC WAY	5.4A	General Industrial
36	34	2005-245	06	58820625	0.05696793	9900	IRVINE CENTER DR	5.4A	General Industrial
37	34	2003-187	04	58817604	0.05723803	8815	RESEARCH DR	5.4A	General Industrial
38	34	2003-106	05	58817705	0.05693219	8905	RESEARCH DR	5.4A	General Industrial
39	34	2003-187	15	58817612	0.11403283	8871	RESEARCH DR	5.4A	General Industrial
40	34	2003-106	06	58817706	0.05693121	8921	RESEARCH DR	5.4A	General Industrial
41	34	2003-106	03	58817703	0.05693278	8901	RESEARCH DR	5.4A	General Industrial
42	34	2003-106	16	58817716	0.11386541	8965	RESEARCH DR	5.4A	General Industrial
43	34	2003-106	08	58817708	0.05693205	8931	RESEARCH DR	5.4A	General Industrial
44	34	2003-187	16	58817613	0.0570738	8875	RESEARCH DR	5.4A	General Industrial
45	34	99-125	16	58820516	0.13334167	17	GODDARD	5.4A	General Industrial
46	34	2003-187	05	58817605	0.05722018	8821	RESEARCH DR	5.4A	General Industrial
47	34	90-128	18	58817208	1.38740312	50	BUNSEN	5.4A	General Industrial
48	34	2003-187	11	58817616	0.1367967	8845	RESEARCH DR	5.4A	General Industrial
49	34	2003-106	07	58817707	0.05693289	8915	RESEARCH DR	5.4A	General Industrial
50	34	90-128	13	58817203	2.33963142	8750	RESEARCH DR	5.4A	General Industrial
50	34	90-128	13	58817203	2.33963142	8710	RESEARCH DR	5.4A	General Industrial
51	34	2003-106	12	58817712	0.11386502	8945	RESEARCH DR	5.4A	General Industrial
52	34	2003-187	07	58817607	0.05699409	8831	RESEARCH DR	5.4A	General Industrial
53	34	2001-175	02	58817502	0.19117282	14	BUNSEN	5.4A	General Industrial
54	34	2002-202	03	58820217	0.46346784	551	WALD	5.4A	General Industrial
55	34	2003-102	04	58820521	0.25944921	250	GODDARD	5.4A	General Industrial
55	34	2003-102	04	58820521	0.25944921	240	GODDARD	5.4A	General Industrial
55	34	2003-102	04	58820521	0.25944921	230	GODDARD	5.4A	General Industrial
56	34	99-125	10	58820510	0.14034972	8	GODDARD	5.4A	General Industrial
57	34	2003-102	02	58820520	0.17098968	210	GODDARD	5.4A	General Industrial
58	34	2005-131	02	58820224	0.23430732	32	TESLA	5.4A	General Industrial
59	34	99-125	13	58820513	0.19048672	14	GODDARD	5.4A	General Industrial
60	34	2003-187	03	58817601	0.13769289	8801	RESEARCH DR	5.4A	General Industrial
61	34	2001-175	01	58817501	0.22791342	18	BUNSEN	5.4A	General Industrial
62	34	2003-106	09	58817709	0.05693289	8925	RESEARCH DR	5.4A	General Industrial
63	34	2003-187	09	58817617	0.05667636	8841	RESEARCH DR	5.4A	General Industrial
64	34	2003-187	13	58817610	0.08891794	8861	RESEARCH DR	5.4A	General Industrial
65	34	2005-131	01	58820221	0.32066209	34	TESLA	5.4A	General Industrial
65	34	2005-131	01	58820221	0.32066209	36	TESLA	5.4A	General Industrial
66	34	2003-187	14	58817611	0.08803123	8865	RESEARCH DR	5.4A	General Industrial
67	34	376269-LL	11	58817711	0.08832857	8941	RESEARCH DR	5.4A	General Industrial
68	34	2003-106	02	58817702	0.05693278	8895	RESEARCH DR	5.4A	General Industrial
69	34	2003-106	13	58817713	0.11386561	8951	RESEARCH DR	5.4A	General Industrial
70	34	2003-106	14	58817714	0.11386541	8955	RESEARCH DR	5.4A	General Industrial
71	34	2005-245	08	58820627	0.13672183	9920	IRVINE CENTER DR	5.4A	General Industrial
72	34	99-125	07	58820507	0.24012951	3	GODDARD	5.4A	General Industrial

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
73	34	99-125	11	58820511	0.1427146	10	GODDARD	5.4A	General Industrial
74	34	2003-187	12	58817609	0.11407013	8855	RESEARCH DR	5.4A	General Industrial
75	34	2005-245	18	58820637	0.1139364	16511	SCIENTIFIC WAY	5.4A	General Industrial
76	34	99-125	04	58820504	0.24539855	9	GODDARD	5.4A	General Industrial
77	34	376269-LL	10	58817710	0.08832808	8935	RESEARCH DR	5.4A	General Industrial
78	34	2003-106	04	58817704	0.05693259	8911	RESEARCH DR	5.4A	General Industrial
79	34	99-125	14	58820514	0.24042385	18	GODDARD	5.4A	General Industrial
80	34	99-125	12	58820512	0.32363106	12	GODDARD	5.4A	General Industrial
81	34	99-125	B	58820518	0.31075869			5.4A	General Industrial
82	34	2003-187	10	58817618	0.05708528	8851	RESEARCH DR	5.4A	General Industrial
83	34	2003-106	15	58817715	0.11386464	8961	RESEARCH DR	5.4A	General Industrial
84	34	2002-202	02	58820216	0.82598543	553	WALD	5.4A	General Industrial
85	34	99-125	15	58820515	0.2234199	16	GODDARD	5.4A	General Industrial
86	34	99-125	09	58820509	0.19500499	6	GODDARD	5.4A	General Industrial
87	34	2003-187	06	58817606	0.11375447	8825	RESEARCH DR	5.4A	General Industrial
88	34	90-128	12	58817202	1.8426026	8900	RESEARCH DR	5.4A	General Industrial
88	34	90-128	12	58817202	1.8426026	8850	RESEARCH DR	5.4A	General Industrial
89	34	1/88	298	58817305	0.78667176	33	BUNSEN	5.4A	General Industrial
90	34	90-128	11	58817201	1.69329186	9000	RESEARCH DR	5.4A	General Industrial
91	34	99-125	06	58820506	0.19708651	5	GODDARD	5.4A	General Industrial
92	34	99-125	03	58820503	0.2361804	11	GODDARD	5.4A	General Industrial
93	34	99-125	08	58820508	0.27810567	2	GODDARD	5.4A	General Industrial
94	34	2003-102	01	58820519	0.15060035	200	GODDARD	5.4A	General Industrial
95	34	2003-187	08	58817608	0.05725826	8835	RESEARCH DR	5.4A	General Industrial
96	34	2003-106	01	58817701	0.13663738	8891	RESEARCH DR	5.4A	General Industrial
97	34	2003-187	17	58817614	0.05685724	8881	RESEARCH DR	5.4A	General Industrial
98	34	2003-106	17	58817717	0.1366394	8965	RESEARCH DR	5.4A	General Industrial
99	34	99-125	05	58820505	0.20276998	7	GODDARD	5.4A	General Industrial
100	34	2003-187	18	58817615	0.13656163	8885	RESEARCH DR	5.4A	General Industrial
101	34	2016-100	02	58820526	0.79628868			5.4A	General Industrial
102	34	2005-245	07	58820626	0.13672429	9910	IRVINE CENTER DR	5.4A	General Industrial
103	34	2001-211	01	58819221	2.61375021	1	DOPPLER	5.4A	General Industrial
104	34	97-159	01	58817407	1.30708727	8659	RESEARCH DR	5.4A	General Industrial
105	34	97-159	05	58817404	1.29017828	8717	RESEARCH DR	5.4A	General Industrial
106	34	40244-LL	01	58819106	1.12561451	18	CUSHING	5.4A	General Industrial
107	34	90-128	20	58819101	1.00762503	9004	RESEARCH DR	5.4A	General Industrial
108	34	25129-LL	02	58819119	0.9100786	80	BUNSEN	5.4A	General Industrial
109	34	44598-LL	06	58820406	1.66580805	43	TESLA	5.4A	General Industrial
110	34	97-159	02	58817401	1.01227161	8669	RESEARCH DR	5.4A	General Industrial
111	34	90-128	14	58817204	3.14381952	8660	RESEARCH DR	5.4A	General Industrial
112	34	2003-227	01	58820120	1.41980268	52	TESLA	5.4A	General Industrial
112	34	2003-227	01	58820120	1.41980268	50	TESLA	5.4A	General Industrial
112	34	2003-227	01	58820120	1.41980268	54	TESLA	5.4A	General Industrial

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
112	34	2003-227	01	58820120	1.41980268	48	TESLA	5.4A	General Industrial
112	34	2003-227	01	58820120	1.41980268	60	TESLA	5.4A	General Industrial
112	34	2003-227	01	58820120	1.41980268	56	TESLA	5.4A	General Industrial
112	34	2003-227	01	58820120	1.41980268	58	TESLA	5.4A	General Industrial
113	34	2003-187	A	58817619	6.29474723			5.4A	General Industrial
114	34	90-128	15	58817205	2.38265111	8650	RESEARCH DR	5.4A	General Industrial
115	34	97-159	04	58817403	1.57095141	8687	RESEARCH DR	5.4A	General Industrial
116	34	2001-175	A	58817504	1.73185344			5.4A	General Industrial
117	34	2003-106	A	58817718	5.93752975			5.4A	General Industrial
118	34	90-128	37	58817306	2.41205757	21	HUBBLE	5.4A	General Industrial
118	34	90-128	37	58817306	2.41205757	17	HUBBLE	5.4A	General Industrial
118	34	90-128	37	58817306	2.41205757	11	HUBBLE	5.4A	General Industrial
118	34	90-128	37	58817306	2.41205757	9	HUBBLE	5.4A	General Industrial
118	34	90-128	37	58817306	2.41205757	19	HUBBLE	5.4A	General Industrial
118	34	90-128	37	58817306	2.41205757	7	HUBBLE	5.4A	General Industrial
118	34	90-128	37	58817306	2.41205757	5	HUBBLE	5.4A	General Industrial
118	34	90-128	37	58817306	2.41205757	15	HUBBLE	5.4A	General Industrial
119	34	25129-LL	01	58819118	0.86664547	78	BUNSEN	5.4A	General Industrial
120	34	368421-LL	02	58819219	1.45346035	10	EDELMAN	5.4A	General Industrial
121	34	90-128	29	58819110	1.25067476	11	CUSHING	5.4A	General Industrial
122	34	90-128	23	58819104	2.60673357	9016	RESEARCH DR	5.4A	General Industrial
123	34	25070-LL	01	58819108	1.489647	7	CUSHING	5.4A	General Industrial
124	34	90-128	22	58819122	1.32617706	9012	RESEARCH DR	5.4A	General Industrial
125	34	97-194	03	58820212	2.43760708	501	WALD	5.4A	General Industrial
126	34	2003-205	01	58819121	2.98107131	73	BUNSEN	5.4A	General Industrial
126	34	2003-205	01	58819121	2.98107131	77	BUNSEN	5.4A	General Industrial
126	34	2003-205	01	58819121	2.98107131	8949	IRVINE CENTER DR	5.4A	General Industrial
126	34	2003-205	01	58819121	2.98107131	8889	IRVINE CENTER DR	5.4A	General Industrial
126	34	2003-205	01	58819121	2.98107131	8909	IRVINE CENTER DR	5.4A	General Industrial
126	34	2003-205	01	58819121	2.98107131	75	BUNSEN	5.4A	General Industrial
126	34	2003-205	01	58819121	2.98107131	8929	IRVINE CENTER DR	5.4A	General Industrial
127	34	99-125	01	58820501	0.16555392	19	GODDARD	5.4A	General Industrial
128	34	2000-113	A	58818250	2.57596907			5.4A	General Industrial
129	34	348970-LL	01	58818257	16.99927725	9501	RESEARCH DR	5.4A	General Industrial
129	34	348970-LL	01	58818257	16.99927725	9391	RESEARCH DR	5.4A	General Industrial
130	34	2001-211	04	58819218	1.57186572	15	EDELMAN	5.4A	General Industrial
131	34	2001-211	07	58819215	1.07989199	20	DOPPLER	5.4A	General Industrial
132	34	38859-LL	08	58820404	2.28041378	35	TESLA	5.4A	General Industrial
133	34	360793-LL	A	58819325	1.28941938			5.4A	General Industrial
134	34	2014-158	02	58820125	1.60782032	16500	SCIENTIFIC WAY	5.4A	General Industrial
135	34	2003-102	03	58820521	0.17107793	224	GODDARD	5.4A	General Industrial
135	34	2003-102	03	58820521	0.17107793	220	GODDARD	5.4A	General Industrial
136	34	44598-LL	05	58820407	1.65031489	45	TESLA	5.4A	General Industrial

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
137	34	2003-226	01	58820121	2.05363524	470	WALD	5.4A	General Industrial
137	34	2003-226	01	58820121	2.05363524	490	WALD	5.4A	General Industrial
137	34	2003-226	01	58820121	2.05363524	480	WALD	5.4A	General Industrial
137	34	2003-226	01	58820121	2.05363524	500	WALD	5.4A	General Industrial
137	34	2003-226	01	58820121	2.05363524	20	MAXWELL	5.4A	General Industrial
137	34	2003-226	01	58820121	2.05363524	30	MAXWELL	5.4A	General Industrial
138	34	97-194	07	58820109	2.36895805	40	TESLA	5.4A	General Industrial
139	34	2002-202	01	58820215	0.81678356	557	WALD	5.4A	General Industrial
140	34	2003-212	01	58820122	3.64241331	560	WALD	5.4A	General Industrial
140	34	2003-212	01	58820122	3.64241331	546	WALD	5.4A	General Industrial
140	34	2003-212	01	58820122	3.64241331	540	WALD	5.4A	General Industrial
140	34	2003-212	01	58820122	3.64241331	572	WALD	5.4A	General Industrial
140	34	2003-212	01	58820122	3.64241331	580	WALD	5.4A	General Industrial
140	34	2003-212	01	58820122	3.64241331	548	WALD	5.4A	General Industrial
140	34	2003-212	01	58820122	3.64241331	584	WALD	5.4A	General Industrial
140	34	2003-212	01	58820122	3.64241331	550	WALD	5.4A	General Industrial
140	34	2003-212	01	58820122	3.64241331	576	WALD	5.4A	General Industrial
140	34	2003-212	01	58820122	3.64241331	552	WALD	5.4A	General Industrial
140	34	2003-212	01	58820122	3.64241331	556	WALD	5.4A	General Industrial
140	34	2003-212	01	58820122	3.64241331	564	WALD	5.4A	General Industrial
140	34	2003-212	01	58820122	3.64241331	544	WALD	5.4A	General Industrial
140	34	2003-212	01	58820122	3.64241331	568	WALD	5.4A	General Industrial
141	34	97-194	09	58820111	3.69830025	88	MAXWELL	5.4A	General Industrial
142	34	2005-131	A	58820223	1.81549795			5.4A	General Industrial
143	34	2006-272	01	58818260	2.74648156	9313	RESEARCH	5.4A	General Industrial
143	34	2006-272	01	58818260	2.74648156	9297	RESEARCH	5.4A	General Industrial
143	34	2006-272	01	58818260	2.74648156	9273	RESEARCH	5.4A	General Industrial
143	34	2006-272	01	58818260	2.74648156	9275	RESEARCH	5.4A	General Industrial
143	34	2006-272	01	58818260	2.74648156	9279	RESEARCH	5.4A	General Industrial
143	34	2006-272	01	58818260	2.74648156	9307	RESEARCH	5.4A	General Industrial
143	34	2006-272	01	58818260	2.74648156	9305	RESEARCH	5.4A	General Industrial
143	34	2006-272	01	58818260	2.74648156	9309	RESEARCH	5.4A	General Industrial
143	34	2006-272	01	58818260	2.74648156	9299	RESEARCH	5.4A	General Industrial
143	34	2006-272	01	58818260	2.74648156	9301	RESEARCH	5.4A	General Industrial
143	34	2006-272	01	58818260	2.74648156	9277	RESEARCH	5.4A	General Industrial
143	34	2006-272	01	58818260	2.74648156	9303	RESEARCH	5.4A	General Industrial
143	34	2006-272	01	58818260	2.74648156	9311	RESEARCH	5.4A	General Industrial
144	34	2004-109	01	58820219	1.31699878	429	WALD	5.4A	General Industrial
144	34	2004-109	01	58820219	1.31699878	439	WALD	5.4A	General Industrial
144	34	2004-109	01	58820219	1.31699878	34	TESLA	5.4A	General Industrial
144	34	2004-109	01	58820219	1.31699878	32	TESLA	5.4A	General Industrial
145	34	90-128	19	58817209	5.96983659	27	HUBBLE	5.4A	General Industrial
145	34	90-128	19	58817209	5.96983659	25	HUBBLE	5.4A	General Industrial

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
145	34	90-128	19	58817209	5.96983659	29	HUBBLE	5.4A	General Industrial
145	34	90-128	19	58817209	5.96983659	23	HUBBLE	5.4A	General Industrial
146	34	2003-187	01	58817603	0.08822435	8811	RESEARCH DR	5.4A	General Industrial
147	34	97-159	06	58817405	0.94184454	8707	RESEARCH DR	5.4A	General Industrial
148	34	2001-175	03	58817503	0.22072661	10	BUNSEN	5.4A	General Industrial
149	34	90-128	21	58819102	1.2092539	9008	RESEARCH DR	5.4A	General Industrial
150	34	2006-272	01	58818260	2.08418841	9281	RESEARCH	5.4A	General Industrial
150	34	2006-272	01	58818260	2.08418841	9291	RESEARCH	5.4A	General Industrial
150	34	2006-272	01	58818260	2.08418841	9285	RESEARCH	5.4A	General Industrial
150	34	2006-272	01	58818260	2.08418841	9289	RESEARCH	5.4A	General Industrial
150	34	2006-272	01	58818260	2.08418841	9293	RESEARCH	5.4A	General Industrial
150	34	2006-272	01	58818260	2.08418841	9283	RESEARCH	5.4A	General Industrial
150	34	2006-272	01	58818260	2.08418841	9295	RESEARCH	5.4A	General Industrial
150	34	2006-272	01	58818260	2.08418841	9287	RESEARCH	5.4A	General Industrial
151	34	50179-LL	01	58819117	2.36027817	8845	IRVINE CENTER DR	5.4A	General Industrial
152	34	25070-LL	02	58819109	1.02387824	9	CUSHING	5.4A	General Industrial
153	34	90-128	38	58817302	4.01219945	8777	IRVINE CENTER DR	5.4A	General Industrial
153	34	90-128	38	58817302	4.01219945	8767	IRVINE CENTER DR	5.4A	General Industrial
153	34	90-128	38	58817302	4.01219945	8787	IRVINE CENTER DR	5.4A	General Industrial
153	34	90-128	38	58817302	4.01219945	8797	IRVINE CENTER DR	5.4A	General Industrial
153	34	90-128	38	58817302	4.01219945	8767	IRVINE CENTER DR	5.4A	General Industrial
153	34	90-128	38	58817302	4.01219945	8767	IRVINE CENTER DR	5.4A	General Industrial
153	34	90-128	38	58817302	4.01219945	8767	IRVINE CENTER DR	5.4A	General Industrial
154	34	2001-211	13	58819320	1.14270847	75	DOPPLER	5.4A	General Industrial
155	34	332912-LL	02	58818255	3.18941693	9801	RESEARCH DR	5.4A	General Industrial
155	34	332912-LL	02	58818255	3.18941693	9805	RESEARCH DR	5.4A	General Industrial
155	34	332912-LL	02	58818255	3.18941693	9807	RESEARCH DR	5.4A	General Industrial
155	34	332912-LL	02	58818255	3.18941693	9787	RESEARCH DR	5.4A	General Industrial
155	34	332912-LL	02	58818255	3.18941693	9795	RESEARCH DR	5.4A	General Industrial
155	34	332912-LL	02	58818255	3.18941693	9803	RESEARCH DR	5.4A	General Industrial
155	34	332912-LL	02	58818255	3.18941693	9799	RESEARCH DR	5.4A	General Industrial
155	34	332912-LL	02	58818255	3.18941693	9791	RESEARCH DR	5.4A	General Industrial
156	34	90-128	33	58819114	1.25339667	60	BUNSEN	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	9451	IRVINE CENTER DR	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	9681	IRVINE CENTER DR	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	9701	IRVINE CENTER DR	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	16150	SCIENTIFIC WAY	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	9531	IRVINE CENTER DR	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	9601	IRVINE CENTER DR	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	9671	IRVINE CENTER DR	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	16180	SCIENTIFIC WAY	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	9570	RESEARCH DR	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	9640	RESEARCH DR	5.4A	General Industrial

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
157	34	35310	01	58819326	11.80758821	9541	IRVINE CENTER DR	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	9551	IRVINE CENTER DR	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	16200	SCIENTIFIC WAY	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	16210	SCIENTIFIC WAY	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	9501	IRVINE CENTER DR	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	9521	IRVINE CENTER DR	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	9591	IRVINE CENTER DR	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	9620	RESEARCH DR	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	9630	RESEARCH DR	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	9461	IRVINE CENTER DR	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	9481	IRVINE CENTER DR	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	9631	IRVINE CENTER DR	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	9651	IRVINE CENTER DR	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	9670	RESEARCH DR	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	9690	RESEARCH DR	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	16170	SCIENTIFIC WAY	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	9611	IRVINE CENTER DR	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	9560	RESEARCH DR	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	9561	IRVINE CENTER DR	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	9571	IRVINE CENTER DR	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	16190	SCIENTIFIC WAY	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	16220	SCIENTIFIC WAY	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	9600	RESEARCH DR	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	9610	RESEARCH DR	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	9580	RESEARCH DR	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	9650	RESEARCH DR	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	9471	IRVINE CENTER DR	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	9491	IRVINE CENTER DR	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	9641	IRVINE CENTER DR	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	9661	IRVINE CENTER DR	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	9660	RESEARCH DR	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	9680	RESEARCH DR	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	9511	IRVINE CENTER DR	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	9581	IRVINE CENTER DR	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	9621	IRVINE CENTER DR	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	9691	IRVINE CENTER DR	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	16160	SCIENTIFIC WAY	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	9550	RESEARCH DR	5.4A	General Industrial
157	34	35310	01	58819326	11.80758821	9590	RESEARCH DR	5.4A	General Industrial
158	34	33614	01	58819223	1.15109746	32	EDELMAN	5.4A	General Industrial
158	34	33614	01	58819223	1.15109746	30	EDELMAN	5.4A	General Industrial
158	34	33614	01	58819223	1.15109746	26	EDELMAN	5.4A	General Industrial
158	34	33614	01	58819223	1.15109746	28	EDELMAN	5.4A	General Industrial

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
159	34	2000-113	B	58818251	3.24916764			5.4A	General Industrial
160	34	2001-211	12	58819321	0.99631323	70	DOPPLER	5.4A	General Industrial
161	34	2001-229	01	58820421	1.7911227	39	TESLA	5.4A	General Industrial
162	34	97-195		58820418	0.26950435			5.4A	General Industrial
163	34	38859-LL	04	58820408	2.32581142	47	TESLA	5.4A	General Industrial
164	34	344907-ELL	02	58822132	2.10044871	9820	RESEARCH DR	5.4A	General Industrial
165	34	97-195	13	58820419	3.95932855	370	GODDARD	5.4A	General Industrial
165	34	97-195	13	58820419	3.95932855	340	GODDARD	5.4A	General Industrial
165	34	97-195	13	58820419	3.95932855	350	GODDARD	5.4A	General Industrial
165	34	97-195	13	58820419	3.95932855	400	GODDARD	5.4A	General Industrial
165	34	97-195	13	58820419	3.95932855	450	GODDARD	5.4A	General Industrial
165	34	97-195	13	58820419	3.95932855	380	GODDARD	5.4A	General Industrial
165	34	97-195	13	58820419	3.95932855	390	GODDARD	5.4A	General Industrial
165	34	97-195	13	58820419	3.95932855	360	GODDARD	5.4A	General Industrial
165	34	97-195	13	58820419	3.95932855	460	GODDARD	5.4A	General Industrial
165	34	97-195	13	58820419	3.95932855	430	GODDARD	5.4A	General Industrial
165	34	97-195	13	58820419	3.95932855	410	GODDARD	5.4A	General Industrial
165	34	97-195	13	58820419	3.95932855	330	GODDARD	5.4A	General Industrial
165	34	97-195	13	58820419	3.95932855	420	GODDARD	5.4A	General Industrial
165	34	97-195	13	58820419	3.95932855	440	GODDARD	5.4A	General Industrial
166	34	25129-LL	03	58819120	7.3624506	81	BUNSEN	5.4A	General Industrial
167	34	2001-211	05	58819217	1.6585264	25	EDELMAN	5.4A	General Industrial
168	34	360793-LL	B	58819316	4.16494612			5.4A	General Industrial
169	34	97-194	05	58820218	2.52189546	631	WALD	5.4A	General Industrial
169	34	97-194	05	58820218	2.52189546	671	WALD	5.4A	General Industrial
169	34	97-194	05	58820218	2.52189546	651	WALD	5.4A	General Industrial
169	34	97-194	05	58820218	2.52189546	661	WALD	5.4A	General Industrial
169	34	97-194	05	58820218	2.52189546	611	WALD	5.4A	General Industrial
169	34	97-194	05	58820218	2.52189546	621	WALD	5.4A	General Industrial
169	34	97-194	05	58820218	2.52189546	601	WALD	5.4A	General Industrial
169	34	97-194	05	58820218	2.52189546	641	WALD	5.4A	General Industrial
170	34	2000-113	14	58818249	2.14286902	9685	RESEARCH DR	5.4A	General Industrial
171	34	2000-143	02	58818233	2.97263468	9701	RESEARCH DR	5.4A	General Industrial
172	34	97-193	A	58821104	11.0017939			5.4A	General Industrial
173	34	344907-ELL	01	58818321	8.80931701	9771	IRVINE CENTER DR	5.4A	General Industrial
173	34	344907-ELL	01	58818321	8.80931701	9751	IRVINE CENTER DR	5.4A	General Industrial
173	34	344907-ELL	01	58818321	8.80931701	9720	RESEARCH DR	5.4A	General Industrial
173	34	344907-ELL	01	58818321	8.80931701	9721	IRVINE CENTER DR	5.4A	General Industrial
173	34	344907-ELL	01	58818321	8.80931701	9790	RESEARCH DR	5.4A	General Industrial
173	34	344907-ELL	01	58818321	8.80931701	9781	IRVINE CENTER DR	5.4A	General Industrial
173	34	344907-ELL	01	58818321	8.80931701	16201	SCIENTIFIC WAY	5.4A	General Industrial
173	34	344907-ELL	01	58818321	8.80931701	16151	SCIENTIFIC WAY	5.4A	General Industrial
173	34	344907-ELL	01	58818321	8.80931701	9730	RESEARCH DR	5.4A	General Industrial

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
173	34	344907-ELL	01	58818321	8.80931701	9791	IRVINE CENTER DR	5.4A	General Industrial
173	34	344907-ELL	01	58818321	8.80931701	9750	RESEARCH DR	5.4A	General Industrial
173	34	344907-ELL	01	58818321	8.80931701	9760	RESEARCH DR	5.4A	General Industrial
173	34	344907-ELL	01	58818321	8.80931701	9700	RESEARCH DR	5.4A	General Industrial
173	34	344907-ELL	01	58818321	8.80931701	16191	SCIENTIFIC WAY	5.4A	General Industrial
173	34	344907-ELL	01	58818321	8.80931701	16161	SCIENTIFIC WAY	5.4A	General Industrial
173	34	344907-ELL	01	58818321	8.80931701	9710	RESEARCH DR	5.4A	General Industrial
173	34	344907-ELL	01	58818321	8.80931701	9770	RESEARCH DR	5.4A	General Industrial
173	34	344907-ELL	01	58818321	8.80931701	9740	RESEARCH DR	5.4A	General Industrial
173	34	344907-ELL	01	58818321	8.80931701	9711	IRVINE CENTER DR	5.4A	General Industrial
173	34	344907-ELL	01	58818321	8.80931701	9741	IRVINE CENTER DR	5.4A	General Industrial
173	34	344907-ELL	01	58818321	8.80931701	9761	IRVINE CENTER DR	5.4A	General Industrial
173	34	344907-ELL	01	58818321	8.80931701	9780	RESEARCH DR	5.4A	General Industrial
173	34	344907-ELL	01	58818321	8.80931701	16171	SCIENTIFIC WAY	5.4A	General Industrial
173	34	344907-ELL	01	58818321	8.80931701	9801	IRVINE CENTER DR	5.4A	General Industrial
173	34	344907-ELL	01	58818321	8.80931701	16181	SCIENTIFIC WAY	5.4A	General Industrial
173	34	344907-ELL	01	58818321	8.80931701	9731	IRVINE CENTER DR	5.4A	General Industrial
173	34	344907-ELL	01	58818321	8.80931701	9800	RESEARCH DR	5.4A	General Industrial
174	34	2005-245	A	58820641	14.74618356			5.4A	General Industrial
175	34	2006-272	01	58818260	4.03906641	9245	RESEARCH	5.4A	General Industrial
175	34	2006-272	01	58818260	4.03906641	9255	RESEARCH	5.4A	General Industrial
175	34	2006-272	01	58818260	4.03906641	9269	RESEARCH	5.4A	General Industrial
175	34	2006-272	01	58818260	4.03906641	9241	RESEARCH	5.4A	General Industrial
175	34	2006-272	01	58818260	4.03906641	9261	RESEARCH	5.4A	General Industrial
175	34	2006-272	01	58818260	4.03906641	9267	RESEARCH	5.4A	General Industrial
175	34	2006-272	01	58818260	4.03906641	9271	RESEARCH	5.4A	General Industrial
175	34	2006-272	01	58818260	4.03906641	9259	RESEARCH	5.4A	General Industrial
175	34	2006-272	01	58818260	4.03906641	9239	RESEARCH	5.4A	General Industrial
175	34	2006-272	01	58818260	4.03906641	9243	RESEARCH	5.4A	General Industrial
175	34	2006-272	01	58818260	4.03906641	9235	RESEARCH	5.4A	General Industrial
175	34	2006-272	01	58818260	4.03906641	9263	RESEARCH	5.4A	General Industrial
175	34	2006-272	01	58818260	4.03906641	9265	RESEARCH	5.4A	General Industrial
175	34	2006-272	01	58818260	4.03906641	9257	RESEARCH	5.4A	General Industrial
175	34	2006-272	01	58818260	4.03906641	9237	RESEARCH	5.4A	General Industrial
176	34	2016-100	02	58820525	0.79628868	310	GODDARD	5.4A	General Industrial
177	34	97-193	A	58821105	8.99328695			5.4A	General Industrial
178	34	27484-LL	07	58817114	2.60994717	8775	RESEARCH DR	5.4A	General Industrial
178	34	27484-LL	07	58817114	2.60994717	8785	RESEARCH DR	5.4A	General Industrial
179	34	38859-LL	02	58820410	1.42813962	355	GODDARD	5.4A	General Industrial
180	34	90-130	D	58820107	0.15366507			5.4A	General Industrial
181	34	97-195		58820417	0.05969491			5.4A	General Industrial
182	34	365807-EED		0	0.02815823			5.4A	General Industrial
183	34	27484-LL	01	58817120	20.40703658	9101	RESEARCH DR	5.4A	General Industrial

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
183	34	27484-LL	01	58817120	20.40703658	9101	RESEARCH DR	5.4A	General Industrial
183	34	27484-LL	01	58817120	20.40703658	9101	RESEARCH DR	5.4A	General Industrial
184	34	344907-ELL	02	58822133	0.27173944			5.4A	General Industrial
185	34	97-159	07	58817406	0.85422546	8679	RESEARCH DR	5.4A	General Industrial
185	34	97-159	07	58817406	0.85422546	8697	RESEARCH DR	5.4A	General Industrial
186	34	97-159	03	58817402	1.44541741	8677	RESEARCH DR	5.4A	General Industrial
187	34	99-125	A	58820517	4.21481385			5.4A	General Industrial
188	34	38859-LL	01	58820411	1.37913831	299	GODDARD	5.4A	General Industrial
189	34	2001-211	08	58819222	1.89246255	15	DOPPLER	5.4A	General Industrial
190	34	90-128	24	58819122	1.30288717			5.4A	General Industrial
191	34	97-194	06	58820108	2.22136057	38	TESLA	5.4A	General Industrial
192	34	2001-229	02	58820420	1.30566935	41	TESLA	5.4A	General Industrial
193	34	2003-187	02	58817602	0.08822312	8805	RESEARCH DR	5.4A	General Industrial
194	34	90-128	17	58817207	1.97732942	34	BUNSEN	5.4A	General Industrial
195	34	368421-LL	01	58819220	1.85696368	2	DOPPLER	5.4A	General Industrial
196	34	360793-LL	01	58819324	4.82197264	9300	RESEARCH DR	5.4A	General Industrial
196	34	360793-LL	01	58819324	4.82197264	9302	RESEARCH DR	5.4A	General Industrial
196	34	360793-LL	01	58819324	4.82197264	9304	RESEARCH DR	5.4A	General Industrial
196	34	360793-LL	01	58819324	4.82197264	9306	RESEARCH DR	5.4A	General Industrial
197	34	2001-211	10	58819322	1.41987204	30	MULLER	5.4A	General Industrial
198	34	2005-141	10	58820123	3.65569811	46	MAXWELL	5.4A	General Industrial
198	34	2005-141	10	58820123	3.65569811	42	MAXWELL	5.4A	General Industrial
198	34	2005-141	10	58820123	3.65569811	44	MAXWELL	5.4A	General Industrial
198	34	2005-141	10	58820123	3.65569811	50	MAXWELL	5.4A	General Industrial
198	34	2005-141	10	58820123	3.65569811	56	MAXWELL	5.4A	General Industrial
198	34	2005-141	10	58820123	3.65569811	68	MAXWELL	5.4A	General Industrial
198	34	2005-141	10	58820123	3.65569811	72	MAXWELL	5.4A	General Industrial
198	34	2005-141	10	58820123	3.65569811	54	MAXWELL	5.4A	General Industrial
198	34	2005-141	10	58820123	3.65569811	58	MAXWELL	5.4A	General Industrial
198	34	2005-141	10	58820123	3.65569811	60	MAXWELL	5.4A	General Industrial
198	34	2005-141	10	58820123	3.65569811	64	MAXWELL	5.4A	General Industrial
198	34	2005-141	10	58820123	3.65569811	66	MAXWELL	5.4A	General Industrial
198	34	2005-141	10	58820123	3.65569811	76	MAXWELL	5.4A	General Industrial
198	34	2005-141	10	58820123	3.65569811	62	MAXWELL	5.4A	General Industrial
198	34	2005-141	10	58820123	3.65569811	74	MAXWELL	5.4A	General Industrial
198	34	2005-141	10	58820123	3.65569811	48	MAXWELL	5.4A	General Industrial
198	34	2005-141	10	58820123	3.65569811	52	MAXWELL	5.4A	General Industrial
198	34	2005-141	10	58820123	3.65569811	70	MAXWELL	5.4A	General Industrial
199	34	2001-211	09	58819319	1.15072147	51	DOPPLER	5.4A	General Industrial
200	34	40244-LL	02	58819107	1.43503517	6	CUSHING	5.4A	General Industrial
201	34	90-128	30	58819111	1.74930547	15	CUSHING	5.4A	General Industrial
202	34	2001-211	11	58819323	2.15492788	9280	RESEARCH DR	5.4A	General Industrial
203	34	2001-228	01	58820118	3.95426658	66	TESLA	5.4A	General Industrial

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
203	34	2001-228	01	58820118	3.95426658	66	TESLA	5.4A	General Industrial
203	34	2001-228	01	58820118	3.95426658	66	TESLA	5.4A	General Industrial
203	34	2001-228	01	58820118	3.95426658	66	TESLA	5.4A	General Industrial
204	34	365807-EED		58818321	0.02991958			5.4A	General Industrial
205	34	2003-102	A	58820522	1.96954976			5.4A	General Industrial
206	34	2006-272	01	58818260	3.11016043	9201	RESEARCH	5.4A	General Industrial
206	34	2006-272	01	58818260	3.11016043	9217	RESEARCH	5.4A	General Industrial
206	34	2006-272	01	58818260	3.11016043	9221	RESEARCH	5.4A	General Industrial
206	34	2006-272	01	58818260	3.11016043	9227	RESEARCH	5.4A	General Industrial
206	34	2006-272	01	58818260	3.11016043	9247	RESEARCH	5.4A	General Industrial
206	34	2006-272	01	58818260	3.11016043	9209	RESEARCH	5.4A	General Industrial
206	34	2006-272	01	58818260	3.11016043	9233	RESEARCH	5.4A	General Industrial
206	34	2006-272	01	58818260	3.11016043	9231	RESEARCH	5.4A	General Industrial
206	34	2006-272	01	58818260	3.11016043	9205	RESEARCH	5.4A	General Industrial
206	34	2006-272	01	58818260	3.11016043	9207	RESEARCH	5.4A	General Industrial
206	34	2006-272	01	58818260	3.11016043	9219	RESEARCH	5.4A	General Industrial
206	34	2006-272	01	58818260	3.11016043	9225	RESEARCH	5.4A	General Industrial
206	34	2006-272	01	58818260	3.11016043	9229	RESEARCH	5.4A	General Industrial
206	34	2006-272	01	58818260	3.11016043	9211	RESEARCH	5.4A	General Industrial
206	34	2006-272	01	58818260	3.11016043	9215	RESEARCH	5.4A	General Industrial
206	34	2006-272	01	58818260	3.11016043	9251	RESEARCH	5.4A	General Industrial
206	34	2006-272	01	58818260	3.11016043	9253	RESEARCH	5.4A	General Industrial
206	34	2006-272	01	58818260	3.11016043	9223	RESEARCH	5.4A	General Industrial
206	34	2006-272	01	58818260	3.11016043	9249	RESEARCH	5.4A	General Industrial
206	34	2006-272	01	58818260	3.11016043	9213	RESEARCH	5.4A	General Industrial
207	34	97-195		0	0.04905718			5.4A	General Industrial
208	34	99-125	02	58820502	0.28682392	15	GODDARD	5.4A	General Industrial
209	34	90-128	02	58817113	1.68912091	8645	RESEARCH DR	5.4A	General Industrial
210	34	1/88		58820106	0.43241307			5.4A	General Industrial
211	34	38859-LL	03	58820409	2.41310726	475	GODDARD	5.4A	General Industrial
212	34	2004-109	02	58820220	1.01289515	459	WALD	5.4A	General Industrial
213	34	37984-LL	02	58820412	1.76273731	297	GODDARD	5.4A	General Industrial
214	34	90-128	39	58817303	3.95671884	8699	IRVINE CENTER DR	5.4A	General Industrial
214	34	90-128	39	58817303	3.95671884	8697	IRVINE CENTER DR	5.4A	General Industrial
215	34	90-130	C	58820116	0.20801008			5.4A	General Industrial
216	34	90-130	A	58820117	0.55913592			5.4A	General Industrial
217	34	90-130	A	58820304	0.90030287			5.4A	General Industrial
218	34	2014-158	01	58820124	1.67950734	16450	SCIENTIFIC WAY	5.4A	General Industrial
219	34	17892	01	58820305	0.35758946			5.4A	General Industrial
220	34	2016-100	03	58820527	1.63576163	320	GODDARD	5.4A	General Industrial
221	34	2016-100	01	58820523	0.74149575	300	GODDARD	5.4A	General Industrial
222	34	332912-LL	03	58818263	5.05808989	9767	RESEARCH DR	5.4A	General Industrial
222	34	332912-LL	03	58818263	5.05808989	9755	RESEARCH DR	5.4A	General Industrial

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
222	34	332912-LL	03	58818263	5.05808989	14550	SCIENTIFIC WAY	5.4A	General Industrial
223	34	2000-143	01	58818262	3.57948904	14650	SCIENTIFIC WAY	5.4A	General Industrial
223	34	2000-143	01	58818262	3.57948904	14700	SCIENTIFIC WAY	5.4A	General Industrial
223	34	2000-143	01	58818262	3.57948904	14600	SCIENTIFIC WAY	5.4A	General Industrial
223	34	2000-143	01	58818262	3.57948904	14500	SCIENTIFIC WAY	5.4A	General Industrial
224	34	632810-LL	1	58818258	6.92281122	14850	SCIENTIFIC WAY	5.4A	General Industrial
224	34	632810-LL	1	58818258	6.92281122	15250	SCIENTIFIC WAY	5.4A	General Industrial
224	34	632810-LL	1	58818258	6.92281122	14800	SCIENTIFIC WAY	5.4A	General Industrial
224	34	632810-LL	1	58818258	6.92281122	14900	SCIENTIFIC WAY	5.4A	General Industrial
224	34	632810-LL	1	58818258	6.92281122	14950	SCIENTIFIC WAY	5.4A	General Industrial
224	34	632810-LL	1	58818258	6.92281122	14750	SCIENTIFIC WAY	5.4A	General Industrial
225	34	348970-LL	02	58818258	6.92281122	15050	SCIENTIFIC WAY	5.4A	General Industrial
225	34	348970-LL	02	58818258	6.92281122	15000	SCIENTIFIC WAY	5.4A	General Industrial
225	34	348970-LL	02	58818258	6.92281122	15100	SCIENTIFIC WAY	5.4A	General Industrial
225	34	348970-LL	02	58818258	6.92281122	15200	SCIENTIFIC WAY	5.4A	General Industrial
225	34	348970-LL	02	58818258	6.92281122	15150	SCIENTIFIC WAY	5.4A	General Industrial
226	34	2016-100	03	58820524	1.63576163			5.4A	General Industrial
227	34	2016-100	01	58820528	0.74149575			5.4A	General Industrial
228	34	2005-245	21	58820640	0.13672345	16481	SCIENTIFIC WAY	5.4A	General Industrial
				Acreage Total =	**351.39**				

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ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
1	35	134/27-36	95	59106104	1.77717001	9400	TOLEDO WAY	5.4	General Industrial
2	35	98-192	06	59112113	0.31528765	9311	IRVINE BLVD	5.4	General Industrial
3	35	80-624	01	59003510	3.89058008	1	BURROUGHS	5.4	General Industrial
3	35	80-624	01	59003510	3.89058008	1	BURROUGHS	5.4	General Industrial
3	35	80-624	01	59003510	3.89058008	1	BURROUGHS	5.4	General Industrial
3	35	80-624	01	59003510	3.89058008	1	BURROUGHS	5.4	General Industrial
3	35	80-624	01	59003510	3.89058008	1	BURROUGHS	5.4	General Industrial
3	35	80-624	01	59003510	3.89058008	1	BURROUGHS	5.4	General Industrial
3	35	80-624	01	59003510	3.89058008	1	BURROUGHS	5.4	General Industrial
4	35	98-192	09	59112103	0.50237051	9211	IRVINE BLVD	5.4	General Industrial
5	35	87-243	03	59110103	0.22620616	19	MUSICK	6.1	Institutional
5	35	87-243	03	59110103	0.22620616	19	MUSICK	5.4	General Industrial
6	35	87-243	16	59110116	0.16276609	7	MUSICK	5.4	General Industrial
7	35	87-243	05	59110105	0.16821119	23	MUSICK	5.4	General Industrial
8	35	84-629	09	59109209	1.30625523	16	HAMMOND	5.4	General Industrial
8	35	84-629	09	59109209	1.30625523	16	HAMMOND	6.1	Institutional
9	35	98-192	01	59112118	0.965957	9371	IRVINE BLVD	5.4	General Industrial
10	35	98-192	14	59112107	0.32526616	9251	IRVINE BLVD	5.4	General Industrial
11	35	98-192	07	59112112	0.5048947	9301	IRVINE BLVD	5.4	General Industrial
12	35	98-192	11	59112110	0.2130676	9271	IRVINE BLVD	5.4	General Industrial
13	35	98-192	03	59112116	0.31554511	9341	IRVINE BLVD	5.4	General Industrial
14	35	98-192	05	59112114	0.31994647	9321	IRVINE BLVD	5.4	General Industrial
15	35	112/17-25	21	59005303	1.37298054	6	MASON	5.4	General Industrial
16	35	84-605	01	59104215	6.14328839	9351	JERONIMO RD	5.4	General Industrial
16	35	84-605	01	59104215	6.14328839	9271	JERONIMO RD	5.4	General Industrial
17	35	134/27-36	50	59102405	0.81338996	5	VANDERBILT	5.4	General Industrial
18	35	1/88	302	59107314	5.61516855			6.1	Institutional
18	35	1/88	302	59107314	5.61516855			6.1	Institutional
18	35	1/88	302	59107314	5.61516855			5.4	General Industrial
19	35	134/27-36	73	59105212	2.22203554	7	MORGAN	5.4	General Industrial
20	35	87-391	05	59111105	3.19286047	9	PARKER	5.4	General Industrial
21	35	84-604	01	59103115	7.12770929	9400	JERONIMO RD	5.4	General Industrial
22	35	82-605	01	59105208	1.69173943	19	MORGAN	5.4	General Industrial
23	35	81-LL-0002	02	59104213	1.18710302	17	HUGHES	5.4	General Industrial
24	35	134/27-36	26	59102203	1.13336943	6	BENDIX	5.4	General Industrial
25	35	87-243	11	59110111	0.21895749	27	MUSICK	5.4	General Industrial
26	35	120/46-48	16	59003407	0.87050797	7	AUTRY	5.4	General Industrial
27	35	87-243	15	59110115	0.16232991	9	MUSICK	5.4	General Industrial
28	35	87-243	02	59110102	0.25160799	17	MUSICK	6.1	Institutional
28	35	87-243	02	59110102	0.25160799	17	MUSICK	5.4	General Industrial
29	35	1/88	299	59107314	0.9346928			6.1	Institutional
29	35	1/88	299	59107314	0.9346928			6.1	Institutional
30	35	98-192	12	59112109	0.2989591	9261	IRVINE BLVD	5.4	General Industrial

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
31	35	87-243	14	59110114	0.24068622	11	MUSICK	5.4	General Industrial
32	35	87-243	18	59110118	0.25281179	3	MUSICK	5.4	General Industrial
33	35	98-192	04	59112115	0.52108712	9331	IRVINE BLVD	5.4	General Industrial
34	35	87-243	06	59110106	0.14490699	39	MUSICK	5.4	General Industrial
35	35	98-192		0	1.24350293			6.1	Institutional
35	35	98-192		0	1.24350293			5.4	General Industrial
36	35	2003-217	03	59005603	0.12816382	5	HOLLAND	5.4	General Industrial
37	35	87-243	19	59110119	0.3143665	1	MUSICK	5.4	General Industrial
38	35	112/17-25	22	59005302	1.34434539	4	MASON	5.4	General Industrial
39	35	2003-217	02	59005602	0.11811875	5	HOLLAND	5.4	General Industrial
40	35	86-LL-0039	C	59108107	3.90217444	68	FAIRBANKS	5.4	General Industrial
41	35	80-621	01	59004318	7.95014083	9	HOLLAND	5.4	General Industrial
41	35	80-621	01	59004318	7.95014083	9	HOLLAND	5.4	General Industrial
42	35	134/27-36	40	59102309	0.84734755	4	VANDERBILT	5.4	General Industrial
43	35	134/27-36	37	59102306	0.9167722	3	STUDEBAKER	5.4	General Industrial
44	35	84-629	04	59109204	1.32669837	57	PARKER	5.4	General Industrial
45	35	89-359	02	59109217	0.88993711	51	PARKER	5.4	General Industrial
46	35	134/27-36	92	59105103	2.33127551	3	MORGAN	5.4	General Industrial
47	35	84-629	05	59109205	1.30245024	65	PARKER	5.4	General Industrial
48	35	83-610	02	59107203	8.39623209	67	ALTON PKWY	5.4	General Industrial
48	35	83-610	02	59107203	8.39623209	14101	ALTON PKWY	5.4	General Industrial
49	35	134/27-36	88	59104210	1.09324358	27	HUGHES	5.4	General Industrial
50	35	134/27-36	67	59105206	1.68828729	21	MORGAN	5.4	General Industrial
51	35	87-243	08	59110108	0.13273412	35	MUSICK	5.4	General Industrial
52	35	134/27-36	49	59102404	0.79536446	7	VANDERBILT	5.4	General Industrial
53	35	134/27-36	18	59101309	0.52636221	9	GOODYEAR	5.4	General Industrial
54	35	1/88	300	59107304	0.44724984			6.1	Institutional
54	35	1/88	300	59107304	0.44724984			6.1	Institutional
55	35	89-190	06	59109307	12.41622317	34	PARKER	5.4	General Industrial
55	35	89-190	06	59109307	12.41622317	2	MUSICK	5.4	General Industrial
56	35	84-604	02	59103116	0.62135359			5.4	General Industrial
57	35	134/27-36	31	59103204	1.44568233	1	HUGHES	5.4	General Industrial
58	35	1/88		0	8.08815876			5.4	General Industrial
59	35	84-LL-0016	02	59104218	2.93481863	19	HUGHES	5.4	General Industrial
60	35	86-LL-0039	B	59108106	3.84917628	72	FAIRBANKS	5.4	General Industrial
61	35	87-128	03	59102104	0.259196			5.4	General Industrial
62	35	87-391	07	59111107	4.19252803	9975	TOLEDO WAY	5.4	General Industrial
63	35	112/17-25	59	59003503	3.87502784	7	BURROUGHS	5.4	General Industrial
63	35	112/17-25	59	59003503	3.87502784	5	BURROUGHS	5.4	General Industrial
64	35	83-LL-0010	A	59104303	6.59332326	18	HUGHES	5.4	General Industrial
64	35	83-LL-0010	A	59104303	6.59332326	18	HUGHES	5.4	General Industrial
64	35	83-LL-0010	A	59104303	6.59332326	18	HUGHES	5.4	General Industrial
64	35	83-LL-0010	A	59104303	6.59332326	18	HUGHES	5.4	General Industrial

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
64	35	83-LL-0010	A	59104303	6.59332326	10	HUGHES	5.4	General Industrial
64	35	83-LL-0010	A	59104303	6.59332326	16	HUGHES	5.4	General Industrial
64	35	83-LL-0010	A	59104303	6.59332326	18	HUGHES	5.4	General Industrial
64	35	83-LL-0010	A	59104303	6.59332326	14	HUGHES	5.4	General Industrial
64	35	83-LL-0010	A	59104303	6.59332326	12	HUGHES	5.4	General Industrial
65	35	2003-217	07	59005607	0.17235199	5	HOLLAND	5.4	General Industrial
66	35	134/27-36	19	59101311	0.82574253	7	GOODYEAR	5.4	General Industrial
66	35	134/27-36	19	59101311	0.82574253	2	FLEMING	5.4	General Industrial
67	35	84-629	08	59109208	1.30818361	12	HAMMOND	5.4	General Industrial
67	35	84-629	08	59109208	1.30818361	8	HAMMOND	5.4	General Industrial
67	35	84-629	08	59109208	1.30818361	12	HAMMOND	6.1	Institutional
67	35	84-629	08	59109208	1.30818361	8	HAMMOND	6.1	Institutional
68	35	2003-217	10	59005610	0.14251054	5	HOLLAND	5.4	General Industrial
69	35	83-LL-0010	B	59104305	5.42709099	30	HUGHES	5.4	General Industrial
69	35	83-LL-0010	B	59104305	5.42709099	6	MORGAN	5.4	General Industrial
70	35	134/27-36	41	59102310	0.8906546	6	VANDERBILT	5.4	General Industrial
71	35	134/27-36	77	59103201	3.6875951	9401	JERONIMO RD	5.4	General Industrial
72	35	112/17-25	03	59005108	3.98355731	3	HOLLAND	5.4	General Industrial
73	35	134/27-36	54	59102409	0.8118544	4	CHRYSLER	5.4	General Industrial
74	35	1/88	300	59107314	54.25989856			6.1	Institutional
75	35	2003-217	09	59005609	0.10893705	5	HOLLAND	5.4	General Industrial
76	35	134/27-36	100	59105204	2.62187397	17	GOODYEAR	5.4	General Industrial
77	35	134/27-36	36	59102305	0.83717908	5	STUDEBAKER	5.4	General Industrial
78	35	86-LL-0048	A	59104104	1.76068804	9200	JERONIMO RD	5.4	General Industrial
79	35	2003-217	04	59005604	0.09803133	5	HOLLAND	5.4	General Industrial
80	35	134/27-36	17	59101307	0.30216202			5.4	General Industrial
81	35	120/46-48	04	59003204	0.7693605	15	MARCONI	5.4	General Industrial
82	35	134/27-36	71	59105210	1.71069118	11	MORGAN	5.4	General Industrial
83	35	112/17-25	72	59002307	1.19479932	5	OLDFIELD	5.4	General Industrial
84	35	98-192	15	59112106	0.75671934	9241	IRVINE BLVD	5.4	General Industrial
85	35	84-604	01	59103113	0.20124762			5.4	General Industrial
86	35	134/27-36	64	59101303	0.83025183	3	CHRYSLER	5.4	General Industrial
87	35	134/27-36	65	59101304	0.94123308	20	MORGAN	5.4	General Industrial
88	35	98-192	13	59112108	0.24963613	9361	IRVINE BLVD	5.4	General Industrial
89	35	90-226		0	0.98635583			6.1	Institutional
89	35	90-226		0	0.98635583			6.1	Institutional
89	35	90-226		0	0.98635583			5.4	General Industrial
90	35	134/27-36	62	59101301	0.8264449	7	CHRYSLER	5.4	General Industrial
91	35	87-391	06	59111106	2.68035254	3	PARKER	5.4	General Industrial
92	35	84-604	02	59103117	0.92921956			5.4	General Industrial
93	35	85-LM-007	01	59102315	1.61968592	11	STUDEBAKER	5.4	General Industrial
94	35	134/27-36	45	59102314	0.86600856	14	VANDERBILT	5.4	General Industrial
95	35	81-LL-0005	02	59005111	7.59639414	1	HOLLAND	5.4	General Industrial

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
96	35	134/27-36	56	59102411	0.78608269	8	CHRYSLER	5.4	General Industrial
97	35	84-615	01	59101206	5.54310715	9701	JERONIMO RD	5.4	General Industrial
98	35	2003-217	06	59005606	0.17232117	5	HOLLAND	5.4	General Industrial
99	35	2014-124	01	59101112	17.0118296	9950	JERONIMO RD	5.4	General Industrial
100	35	80-621	01	59004312	0.14279069			5.4	General Industrial
101	35	80-629	01	59004320	17.4670349	15091	BAKE PKWY	5.4	General Industrial
101	35	80-629	01	59004320	17.4670349	15041	BAKE PKWY	5.4	General Industrial
101	35	80-629	01	59004320	17.4670349	1	MARCONI	5.4	General Industrial
102	35	112/17-25	15	59004103	1.48439098	6	THOMAS	5.4	General Industrial
103	35	87-243	12	59110112	0.20244571	29	MUSICK	5.4	General Industrial
104	35	120/46-48	05	59003205	0.9956637	3	FARADAY	5.4	General Industrial
105	35	112/17-25	34	59003417	1.39293942	18	MASON	5.4	General Industrial
105	35	112/17-25	34	59003417	1.39293942	17	THOMAS	5.4	General Industrial
106	35	80-624	02	59003509	2.09421236	3	BURROUGHS	5.4	General Industrial
107	35	112/17-25	18	59005201	1.29730322	1	MASON	5.4	General Industrial
108	35	112/17-25	20	59005203	1.50590019	5	MASON	5.4	General Industrial
109	35	2003-217	11	59005611	0.13132023	5	HOLLAND	5.4	General Industrial
110	35	112/17-25	27	59005405	1.04296647	7	MASON	5.4	General Industrial
111	35	87-128	03	59102107	0.26276075			5.4	General Industrial
112	35	112/17-25	19	59005202	1.39022738	3	MASON	5.4	General Industrial
113	35	1/88	301	59107314	35.39260081			5.4	General Industrial
113	35	1/88	301	59107314	35.39260081			6.1	Institutional
113	35	1/88	301	59107314	35.39260081			5.4	General Industrial
114	35	87-243	07	59110107	0.12120974	37	MUSICK	5.4	General Industrial
115	35	79-619	01	59005508	1.12165268	10	MASON	5.4	General Industrial
116	35	80-621	01	59004314	0.25581197			5.4	General Industrial
117	35	112/17-25	49	59002101	3.45623552	8	WHATNEY	5.4	General Industrial
118	35	87-128	03	59102114	6.98513119	9650	JERONIMO RD	5.4	General Industrial
119	35	89-190	01	59109302	2.08506338	35	HAMMOND	5.4	General Industrial
120	35	87-243	13	59110113	0.22384875	31	MUSICK	5.4	General Industrial
121	35	87-243	09	59110109	0.19434479	33	MUSICK	5.4	General Industrial
122	35	89-190	02	59109303	8.31956423	19	HAMMOND	5.4	General Industrial
122	35	89-190	02	59109303	8.31956423	17	HAMMOND	5.4	General Industrial
122	35	89-190	02	59109303	8.31956423	33	HAMMOND	5.4	General Industrial
122	35	89-190	02	59109303	8.31956423	15	HAMMOND	5.4	General Industrial
123	35	84-629	16	59107503	19.36813863	23	PARKER	5.4	General Industrial
123	35	84-629	16	59107503	19.36813863	ACCESSORY	BAKE PKWY	5.4	General Industrial
123	35	84-629	16	59107503	19.36813863	14155	BAKE PKWY	5.4	General Industrial
123	35	84-629	16	59107503	19.36813863	ACCESSORY	BAKE PKWY	5.4	General Industrial
124	35	120/46-48	08	59003208	0.89566617	4	WRIGLEY	5.4	General Industrial
125	35	84-629	19	59108301	0.79557251	65	FAIRBANKS	5.4	General Industrial
126	35	120/46-48	07	59003207	0.78181512	6	WRIGLEY	5.4	General Industrial
127	35	87-243	04	59110104	0.13333387	21	MUSICK	5.4	General Industrial

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
128	35	112/17-25	68	59002303	1.61829299	5	WHATNEY	5.4	General Industrial
129	35	120/46-48	03	59003203	0.77841687	11	MARCONI	5.4	General Industrial
130	35	120/46-48	15	59003406	0.90578229	5	AUTRY	5.4	General Industrial
131	35	82-210	01	59004324	4.63681931	9999	MUIRLANDS BLVD	5.4	General Industrial
131	35	82-210	01	59004324	4.63681931	9927	MUIRLANDS BLVD	5.4	General Industrial
131	35	82-210	01	59004324	4.63681931	9971	MUIRLANDS BLVD	5.4	General Industrial
131	35	82-210	01	59004324	4.63681931	9967	MUIRLANDS BLVD	5.4	General Industrial
131	35	82-210	01	59004324	4.63681931	9975	MUIRLANDS BLVD	5.4	General Industrial
131	35	82-210	01	59004324	4.63681931	9947	MUIRLANDS BLVD	5.4	General Industrial
131	35	82-210	01	59004324	4.63681931	9955	MUIRLANDS BLVD	5.4	General Industrial
131	35	82-210	01	59004324	4.63681931	9991	MUIRLANDS BLVD	5.4	General Industrial
131	35	82-210	01	59004324	4.63681931	9943	MUIRLANDS BLVD	5.4	General Industrial
131	35	82-210	01	59004324	4.63681931	9995	MUIRLANDS BLVD	5.4	General Industrial
131	35	82-210	01	59004324	4.63681931	9959	MUIRLANDS BLVD	5.4	General Industrial
131	35	82-210	01	59004324	4.63681931	9931	MUIRLANDS BLVD	5.4	General Industrial
131	35	82-210	01	59004324	4.63681931	9983	MUIRLANDS BLVD	5.4	General Industrial
131	35	82-210	01	59004324	4.63681931	9987	MUIRLANDS BLVD	5.4	General Industrial
131	35	82-210	01	59004324	4.63681931	9935	MUIRLANDS BLVD	5.4	General Industrial
131	35	82-210	01	59004324	4.63681931	9939	MUIRLANDS BLVD	5.4	General Industrial
131	35	82-210	01	59004324	4.63681931	9963	MUIRLANDS BLVD	5.4	General Industrial
131	35	82-210	01	59004324	4.63681931	9979	MUIRLANDS BLVD	5.4	General Industrial
131	35	82-210	01	59004324	4.63681931	9951	MUIRLANDS BLVD	5.4	General Industrial
132	35	87-243	10	59110110	0.18441232	25	MUSICK	5.4	General Industrial
133	35	97-220	01	59002507	2.09271025	12	MCLAREN	5.4	General Industrial
134	35	120/46-48	13	59003404	0.96403912	1	AUTRY	5.4	General Industrial
135	35	120/46-48	28	59003302	0.81090344	5	WRIGLEY	5.4	General Industrial
136	35	89-190	04	59109305	2.78885153	50	PARKER	5.4	General Industrial
137	35	84-629	07	59109207	1.30499006	10	HAMMOND	5.4	General Industrial
137	35	84-629	07	59109207	1.30499006	10	HAMMOND	6.1	Institutional
138	35	120/46-48	11	59003402	0.82399319	3	WATSON	5.4	General Industrial
139	35	81-LL-0002	01	59104212	2.9760891	11	HUGHES	5.4	General Industrial
140	35	98-192	17	59112104	0.4442994	9221	IRVINE BLVD	5.4	General Industrial
141	35	134/27-36	96	59105101	2.00328706	9490	TOLEDO WAY	5.4	General Industrial
142	35	87-391	01	59111101	5.42488671	9775	TOLEDO WAY	5.4	General Industrial
143	35	98-192	10	59112111	0.31814435	9281	IRVINE BLVD	5.4	General Industrial
144	35	2006-105	06	59101428	0.31464809	14	GOODYEAR	5.4	General Industrial
144	35	2006-105	06	59101428	0.31464809	14	GOODYEAR	5.4	General Industrial
144	35	2006-105	06	59101428	0.31464809	14	GOODYEAR	5.4	General Industrial
144	35	2006-105	06	59101428	0.31464809	14	GOODYEAR	5.4	General Industrial
144	35	2006-105	06	59101428	0.31464809	14	GOODYEAR	5.4	General Industrial
145	35	112/17-25	67	59002302	1.48747151	3	WHATNEY	5.4	General Industrial
146	35	112/17-25	65	59002503	11.21299687	15795	ROCKFIELD BLVD	5.4	General Industrial
146	35	112/17-25	65	59002503	11.21299687	4	MCLAREN	5.4	General Industrial

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
146	35	112/17-25	65	59002503	11.21299687	15791	ROCKFIELD BLVD	5.4	General Industrial
146	35	112/17-25	65	59002503	11.21299687	6	MCLAREN	5.4	General Industrial
146	35	112/17-25	65	59002503	11.21299687	2	MCLAREN	5.4	General Industrial
146	35	112/17-25	65	59002503	11.21299687	10	MCLAREN	5.4	General Industrial
146	35	112/17-25	65	59002503	11.21299687	8	MCLAREN	5.4	General Industrial
146	35	112/17-25	65	59002503	11.21299687	15801	ROCKFIELD BLVD	5.4	General Industrial
147	35	134/27-36	35	59102304	0.82061034	7	STUDEBAKER	5.4	General Industrial
148	35	134/27-36	39	59102308	1.03482249	14	MORGAN	5.4	General Industrial
149	35	134/27-36	79	59104201	2.95931826	9201	JERONIMO RD	5.4	General Industrial
150	35	134/27-36	70	59105209	1.67896293	15	MORGAN	5.4	General Industrial
151	35	134/27-36	76	59103202	2.68310816	14725	ALTON PKWY	5.4	General Industrial
151	35	134/27-36	76	59103202	2.68310816	14725	ALTON PKWY	5.4	General Industrial
152	35	134/27-36	57	59102412	0.79385429	10	CHRYSLER	5.4	General Industrial
153	35	120/46-48	24	59003415	1.25460037	2	FARADAY	5.4	General Industrial
154	35	134/27-36	63	59101302	0.83037905	5	CHRYSLER	5.4	General Industrial
155	35	83-610	01	59107202	20.00069386	9401	TOLEDO WAY	5.4	General Industrial
155	35	83-610	01	59107202	20.00069386	9451	TOLEDO WAY	5.4	General Industrial
156	35	134/27-36	52	59102407	1.11169665	1	VANDERBILT	5.4	General Industrial
157	35	84-615	01	59102204	1.08472528			5.4	General Industrial
158	35	84-629	06	59109206	2.50488993	75	PARKER	5.4	General Industrial
158	35	84-629	06	59109206	2.50488993	75	PARKER	6.1	Institutional
159	35	89-359	01	59109216	0.91086898	53	PARKER	5.4	General Industrial
160	35	134/27-36	32	59102301	0.80579539	15	STUDEBAKER	5.4	General Industrial
161	35	87-391	02	59111102	3.19120713	4	CROMWELL	5.4	General Industrial
162	35	2003-217	05	59005605	0.12152907	5	HOLLAND	5.4	General Industrial
163	35	87-391	03	59111103	2.84661284	2	CROMWELL	5.4	General Industrial
164	35	134/27-36	43	59102312	0.94190607	10	VANDERBILT	5.4	General Industrial
165	35	86-398	01	59109215	8.95036776	39	PARKER	5.4	General Industrial
165	35	86-398	01	59109215	8.95036776	35	PARKER	5.4	General Industrial
165	35	86-398	01	59109215	8.95036776	45	PARKER	5.4	General Industrial
165	35	86-398	01	59109215	8.95036776	29	PARKER	5.4	General Industrial
166	35	112/17-25	02	59005112	0.05491474			5.4	General Industrial
167	35	87-243	01	59110101	0.44764168	15	MUSICK	6.1	Institutional
167	35	87-243	01	59110101	0.44764168	15	MUSICK	5.4	General Industrial
168	35	120/46-48	23	59003414	0.88044035	4	FARADAY	5.4	General Industrial
169	35	134/27-36	42	59102311	0.89273035	8	VANDERBILT	5.4	General Industrial
170	35	134/27-36	48	59102403	0.75187256	9	VANDERBILT	5.4	General Industrial
171	35	84-604	03	59103119	3.55166201	9560	JERONIMO RD	5.4	General Industrial
172	35	134/27-36	29	59103205	3.71030286	9501	JERONIMO RD	5.4	General Industrial
173	35	112/17-25	26	59005304	1.43504312	5	STERLING	5.4	General Industrial
174	35	134/27-36	18	59101310	0.30273296			5.4	General Industrial
175	35	134/27-36	17	59101308	0.52633504	11	GOODYEAR	5.4	General Industrial
176	35	2006-147	02	59102416	1.09106578	11	VANDERBILT	5.4	General Industrial

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
177	35	134/27-36	66	59105205	1.65317503	15	GOODYEAR	5.4	General Industrial
178	35	112/17-25	16	59004102	1.36281393	4	THOMAS	5.4	General Industrial
179	35	2003-217	08	59005608	0.13541708	5	HOLLAND	5.4	General Industrial
180	35	2003-217	12	59005612	0.11648233	5	HOLLAND	5.4	General Industrial
181	35	2006-105	08	59101424	0.76101849	10	GOODYEAR	5.4	General Industrial
182	35	80-619	03	59104214	1.02859375	2	MORGAN	5.4	General Industrial
183	35	2006-105	A	59101426	4.1809594			5.4	General Industrial
184	35	80-629	01	59004321	0.38480124			5.4	General Industrial
185	35	2006-105	02	59101428	0.45399635	12	GOODYEAR	5.4	General Industrial
185	35	2006-105	02	59101428	0.45399635	12	GOODYEAR	5.4	General Industrial
185	35	2006-105	02	59101428	0.45399635	12	GOODYEAR	5.4	General Industrial
185	35	2006-105	02	59101428	0.45399635	12	GOODYEAR	5.4	General Industrial
185	35	2006-105	02	59101428	0.45399635	12	GOODYEAR	5.4	General Industrial
185	35	2006-105	02	59101428	0.45399635	12	GOODYEAR	5.4	General Industrial
185	35	2006-105	02	59101428	0.45399635	12	GOODYEAR	5.4	General Industrial
186	35	112/17-25	29	59005403	0.99735534	15	MASON	5.4	General Industrial
187	35	112/17-25	23	59005301	1.24596315	2	MASON	5.4	General Industrial
188	35	2003-217	A	59005613	2.43129789			5.4	General Industrial
189	35	120/46-48	01	59003201	0.78541116	7	MARCONI	5.4	General Industrial
190	35	112/17-25	41	59003416	1.25345044	19	THOMAS	5.4	General Industrial
190	35	112/17-25	41	59003416	1.25345044	19	THOMAS	5.4	General Industrial
191	35	88-123	02	59004203	1.99931788	10	HOLLAND	5.4	General Industrial
192	35	86-LL-0039	D	59108108	3.23676076	64	FAIRBANKS	5.4	General Industrial
192	35	86-LL-0039	D	59108108	3.23676076	2	ASTOR	5.4	General Industrial
193	35	88-123	01	59004202	8.31150388	9801	MUIRLANDS BLVD	5.4	General Industrial
194	35	112/17-25	03	59005107	0.59517541			5.4	General Industrial
195	35	2006-105	A	59101425	3.55639782			5.4	General Industrial
196	35	2006-105	A	59101427	0.26594007			5.4	General Industrial
197	35	112/17-25	30	59005402	1.0008255	10	THOMAS	5.4	General Industrial
198	35	120/46-48	19	59003410	0.85593357	13	AUTRY	5.4	General Industrial
199	35	84-629	17	59109402	1.24970544			5.4	General Industrial
200	35	80-627	01	59002108	8.640502	10	WHATNEY	5.4	General Industrial
200	35	80-627	01	59002108	8.640502	12	WHATNEY	5.4	General Industrial
201	35	112/17-25	54	59002106	1.37777898	11	WHATNEY	5.4	General Industrial
201	35	112/17-25	54	59002106	1.37777898	11	WHATNEY	5.4	General Industrial
202	35	86-LL-0049	01	59108206	3.64645126	56	FAIRBANKS	5.4	General Industrial
203	35	84-629	2	59109401	17.98143732	9750	IRVINE BLVD	5.4	General Industrial
204	35	83-618	1	59107404	26.375904	14300	ALTON PKWY	5.4	General Industrial
205	35	120/46-48	25	59003418	1.17079745	20	MASON	5.4	General Industrial
206	35	84-604	02	59103118	8.41497381	9500	JERONIMO RD	5.4	General Industrial
207	35	120/46-48	18	59003409	0.88152133	11	AUTRY	5.4	General Industrial
208	35	87-128	02	59102114	2.8353825	9700	JERONIMO RD	5.4	General Industrial
209	35	134/27-36	51	59102406	0.90212855	3	VANDERBILT	5.4	General Industrial

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
210	35	1/88		0	1.21781585			5.4	General Industrial
211	35	2006-147	01	59102417	0.59988838	12	CHRYSLER	5.4	General Industrial
212	35	134/27-36	11	59101402	4.91466469	4	GOODYEAR	5.4	General Industrial
213	35	112/17-25	69	59002304	1.47187227	7	WHATNEY	5.4	General Industrial
214	35	2003-217	01	59005601	0.10454608	5	HOLLAND	5.4	General Industrial
215	35	112/17-25	31	59005401	1.00061474	8	THOMAS	5.4	General Industrial
216	35	2006-105	05	59101428	0.31464861	16	GOODYEAR	5.4	General Industrial
216	35	2006-105	05	59101428	0.31464861	16	GOODYEAR	5.4	General Industrial
216	35	2006-105	05	59101428	0.31464861	16	GOODYEAR	5.4	General Industrial
216	35	2006-105	05	59101428	0.31464861	16	GOODYEAR	5.4	General Industrial
216	35	2006-105	05	59101428	0.31464861	16	GOODYEAR	5.4	General Industrial
216	35	2006-105	05	59101428	0.31464861	16	GOODYEAR	5.4	General Industrial
216	35	2006-105	05	59101428	0.31464861	16	GOODYEAR	5.4	General Industrial
216	35	2006-105	05	59101428	0.31464861	16	GOODYEAR	5.4	General Industrial
216	35	2006-105	05	59101428	0.31464861	16	GOODYEAR	5.4	General Industrial
217	35	112/17-25	13	59004401	8.90514616	10025	MUIRLANDS BLVD	5.4	General Industrial
217	35	112/17-25	13	59004401	8.90514616	10025	MUIRLANDS BLVD	5.4	General Industrial
217	35	112/17-25	13	59004401	8.90514616	10005	MUIRLANDS BLVD	5.4	General Industrial
217	35	112/17-25	13	59004401	8.90514616	10015	MUIRLANDS BLVD	5.4	General Industrial
217	35	112/17-25	13	59004401	8.90514616	10025	MUIRLANDS BLVD	5.4	General Industrial
217	35	112/17-25	13	59004401	8.90514616	10025	MUIRLANDS BLVD	5.4	General Industrial
217	35	112/17-25	13	59004401	8.90514616	10025	MUIRLANDS BLVD	5.4	General Industrial
218	35	86-LL-0049	01	59108201	4.74914758			5.4	General Industrial
219	35	120/46-48	10	59003401	0.82403954	1	WRIGLEY	5.4	General Industrial
220	35	120/46-48	29	59003301	0.8292513	3	WRIGLEY	5.4	General Industrial
221	35	98-192	08	59112102	0.82541604	9201	IRVINE BLVD	5.4	General Industrial
222	35	112/17-25	71	59002306	1.14120305	3	OLDFIELD	5.4	General Industrial
223	35	1/88	299	59107313	2.56607907			6.1	Institutional
224	35	112/17-25	36	59005504	1.21101789	14	MASON	5.4	General Industrial
225	35	81-607	01	59005509	2.52043023	18	THOMAS	5.4	General Industrial
225	35	81-607	01	59005509	2.52043023	22	THOMAS	5.4	General Industrial
225	35	81-607	01	59005509	2.52043023	18	THOMAS	5.4	General Industrial
225	35	81-607	01	59005509	2.52043023	26	THOMAS	5.4	General Industrial
225	35	81-607	01	59005509	2.52043023	30	THOMAS	5.4	General Industrial
225	35	81-607	01	59005509	2.52043023	34	THOMAS	5.4	General Industrial
225	35	81-607	01	59005509	2.52043023	38	THOMAS	5.4	General Industrial
226	35	79-619	02	59005507	1.79298172	8	MASON	5.4	General Industrial
227	35	98-192	16	59112105	0.44787972	9231	IRVINE BLVD	5.4	General Industrial
228	35	2006-105	03	59101428	0.40991912	18	GOODYEAR	5.4	General Industrial
228	35	2006-105	03	59101428	0.40991912	18	GOODYEAR	5.4	General Industrial
228	35	2006-105	03	59101428	0.40991912	18	GOODYEAR	5.4	General Industrial
228	35	2006-105	03	59101428	0.40991912	18	GOODYEAR	5.4	General Industrial

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
228	35	2006-105	03	59101428	0.40991912	18	GOODYEAR	5.4	General Industrial
228	35	2006-105	03	59101428	0.40991912	18	GOODYEAR	5.4	General Industrial
229	35	134/27-36	93	59106103	3.43047704	1	MORGAN	5.4	General Industrial
230	35	1/88	300	59107313	3.29687063			6.1	Institutional
230	35	1/88	300	59107313	3.29687063			6.1	Institutional
231	35	112/17-25	37	59005511	1.14746462	12	MASON	5.4	General Industrial
232	35	1/88	299	59107304	8.85554332			6.1	Institutional
232	35	1/88	299	59107304	8.85554332			6.1	Institutional
232	35	1/88	299	59107304	8.85554332			5.4	General Industrial
233	35	88-105	01	59109214	3.81481955	28	HAMMOND	5.4	General Industrial
233	35	88-105	01	59109214	3.81481955	24	HAMMOND	5.4	General Industrial
233	35	88-105	01	59109214	3.81481955	28	HAMMOND	6.1	Institutional
233	35	88-105	01	59109214	3.81481955	24	HAMMOND	6.1	Institutional
234	35	84-609	01	59104216	2.25299053	25	HUGHES	5.4	General Industrial
234	35	84-609	01	59104216	2.25299053	23	HUGHES	5.4	General Industrial
235	35	84-LL-0016	01	59104217	1.454941	21	HUGHES	5.4	General Industrial
236	35	89-190	05	59109306	3.18033566	40	PARKER	5.4	General Industrial
237	35	81-LL-0003	02	59105202	3.38071931	9600	TOLEDO WAY	5.4	General Industrial
238	35	134/27-36	30	59103203	1.40390448	3	HUGHES	5.4	General Industrial
239	35	134/27-36	53	59102408	0.92582048	2	CHRYSLER	5.4	General Industrial
239	35	134/27-36	53	59102408	0.92582048	18	MORGAN	5.4	General Industrial
240	35	82-605	01	59105207	1.65286043			5.4	General Industrial
241	35	134/27-36	99	59105203	3.70645422	9700	TOLEDO WAY	5.4	General Industrial
242	35	87-243	17	59110117	0.23205977	5	MUSICK	5.4	General Industrial
243	35	90-226		0	0.2047819			6.1	Institutional
243	35	90-226		0	0.2047819			5.4	General Industrial
244	35	84-604	01	59103114	0.22544569			5.4	General Industrial
245	35	87-128	01	59102114	2.0927741	9600	JERONIMO RD	5.4	General Industrial
246	35	120/46-48	21	59003412	0.96875279	8	FARADAY	5.4	General Industrial
247	35	84-618	01	59102207	2.20386221	9601	JERONIMO RD	5.4	General Industrial
248	35	134/27-36	61	59101202	1.15750752	11	CHRYSLER	5.4	General Industrial
249	35	120/46-48	33	59003305	0.82032543	10	AUTRY	5.4	General Industrial
250	35	112/17-25	25	59005305	1.39794189	3	STERLING	5.4	General Industrial
251	35	120/46-48	02	59003202	0.83181003	9	MARCONI	5.4	General Industrial
252	35	84-629	19	59108302	0.19742819			5.4	General Industrial
253	35	120/46-48	12	59003403	0.83313299	5	WATSON	5.4	General Industrial
254	35	120/46-48	26	59003304	0.7531524	9	WRIGLEY	5.4	General Industrial
255	35	87-391	04	59111104	2.52125648	6	CROMWELL	5.4	General Industrial
256	35	120/46-48	17	59003408	0.87610249	9	AUTRY	5.4	General Industrial
257	35	120/46-48	20	59003411	0.96110334	10	FARADAY	5.4	General Industrial
258	35	134/27-36	38	59102307	1.02809113	1	STUDEBAKER	5.4	General Industrial
258	35	134/27-36	38	59102307	1.02809113	12	MORGAN	5.4	General Industrial
259	35	112/17-25	66	59002301	1.19011605	1	WHATNEY	5.4	General Industrial

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
260	35	134/27-36	60	59101201	1.04284451	15	CHRYSLER	5.4	General Industrial
261	35	112/17-25	24	59005306	1.29811242	2	HOLLAND	5.4	General Industrial
261	35	112/17-25	24	59005306	1.29811242	1	STERLING	5.4	General Industrial
262	35	134/27-36	59	59102414	0.90689343	14	CHRYSLER	5.4	General Industrial
263	35	134/27-36	46	59102401	0.79320044	7	BENDIX	5.4	General Industrial
264	35	112/17-25	05	59004311	3.98102631	7	HOLLAND	5.4	General Industrial
265	35	112/17-25	17	59004101	1.17530759	8	HOLLAND	5.4	General Industrial
265	35	112/17-25	17	59004101	1.17530759	2	THOMAS	5.4	General Industrial
266	35	112/17-25	28	59005404	1.55110094	9	MASON	5.4	General Industrial
267	35	82-210	01	59004322	4.40884024	15253	BAKE PKWY	5.4	General Industrial
268	35	120/46-48	06	59003206	0.75475611	8	WRIGLEY	5.4	General Industrial
269	35	112/17-25	52	59002104	2.12197761	15	WHATNEY	5.4	General Industrial
270	35	112/17-25	55	59002107	1.28497558	9	WHATNEY	5.4	General Industrial
271	35	97-220	02	59002506	2.46192732	18	MCLAREN	5.4	General Industrial
271	35	97-220	02	59002506	2.46192732	14	MCLAREN	5.4	General Industrial
271	35	97-220	02	59002506	2.46192732	20	MCLAREN	5.4	General Industrial
271	35	97-220	02	59002506	2.46192732	16	MCLAREN	5.4	General Industrial
272	35	2006-105	01	59101428	0.35683507	8	GOODYEAR	5.4	General Industrial
272	35	2006-105	01	59101428	0.35683507	8	GOODYEAR	5.4	General Industrial
272	35	2006-105	01	59101428	0.35683507	8	GOODYEAR	5.4	General Industrial
272	35	2006-105	01	59101428	0.35683507	8	GOODYEAR	5.4	General Industrial
272	35	2006-105	01	59101428	0.35683507	8	GOODYEAR	5.4	General Industrial
272	35	2006-105	01	59101428	0.35683507	8	GOODYEAR	5.4	General Industrial
273	35	83-621	01	59107402	1.36719148			5.4	General Industrial
274	35	81-LL-0004	04	59101412	2.39322553			5.4	General Industrial
275	35	134/27-36	34	59102303	0.8256464	9	STUDEBAKER	5.4	General Industrial
276	35	134/27-36	21	59101204	1.56348018	3	GOODYEAR	5.4	General Industrial
277	35	134/27-36	16	59101306	0.19975688			5.4	General Industrial
278	35	134/27-36	55	59102410	0.80655453	6	CHRYSLER	5.4	General Industrial
279	35	112/17-25	48	59003602	11.45508288	15540	ROCKFIELD BLVD	5.4	General Industrial
279	35	112/17-25	48	59003602	11.45508288	15520	ROCKFIELD BLVD	5.4	General Industrial
279	35	112/17-25	48	59003602	11.45508288	15530	ROCKFIELD BLVD	5.4	General Industrial
279	35	112/17-25	48	59003602	11.45508288	15550	ROCKFIELD BLVD	5.4	General Industrial
279	35	112/17-25	48	59003602	11.45508288	15560	ROCKFIELD BLVD	5.4	General Industrial
279	35	112/17-25	48	59003602	11.45508288	15510	ROCKFIELD BLVD	5.4	General Industrial
279	35	112/17-25	48	59003602	11.45508288	15500	ROCKFIELD BLVD	5.4	General Industrial
280	35	134/27-36	10	59101401	5.15797186	2	GOODYEAR	5.4	General Industrial
281	35	87-128	03	59102108	0.38305938			5.4	General Industrial
282	35	88-123	03	59004204	2.1649655	4	MARCONI	5.4	General Industrial
283	35	120/46-48	14	59003405	0.74915649	3	AUTRY	5.4	General Industrial
284	35	79-615	01	59004309	9.37783395	5	MARCONI	5.4	General Industrial
285	35	120/46-48	30	59003308	0.93832156	4	AUTRY	5.4	General Industrial
286	35	120/46-48	22	59003413	0.86039633	6	FARADAY	5.4	General Industrial

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
287	35	120/46-48	27	59003303	0.76528038	7	WRIGLEY	5.4	General Industrial
288	35	120/46-48	09	59003209	0.84950837	2	WRIGLEY	5.4	General Industrial
289	35	120/46-48	31	59003307	0.89756873	6	AUTRY	5.4	General Industrial
290	35	112/17-25	53	59002105	1.35831526	13	WHATNEY	5.4	General Industrial
291	35	112/17-25	70	59002305	1.20175302	1	OLDFIELD	5.4	General Industrial
292	35	2006-105	04	59101428	0.35551188	16	GOODYEAR	5.4	General Industrial
292	35	2006-105	04	59101428	0.35551188	16	GOODYEAR	5.4	General Industrial
292	35	2006-105	04	59101428	0.35551188	16	GOODYEAR	5.4	General Industrial
292	35	2006-105	04	59101428	0.35551188	16	GOODYEAR	5.4	General Industrial
292	35	2006-105	04	59101428	0.35551188	16	GOODYEAR	5.4	General Industrial
293	35	2006-105	07	59101428	0.35551078	14	GOODYEAR	5.4	General Industrial
293	35	2006-105	07	59101428	0.35551078	14	GOODYEAR	5.4	General Industrial
293	35	2006-105	07	59101428	0.35551078	14	GOODYEAR	5.4	General Industrial
293	35	2006-105	07	59101428	0.35551078	14	GOODYEAR	5.4	General Industrial
293	35	2006-105	07	59101428	0.35551078	14	GOODYEAR	5.4	General Industrial
293	35	2006-105	07	59101428	0.35551078	14	GOODYEAR	5.4	General Industrial
293	35	2006-105	07	59101428	0.35551078	14	GOODYEAR	5.4	General Industrial
293	35	2006-105	07	59101428	0.35551078	14	GOODYEAR	5.4	General Industrial
293	35	2006-105	07	59101428	0.35551078	14	GOODYEAR	5.4	General Industrial
293	35	2006-105	07	59101428	0.35551078	14	GOODYEAR	5.4	General Industrial
294	35	84-629	19	59108304	0.89541347	55	FAIRBANKS	5.4	General Industrial
295	35	98-192	02	59112117	0.38317782	9351	IRVINE BLVD	5.4	General Industrial
296	35	134/27-36	72	59105211	1.85823172	9	MORGAN	5.4	General Industrial
297	35	81-LL-0004	04	59105301	5.15111513	20	GOODYEAR	5.4	General Industrial
298	35	81-LL-0005	01	59005104	4.39783378	2	STERLING	5.4	General Industrial
299	35	81-LL-0003	01	59105201	3.60676534	9500	TOLEDO WAY	5.4	General Industrial
300	35	134/27-36	16	59101305	0.56421811	22	MORGAN	5.4	General Industrial
301	35	87-243	20	59110121	5.25087857			6.1	Institutional
301	35	87-243	20	59110121	5.25087857			5.4	General Industrial
302	35	86-LL-0048	B	59104105	1.76488952	9250	JERONIMO RD	5.4	General Industrial
303	35	134/27-36	20	59101203	1.24821988	5	GOODYEAR	5.4	General Industrial
304	35	87-128	03	59102105	0.37817838			5.4	General Industrial
305	35	112/17-25	73	59002308	1.17113072	7	OLDFIELD	5.4	General Industrial
306	35	120/46-48	32	59003306	0.83426899	8	AUTRY	5.4	General Industrial
307	35	112/17-25	56	59002201	5.01381995	6	WHATNEY	5.4	General Industrial
308	35	86-LL-0039	A	59108105	5.60346458	76	FAIRBANKS	5.4	General Industrial
309	35	112/17-25	37	59005510	0.02211396	NO ADDRESS	MASON	5.4	General Industrial
310	35	80-619	01	59106108	74.95838672	9300	TOLEDO WAY	5.4	General Industrial
310	35	80-619	01	59106108	74.95838672	9300	TOLEDO WAY	5.4	General Industrial
310	35	80-619	01	59106108	74.95838672	9300	TOLEDO WAY	5.4	General Industrial
310	35	80-619	01	59106108	74.95838672	9300	TOLEDO WAY	5.4	General Industrial
310	35	80-619	01	59106108	74.95838672	9300	TOLEDO WAY	5.4	General Industrial
310	35	80-619	01	59106108	74.95838672	9300	TOLEDO WAY	5.4	General Industrial

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
310	35	80-619	01	59106108	74.95838672	9300	TOLEDO WAY	5.4	General Industrial
310	35	80-619	01	59106108	74.95838672	9300	TOLEDO WAY	5.4	General Industrial
311	35	134/27-36	01	59104102	11.95939736	9342	JERONIMO RD	5.4	General Industrial
311	35	134/27-36	01	59104102	11.95939736	9272	JERONIMO RD	5.4	General Industrial
311	35	134/27-36	01	59104102	11.95939736	9292	JERONIMO RD	5.4	General Industrial
312	35	2002-236	01	59108207	10.03185348	13645	ALTON PKWY	5.4	General Industrial
312	35	2002-236	01	59108207	10.03185348	13825	ALTON PKWY	5.4	General Industrial
312	35	2002-236	01	59108207	10.03185348	13885	ALTON PKWY	5.4	General Industrial
312	35	2002-236	01	59108207	10.03185348	13765	ALTON PKWY	5.4	General Industrial
312	35	2002-236	01	59108207	10.03185348	13715	ALTON PKWY	5.4	General Industrial
312	35	2002-236	01	59108207	10.03185348	13865	ALTON PKWY	5.4	General Industrial
312	35	2002-236	01	59108207	10.03185348	13805	ALTON PKWY	5.4	General Industrial
312	35	2002-236	01	59108207	10.03185348	13845	ALTON PKWY	5.4	General Industrial
312	35	2002-236	01	59108207	10.03185348	13695	ALTON PKWY	5.4	General Industrial
313	35	2014-124	02	59101111	5.30626719			5.4	General Industrial
314	35	83-610	02	59107203	2.83770088			5.4	General Industrial
315	35	84-629	1	59109401	6.65640214	9740	IRVINE BLVD	5.4	General Industrial
316	35	83-618	3	59107404	18.19546711	14100	ALTON PKWY	5.4	General Industrial
317	35	83-618	01	59107403	1.05385263	26	PARKER	5.4	General Industrial
317	35	83-618	01	59107403	1.05385263	26	PARKER	5.4	General Industrial
318	35	83-618	2	59107404	11.55723595			5.4	General Industrial
319	35	89-190	03	59109304	1.96850965	7	HAMMOND	5.4	General Industrial
319	35	89-190	03	59109304	1.96850965	60	PARKER	5.4	General Industrial
				Total Acreage =	**918.84**				

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ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
1	36	2001-154	03	43503331	1.706636168	2550	ALTON PKWY	5.1	IBC Multi-Use
2	36	6636	19	43011503	0.896653203	1091	DURYEA AVE	5.1	IBC Multi-Use
3	36	6636	14	43011204	1.535823794			5.1	IBC Multi-Use
4	36	127/18-20	01	43020304	2.750263192			5.1	IBC Multi-Use
5	36	127/18-20	15	43020301	2.923322931	1700	BARRANCA PKWY	5.1	IBC Multi-Use
6	36	81/39-40	01	43021307	0.839557996	1692	DEERE AVE	5.1	IBC Multi-Use
7	36	6636	21	43011501	1.131237386	1021	DURYEA AVE	5.1	IBC Multi-Use
8	36	81/39-40	04	43021303	0.845775895	1582	DEERE AVE	5.1	IBC Multi-Use
9	36	110/28-29	01	43020221	7.092830416	1924	BARRANCA PKWY	5.1	IBC Multi-Use
9	36	110/28-29	01	43020221	7.092830416	1922	BARRANCA PKWY	5.1	IBC Multi-Use
9	36	110/28-29	01	43020221	7.092830416	1922	BARRANCA PKWY	5.1	IBC Multi-Use
10	36	6636	10	43011208	1.491953107	17131	DAIMLER ST	5.1	IBC Multi-Use
11	36	81/39-40	03	43021309	0.739755599	1622	DEERE AVE	5.1	IBC Multi-Use
12	36	6636	20	43011502	0.871261833			5.1	IBC Multi-Use
13	36	127/18-20	03	43020303	0.253471502	16510	ASTON ST	5.1	IBC Multi-Use
14	36	6636	01	43011406	1.782167949	1212	ALTON PKWY	5.1	IBC Multi-Use
14	36	6636	01	43011406	1.782167949	1250	ALTON PKWY	5.1	IBC Multi-Use
14	36	6636	01	43011406	1.782167949	1260	ALTON PKWY	5.1	IBC Multi-Use
14	36	6636	01	43011406	1.782167949	1400	ALTON PKWY	5.1	IBC Multi-Use
15	36	127/18-20	06	43020319	0.239498203	16522	ASTON ST	5.1	IBC Multi-Use
15	36	127/18-20	06	43020319	0.239498203	16520	ASTON ST	5.1	IBC Multi-Use
16	36	6636	12	43011206	1.553360782	17092	PULLMAN ST	5.1	IBC Multi-Use
17	36	127/18-20	02	43020302	0.280870901	16500	ASTON ST	5.1	IBC Multi-Use
18	36	25843-LL	01	43004310	9.885658571	17111	RED HILL AVE	5.1	IBC Multi-Use
18	36	25843-LL	01	43004310	9.885658571	1472	ALTON PKWY	5.1	IBC Multi-Use
18	36	25843-LL	01	43004310	9.885658571	17011	RED HILL AVE	5.1	IBC Multi-Use
18	36	25843-LL	01	43004310	9.885658571	1462	ALTON PKWY	5.1	IBC Multi-Use
19	36	83-0603	01	43021223	2.293292418	16800	ASTON ST	5.1	IBC Multi-Use
20	36	119/3	01	43011407	3.782440783	17072	DAIMLER ST	5.1	IBC Multi-Use
21	36	106/47-50	09	42726113	0.702929809	17762	COWAN	5.1	IBC Multi-Use
22	36	127/18-20	12	43020318	0.173161276	16580	ASTON ST	5.1	IBC Multi-Use
23	36	127/18-20	13	43020322	0.303482045	16570	ASTON ST	5.1	IBC Multi-Use
24	36	81/39-40	14	43021117	0.684436711	16832	RED HILL AVE	5.1	IBC Multi-Use
25	36	6902	30	43013306	2.000572171	17032	ARMSTRONG AVE	5.1	IBC Multi-Use
26	36	111/10-11	01	42727115	2.175435407	17620	FITCH	5.1	IBC Multi-Use
27	36	6636	15	43011212	1.525994236	1063	MCGAW AVE	5.1	IBC Multi-Use
28	36	17/24	01	43020211	9.374887051	1791	DEERE AVE	5.1	IBC Multi-Use
28	36	17/24	01	43020211	9.374887051	1771	DEERE AVE	5.1	IBC Multi-Use
28	36	17/24	01	43020211	9.374887051	16700	ASTON ST	5.1	IBC Multi-Use
29	36	5/33	02	43004308	0.495716161			5.1	IBC Multi-Use
30	36	81/39-40	05	43021305	0.845922365	1581	BROWNING	5.1	IBC Multi-Use
31	36	81/39-40	06	43021310	0.736057118	1621	BROWNING	5.1	IBC Multi-Use
32	36	6456	03	43011118	1.215006945			5.1	IBC Multi-Use

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
33	36	110/28-29	03	43020220	1.908445057	16601	ARMSTRONG AVE	5.1	IBC Multi-Use
34	36	106/47-50	08	42726114	0.702912591	17752	COWAN	5.1	IBC Multi-Use
35	36	127/18-20	10	43020321	0.226757514	16560	ASTON ST	5.1	IBC Multi-Use
36	36	6312	10	43004109	0.039151614			5.1	IBC Multi-Use
37	36	6636	13	43011205	1.548373388	17132	PULLMAN ST	5.1	IBC Multi-Use
37	36	6636	13	43011205	1.548373388	17138	PULLMAN ST	5.1	IBC Multi-Use
38	36	127/18-20	07	43020320	0.272606405	16540	ASTON ST	5.1	IBC Multi-Use
38	36	127/18-20	07	43020320	0.272606405	16542	ASTON ST	5.1	IBC Multi-Use
39	36	6902	06	43012108	0.759332535	1821	LANGLEY AVE	5.1	IBC Multi-Use
40	36	81/39-40	10	43021108	0.741793027	1652	BROWNING	5.1	IBC Multi-Use
41	36	127/18-20	05	43020311	0.295467172	16620	ASTON ST	5.1	IBC Multi-Use
42	36	6410	03	43010202	0.742534823	1672	MCGAW AVE	5.1	IBC Multi-Use
43	36	6902	18	43012213	0.761711194	1681	MCGAW AVE	5.1	IBC Multi-Use
44	36	106/47-50	07	42726115	0.703341656	17742	COWAN	5.1	IBC Multi-Use
45	36	60/38	02	43004124	0.179431154			5.1	IBC Multi-Use
46	36	97/1-5	19	42725502	0.703997488	17701	MITCHELL N	5.1	IBC Multi-Use
47	36	6901	09	43014208	1.242665327	17101	ARMSTRONG AVE	5.1	IBC Multi-Use
48	36	2005-166	01	42727114	4.080317943	17711	COWAN	5.1	IBC Multi-Use
48	36	2005-166	01	42727114	4.080317943	17691	COWAN	5.1	IBC Multi-Use
48	36	2005-166	01	42727114	4.080317943	17701	COWAN	5.1	IBC Multi-Use
49	36	6636	05	43011402	1.922617309	17192	DAIMLER ST	5.1	IBC Multi-Use
50	36	7840	35	43506309	0.741153102	16672	MILLIKAN	5.1	IBC Multi-Use
50	36	7840	35	43506309	0.741153102	16662	MILLIKAN	5.1	IBC Multi-Use
51	36	6901	11	43014205	1.244908561	1802	KETTERING ST	5.1	IBC Multi-Use
52	36	6902	19	43012212	0.761713489	1711	MCGAW AVE	5.1	IBC Multi-Use
53	36	111/10-11	06	42727107	0.690369607	17682	COWAN	5.1	IBC Multi-Use
54	36	25/41	02	43502129	0.145452254			5.1	IBC Multi-Use
55	36	84-0617	01	42726110	1.619714829	17792	COWAN	5.1	IBC Multi-Use
56	36	6456	20	43011303	1.888689715	17466	DAIMLER ST	5.1	IBC Multi-Use
57	36	6410	08	43009103	0.742534823	1820	MCGAW AVE	5.1	IBC Multi-Use
57	36	6410	08	43009103	0.742534823	1822	MCGAW AVE	5.1	IBC Multi-Use
58	36	23/37	01	43009111	0.719887373	1761	KAISER AVE	5.1	IBC Multi-Use
59	36	6410	22	43010303	0.706089257	1702	KAISER AVE	5.1	IBC Multi-Use
60	36	97/1-5	34	42725315	0.799457141	17909	FITCH	5.1	IBC Multi-Use
61	36	7840	30	43506214	0.737808564	16661	MILLIKAN	5.1	IBC Multi-Use
62	36	127/18-20	14	43020323	1.342305807	1842	BARRANCA PKWY	5.1	IBC Multi-Use
63	36	6456	02	43011118	1.261141973	1062	MCGAW AVE	5.1	IBC Multi-Use
64	36	73/37	02	43011312	1.696274864	17352	DAIMLER ST	5.1	IBC Multi-Use
65	36	106/47-50	10	42726112	0.702914602	17772	COWAN	5.1	IBC Multi-Use
66	36	97/1-5	40	42725406	1.732646664	17780	FITCH	5.1	IBC Multi-Use
67	36	81/39-40	16	43021112	0.690705634	16782	RED HILL AVE	5.1	IBC Multi-Use
68	36	6410	12	43009107	0.737192632	1851	KAISER AVE	5.1	IBC Multi-Use
68	36	6410	12	43009107	0.737192632	1849	KAISER AVE	5.1	IBC Multi-Use

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
69	36	7840	14	43506208	0.799999759	16692	HALE AVE	5.1	IBC Multi-Use
70	36	88-0173	04	43516120	0.124202747			5.1	IBC Multi-Use
71	36	88-434	01	43515159	0.352135555	17510	VON KARMAN AVE	5.1	IBC Multi-Use
71	36	88-434	01	43515159	0.352135555	17512	VON KARMAN AVE	5.1	IBC Multi-Use
72	36	75/21-22	02	42720506	0.267867233	17905	MACARTHUR BLVD	5.1	IBC Multi-Use
72	36	75/21-22	02	42720506	0.267867233	17901	MACARTHUR BLVD	5.1	IBC Multi-Use
73	36	6410	13	43009108	0.738669849	1821	KAISER AVE	5.1	IBC Multi-Use
73	36	6410	13	43009108	0.738669849	1811	KAISER AVE	5.1	IBC Multi-Use
74	36	6902	17	43012214	0.754436558	1641	MCGAW AVE	5.1	IBC Multi-Use
75	36	6636	17	43011505	1.109163941	17031	DAIMLER ST	5.1	IBC Multi-Use
76	36	6902	14	43012203	0.766753029	1712	LANGLEY AVE	5.1	IBC Multi-Use
77	36	106/47-50	11	42726111	0.703341061	17782	COWAN	5.1	IBC Multi-Use
78	36	28/38	02	43512220	8.589518618	2111	MCGAW AVE	5.1	IBC Multi-Use
79	36	127/18-20	09	43020315	0.466493951	16600	ASTON ST	5.1	IBC Multi-Use
80	36	6902	26	43013302	1.933728003	17182	ARMSTRONG AVE	5.1	IBC Multi-Use
81	36	7815	05	43509306	2.85899043	16661	JAMBOREE RD	5.1	IBC Multi-Use
82	36	6410	34	43010305	0.701216174	1731	REYNOLDS AVE	5.1	IBC Multi-Use
83	36	97/1-5	35	42725314	0.774523874	17871	FITCH	5.1	IBC Multi-Use
84	36	6456	21	43011302	1.805615034	17502	DAIMLER ST	5.1	IBC Multi-Use
85	36	6456	14	43011109	1.301090922	17275	DAIMLER ST	5.1	IBC Multi-Use
85	36	6456	14	43011109	1.301090922	17305	DAIMLER ST	5.1	IBC Multi-Use
86	36	97/1-5	36	42725313	0.797595764	17855	FITCH	5.1	IBC Multi-Use
86	36	97/1-5	36	42725313	0.797595764	17841	FITCH	5.1	IBC Multi-Use
87	36	6312	09	43004205	1.450650029	1400	MCGAW AVE	5.1	IBC Multi-Use
87	36	6312	09	43004205	1.450650029	1402	MCGAW AVE	5.1	IBC Multi-Use
87	36	6312	09	43004205	1.450650029	17282	EASTMAN AVE	5.1	IBC Multi-Use
88	36	6636	11	43011207	1.486979677	17091	DAIMLER ST	5.1	IBC Multi-Use
88	36	6636	11	43011207	1.486979677	1132	DURYEA AVE	5.1	IBC Multi-Use
89	36	6410	02	43010201	0.879728324	1632	MCGAW AVE	5.1	IBC Multi-Use
89	36	6410	02	43010201	0.879728324	1642	MCGAW AVE	5.1	IBC Multi-Use
90	36	97/1-5	05	42725202	1.021306056	17941	MITCHELL	5.1	IBC Multi-Use
91	36	6410	19	43010208	0.875759644	1641	KAISER AVE	5.1	IBC Multi-Use
92	36	7840	37	43506307	0.741153181	16722	MILLIKAN	5.1	IBC Multi-Use
93	36	7840	27	43506217	0.73854663	16751	MILLIKAN	5.1	IBC Multi-Use
94	36	6312	05	43004201	1.442371185	1371	REYNOLDS AVE	5.1	IBC Multi-Use
95	36	97/1-5	16	42725213	0.700984209	17671	FITCH	5.1	IBC Multi-Use
96	36	81-0613	03	43502121	9.284823786	16775	VON KARMAN AVE	5.1	IBC Multi-Use
96	36	81-0613	03	43502121	9.284823786	16845	VON KARMAN AVE	5.1	IBC Multi-Use
96	36	81-0613	03	43502121	9.284823786	16795	VON KARMAN AVE	5.1	IBC Multi-Use
96	36	81-0613	03	43502121	9.284823786	16815	VON KARMAN AVE	5.1	IBC Multi-Use
97	36	1/88		0	1.832810264			5.1	IBC Multi-Use
98	36	6456	18	43011305	1.881877362	17392	DAIMLER ST	5.1	IBC Multi-Use
98	36	6456	18	43011305	1.881877362	17396	DAIMLER ST	5.1	IBC Multi-Use

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
99	36	81/39-40	11	43021114	0.741940812	1622	BROWNING	5.1	IBC Multi-Use
100	36	2004-204	01	43015115	3.823230703	17264	RED HILL AVE	5.1	IBC Multi-Use
100	36	2004-204	01	43015115	3.823230703	17216	RED HILL AVE	5.1	IBC Multi-Use
100	36	2004-204	01	43015115	3.823230703	17272	RED HILL AVE	5.1	IBC Multi-Use
100	36	2004-204	01	43015115	3.823230703	17280	RED HILL AVE	5.1	IBC Multi-Use
100	36	2004-204	01	43015115	3.823230703	17200	RED HILL AVE	5.1	IBC Multi-Use
100	36	2004-204	01	43015115	3.823230703	17232	RED HILL AVE	5.1	IBC Multi-Use
100	36	2004-204	01	43015115	3.823230703	17240	RED HILL AVE	5.1	IBC Multi-Use
100	36	2004-204	01	43015115	3.823230703	17224	RED HILL AVE	5.1	IBC Multi-Use
100	36	2004-204	01	43015115	3.823230703	17248	RED HILL AVE	5.1	IBC Multi-Use
100	36	2004-204	01	43015115	3.823230703	17288	RED HILL AVE	5.1	IBC Multi-Use
100	36	2004-204	01	43015115	3.823230703	17208	RED HILL AVE	5.1	IBC Multi-Use
100	36	2004-204	01	43015115	3.823230703	17256	RED HILL AVE	5.1	IBC Multi-Use
101	36	91/8	01	43503412	1.924465457	16940	VON KARMAN AVE	5.1	IBC Multi-Use
101	36	91/8	01	43503412	1.924465457	2201	ALTON PKWY	5.1	IBC Multi-Use
102	36	6456	05	43011117	1.122686993			5.1	IBC Multi-Use
103	36	7840	16	43506206	0.706717129	16750	HALE AVE	5.1	IBC Multi-Use
104	36	30/23	01	43020218	6.02816633	1935	DEERE AVE	5.1	IBC Multi-Use
104	36	30/23	01	43020218	6.02816633	1931	DEERE AVE	5.1	IBC Multi-Use
104	36	30/23	01	43020218	6.02816633	1933	DEERE AVE	5.1	IBC Multi-Use
105	36	89-0180	02	42727112	1.858677803	17672	COWAN	5.1	IBC Multi-Use
106	36	49/4	02	43021210	5.871641633	1902	DEERE AVE	5.1	IBC Multi-Use
107	36	7840	34	43506310	0.741153102	16632	MILLIKAN	5.1	IBC Multi-Use
107	36	7840	34	43506310	0.741153102	16634	MILLIKAN	5.1	IBC Multi-Use
108	36	7840	04	43506104	1.678617615	16851	HALE AVE	5.1	IBC Multi-Use
109	36	2004-125	01	43005107	1.086178697	17551	GILLETTE AVE	5.1	IBC Multi-Use
109	36	2004-125	01	43005107	1.086178697	17521	GILLETTE AVE	5.1	IBC Multi-Use
110	36	6902	12	43012205	0.766885356	1782	LANGLEY AVE	5.1	IBC Multi-Use
111	36	87-179	04	43519214	0.559055381	80	CORPORATE PARK	5.1	IBC Multi-Use
112	36	6456	12	43011111	1.117659716	17335	DAIMLER ST	5.1	IBC Multi-Use
113	36	81/39-40	08	43021312	0.840067106	1691	BROWNING	5.1	IBC Multi-Use
114	36	97/1-5	30	42725304	0.777146622	17842	MITCHELL	5.1	IBC Multi-Use
115	36	111/10-11	04	42727104	3.282405785	17661	COWAN	5.1	IBC Multi-Use
115	36	111/10-11	04	42727104	3.282405785	17671	COWAN	5.1	IBC Multi-Use
116	36	6901	08	43014109	1.183640421	1881	KETTERING ST	5.1	IBC Multi-Use
117	36	127/18-20	08	43020313	0.263842596	16610	ASTON ST	5.1	IBC Multi-Use
118	36	2007-199	01	42725404	2.129348389	17874	FITCH	5.1	IBC Multi-Use
118	36	2007-199	01	42725404	2.129348389	17856	FITCH	5.1	IBC Multi-Use
118	36	2007-199	01	42725404	2.129348389	17862	FITCH	5.1	IBC Multi-Use
118	36	2007-199	01	42725404	2.129348389	17844	FITCH	5.1	IBC Multi-Use
118	36	2007-199	01	42725404	2.129348389	17880	FITCH	5.1	IBC Multi-Use
118	36	2007-199	01	42725404	2.129348389	17838	FITCH	5.1	IBC Multi-Use
118	36	2007-199	01	42725404	2.129348389	17868	FITCH	5.1	IBC Multi-Use

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
118	36	2007-199	01	42725404	2.129348389	17850	FITCH	5.1	IBC Multi-Use
119	36	81/39-40	02	43021308	0.739755599	1652	DEERE AVE	5.1	IBC Multi-Use
120	36	6902	23	43012208	0.761711036	1851	MCGAW AVE	5.1	IBC Multi-Use
121	36	60/38	01	43004126	0.132740545			5.1	IBC Multi-Use
122	36	7840	17	43506205	0.729360317	16782	HALE AVE	5.1	IBC Multi-Use
123	36	16/27	01	43015102	8.005425653	17000	RED HILL AVE	5.1	IBC Multi-Use
123	36	16/27	01	43015102	8.005425653	17040	RED HILL AVE	5.1	IBC Multi-Use
123	36	16/27	01	43015102	8.005425653	17030	RED HILL AVE	5.1	IBC Multi-Use
123	36	16/27	01	43015102	8.005425653	17020	RED HILL AVE	5.1	IBC Multi-Use
123	36	16/27	01	43015102	8.005425653	17010	RED HILL AVE	5.1	IBC Multi-Use
124	36	6410	11	43009106	0.941443571	1881	KAISER AVE	5.1	IBC Multi-Use
125	36	87-312	03	43015108	0.121020342	17177	GILLETTE AVE	5.1	IBC Multi-Use
126	36	6312	11	43004115	0.156955675			5.1	IBC Multi-Use
127	36	81/39-40	09	43021109	0.847582348	1692	BROWNING	5.1	IBC Multi-Use
128	36	7840	28	43506216	0.738544176	16721	MILLIKAN	5.1	IBC Multi-Use
129	36	7840	50	43506316	0.72623266	16721	NOYES AVE	5.1	IBC Multi-Use
130	36	7815	02	43506113	2.182024305	2502	BARRANCA PKWY	5.1	IBC Multi-Use
131	36	96-168	02	43013309	1.087304912	1961	MCGAW AVE	5.1	IBC Multi-Use
132	36	6456	04	43011118	1.168322346			5.1	IBC Multi-Use
133	36	6902	03	43012103	0.760232483	1711	LANGLEY AVE	5.1	IBC Multi-Use
134	36	93-149	02	43010103	3.443043027	17370	RED HILL	5.1	IBC Multi-Use
134	36	93-149	02	43010103	3.443043027	17380	RED HILL	5.1	IBC Multi-Use
135	36	2002-174	01	43014110	0.596285615	NOT ASSIGNED	KETTERING ST	5.1	IBC Multi-Use
136	36	81/23-24	02	43503415	2.996308999	2332	BARRANCA PKWY	5.1	IBC Multi-Use
136	36	81/23-24	02	43503415	2.996308999	NOT REQUIRED	BARRANCA PKWY	5.1	IBC Multi-Use
137	36	111/12-14	07	42728203	0.897845864	17991	COWAN	5.1	IBC Multi-Use
138	36	7840	23	43506221	0.738411628	16871	MILLIKAN	5.1	IBC Multi-Use
139	36	97/1-5	15	42725212	0.90392062	17731	MITCHELL	5.1	IBC Multi-Use
140	36	45339-LL	09	43506116	3.514740351	16691	HALE AVE	5.1	IBC Multi-Use
140	36	45339-LL	09	43506116	3.514740351	16641	HALE AVE	5.1	IBC Multi-Use
141	36	106/47-50	05	42726117	0.770133253	17631	FITCH	5.1	IBC Multi-Use
142	36	6410	29	43009206	0.892501011	17401	ARMSTRONG AVE	5.1	IBC Multi-Use
143	36	97/1-5	21	42725504	2.108855139	17681	MITCHELL N	5.1	IBC Multi-Use
144	36	81-0613	01	43502119	2.979128246	2121	ALTON PKWY	5.1	IBC Multi-Use
145	36	6902	20	43012211	0.763189914	1751	MCGAW AVE	5.1	IBC Multi-Use
146	36	6902	07	43012107	0.761085459	1851	LANGLEY AVE	5.1	IBC Multi-Use
147	36	97/1-5	11	42725208	0.71218657	17771	MITCHELL	5.1	IBC Multi-Use
148	36	81-0613	02	43502120	4.16962425	16969	VON KARMAN AVE	5.1	IBC Multi-Use
148	36	81-0613	02	43502120	4.16962425	16905	VON KARMAN AVE	5.1	IBC Multi-Use
149	36	97/1-5	14	42725211	0.703295781	17741	MITCHELL	5.1	IBC Multi-Use
150	36	6901	12	43014204	1.246631766	1770	KETTERING ST	5.1	IBC Multi-Use
151	36	6410	06	43009101	0.742206252	1762	MCGAW AVE	5.1	IBC Multi-Use
151	36	6410	06	43009101	0.742206252	1768	MCGAW AVE	5.1	IBC Multi-Use

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
151	36	6410	06	43009101	0.742206252	1772	MCGAW AVE	5.1	IBC Multi-Use
152	36	80-602	02	42725205	0.919494364	17841	MITCHELL	5.1	IBC Multi-Use
153	36	106/47-50	02	42726202	2.291015822	17751	COWAN	5.1	IBC Multi-Use
154	36	6901	03	43014104	1.195218279	1711	KETTERING ST	5.1	IBC Multi-Use
155	36	127/18-20	04	43020309	0.27005962	16630	ASTON ST	5.1	IBC Multi-Use
156	36	6902	09	43013102	0.822677012	17191	ARMSTRONG AVE	5.1	IBC Multi-Use
157	36	97/1-5	23	42725408	0.827825515	17702	MITCHELL N	5.1	IBC Multi-Use
158	36	87-312	06	43015111	0.142022301	17165	GILLETTE AVE	5.1	IBC Multi-Use
159	36	97/1-5	17	42725214	0.700185932	17721	MITCHELL	5.1	IBC Multi-Use
160	36	87/29	02	43503509	2.004304146	2206	ALTON PKWY	5.1	IBC Multi-Use
161	36	87-312	08	43015113	0.086940775	17155	GILLETTE AVE	5.1	IBC Multi-Use
162	36	6902	16	43012201	0.760653582	17192	GILLETTE AVE	5.1	IBC Multi-Use
163	36	17249	A	43015118	2.242570174			5.1	IBC Multi-Use
164	36	1/88	126	43011301	0.825307049			5.1	IBC Multi-Use
165	36	6410	07	43009102	0.742534823	1792	MCGAW AVE	5.1	IBC Multi-Use
166	36	6410	10	43009105	0.948366796	1882	MCGAW AVE	5.1	IBC Multi-Use
167	36	6901	06	43014107	1.195145549	1821	KETTERING ST	5.1	IBC Multi-Use
168	36	106/47-50	15	42726107	1.219655935	17872	COWAN	5.1	IBC Multi-Use
169	36	97/1-5	27	42725307	0.725881003	17752	MITCHELL	5.1	IBC Multi-Use
170	36	1/88	127	43007301	0.506974422			5.1	IBC Multi-Use
171	36	97/1-5	09	42725206	0.923158297	17811	MITCHELL	5.1	IBC Multi-Use
171	36	97/1-5	09	42725206	0.923158297	17811	MITCHELL	5.1	IBC Multi-Use
171	36	97/1-5	09	42725206	0.923158297	17821	MITCHELL	5.1	IBC Multi-Use
171	36	97/1-5	09	42725206	0.923158297	17821	MITCHELL	5.1	IBC Multi-Use
172	36	6902	04	43012104	0.758756187	1751	LANGLEY AVE	5.1	IBC Multi-Use
173	36	97/1-5	37	42725312	1.119997935	17811	FITCH	5.1	IBC Multi-Use
173	36	97/1-5	37	42725312	1.119997935	17801	FITCH	5.1	IBC Multi-Use
174	36	2004-204		0	0.165972668			5.1	IBC Multi-Use
175	36	87-179	01	0	0.067939608			5.1	IBC Multi-Use
176	36	93/18-19	03	43021216	3.741984378	1891	ALTON PKWY	5.1	IBC Multi-Use
177	36	7840	53	43506313	0.947114096	16635	NOYES AVE	5.1	IBC Multi-Use
177	36	7840	53	43506313	0.947114096	16631	NOYES AVE	5.1	IBC Multi-Use
178	36	6902	27	43013303	2.007603359	17152	ARMSTRONG AVE	5.1	IBC Multi-Use
179	36	6410	21	43010302	0.705070543	1672	KAISER AVE	5.1	IBC Multi-Use
180	36	6410	28	43009205	0.899085323	17361	ARMSTRONG AVE	5.1	IBC Multi-Use
181	36	88-0173	08	43516152	1.16561388	2030	MAIN ST	5.1	IBC Multi-Use
182	36	7840	26	43506218	0.737677581	16781	MILLIKAN	5.1	IBC Multi-Use
183	36	111/12-14	08	42728212	1.215189293	1095	MAIN ST	5.1	IBC Multi-Use
184	36	7840	29	43506215	0.736317798	16691	MILLIKAN	5.1	IBC Multi-Use
185	36	86-331	02	43512210	3.82292048	17155	VON KARMAN AVE	5.1	IBC Multi-Use
185	36	86-331	02	43512210	3.82292048	17165	VON KARMAN AVE	5.1	IBC Multi-Use
185	36	86-331	02	43512210	3.82292048	17145	VON KARMAN AVE	5.1	IBC Multi-Use
185	36	86-331	02	43512210	3.82292048	17175	VON KARMAN AVE	5.1	IBC Multi-Use

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
186	36	6411	03	43005202	1.789952063	17500	GILLETTE AVE	5.1	IBC Multi-Use
187	36	7840	19	43506203	0.895768955	16842	HALE AVE	5.1	IBC Multi-Use
188	36	97/1-5	03	42725105	0.380757635	17991	MITCHELL S	5.1	IBC Multi-Use
189	36	111/12-14	10	42728206	0.994656986	18061	FITCH	5.1	IBC Multi-Use
190	36	7815	06	43509204	3.368301048	2692	BECKMAN AVE	5.1	IBC Multi-Use
191	36	1/88		0	0.034000653			5.1	IBC Multi-Use
192	36	6410	30	43009207	0.700788558	1851	REYNOLDS AVE	5.1	IBC Multi-Use
192	36	6410	30	43009207	0.700788558	1861	REYNOLDS AVE	5.1	IBC Multi-Use
193	36	87/29	01	43503510	2.616347582	2200	ALTON PKWY	5.1	IBC Multi-Use
194	36	111/12-14	01	42728304	0.762594498	17992	COWAN	5.1	IBC Multi-Use
195	36	87-179	05	43519215	0.341674918	76	CORPORATE PARK	5.1	IBC Multi-Use
196	36	97/1-5	10	42725207	1.005858592	17781	MITCHELL	5.1	IBC Multi-Use
196	36	97/1-5	10	42725207	1.005858592	17791	MITCHELL	5.1	IBC Multi-Use
197	36	97/1-5	29	42725305	0.926464911	17800	MITCHELL	5.1	IBC Multi-Use
197	36	97/1-5	29	42725305	0.926464911	17802	MITCHELL	5.1	IBC Multi-Use
198	36	93/18-19	02	43021215	1.937267931	1921	ALTON PKWY	5.1	IBC Multi-Use
199	36	97/1-5	43	42725403	1.711722022	17922	FITCH	5.1	IBC Multi-Use
200	36	7840	41	43506303	0.739700507	16842	MILLIKAN	5.1	IBC Multi-Use
201	36	6636	07	43011211	1.478769402	17221	DAIMLER ST	5.1	IBC Multi-Use
202	36	7840	54	43506312	0.959133657	2642	GATES AVE	5.1	IBC Multi-Use
202	36	7840	54	43506312	0.959133657	16591	NOYES AVE	5.1	IBC Multi-Use
203	36	7840	13	43506209	0.895554049	16652	HALE AVE	5.1	IBC Multi-Use
203	36	7840	13	43506209	0.895554049	16662	HALE AVE	5.1	IBC Multi-Use
204	36	6410	32	43009209	0.701492131	1791	REYNOLDS AVE	5.1	IBC Multi-Use
205	36	2005-146	01	43506117	1.835025132	16811	HALE AVE	5.1	IBC Multi-Use
206	36	6410	20	43010301	0.834299423	1642	KAISER AVE	5.1	IBC Multi-Use
207	36	80/19-20		43506118	0.022114293			5.1	IBC Multi-Use
208	36	97/1-5	44	42725402	0.894176368	18012	MITCHELL S	5.1	IBC Multi-Use
209	36	6636	06	43011401	1.95199104	1211	MCGAW AVE	5.1	IBC Multi-Use
209	36	6636	06	43011401	1.95199104	1211	MCGAW AVE	5.1	IBC Multi-Use
210	36	6410	33	43009210	0.701213778	1761	REYNOLDS AVE	5.1	IBC Multi-Use
211	36	83-0613	03	43518303	0.75359289	54	CORPORATE PARK	5.1	IBC Multi-Use
212	36	83-0613	C	0	0.161517158			5.1	IBC Multi-Use
213	36	7840	24	43506220	0.738411143	16841	MILLIKAN	5.1	IBC Multi-Use
214	36	125/37-38	02	43503417	1.829888518	16902	VON KARMAN AVE	5.1	IBC Multi-Use
215	36	28/38	01	43512203	8.218164537	2102	ALTON PKWY	5.1	IBC Multi-Use
215	36	28/38	01	43512203	8.218164537	2052	ALTON PKWY	5.1	IBC Multi-Use
215	36	28/38	01	43512203	8.218164537	2072	ALTON PKWY	5.1	IBC Multi-Use
216	36	7840	36	43506308	0.738780384	16682	MILLIKAN	5.1	IBC Multi-Use
216	36	7840	36	43506308	0.738780384	16692	MILLIKAN	5.1	IBC Multi-Use
217	36	97/1-5	45	42725401	1.074150039	17992	MITCHELL S	5.1	IBC Multi-Use
218	36	87-179	03	0	0.228694106			5.1	IBC Multi-Use
219	36	84-LL-0021	02	43021220	5.566434834	1833	ALTON PKWY	5.1	IBC Multi-Use

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
220	36	6456	09	43011114	1.117160403	17421	DAIMLER ST	5.1	IBC Multi-Use
221	36	97/1-5	32	42725302	0.885647389	17912	MITCHELL	5.1	IBC Multi-Use
222	36	106/47-50	17	42726105	1.333189724	17942	COWAN	5.1	IBC Multi-Use
223	36	22/35	01	42720203	0.845774939	17850	SKY PARK BLVD	5.1	IBC Multi-Use
224	36	6901	04	43014105	1.197026138	1751	KETTERING ST	5.1	IBC Multi-Use
225	36	17249	02	43015117	0.136747276	17173	GILLETTE AVE	5.1	IBC Multi-Use
226	36	6411	08	43008105	1.1754911	17511	ARMSTRONG AVE	5.1	IBC Multi-Use
227	36	97/1-5	38	42725311	0.696090695	17791	FITCH	5.1	IBC Multi-Use
228	36	97/1-5	20	42725503	0.724680221	17691	MITCHELL N	5.1	IBC Multi-Use
229	36	6902	01	43012101	0.756109544	1641	LANGLEY AVE	5.1	IBC Multi-Use
230	36	6410	31	43009208	0.700054453	1821	REYNOLDS AVE	5.1	IBC Multi-Use
230	36	6410	31	43009208	0.700054453	1811	REYNOLDS AVE	5.1	IBC Multi-Use
231	36	82-0602	03	42720304	7.019708213	17851	SKY PARK BLVD	5.1	IBC Multi-Use
231	36	82-0602	03	42720304	7.019708213	17875	SKY PARK BLVD	5.1	IBC Multi-Use
231	36	82-0602	03	42720304	7.019708213	17845	SKY PARK BLVD	5.1	IBC Multi-Use
231	36	82-0602	03	42720304	7.019708213	17855	SKY PARK BLVD	5.1	IBC Multi-Use
231	36	82-0602	03	42720304	7.019708213	17865	SKY PARK BLVD	5.1	IBC Multi-Use
232	36	87-179	02	43519213	0.354157769	88	CORPORATE PARK	5.1	IBC Multi-Use
233	36	97/1-5	04	42725201	0.826101416	17991	FITCH	5.1	IBC Multi-Use
234	36	97/1-5	22	42725409	0.9168138	17682	MITCHELL N	5.1	IBC Multi-Use
235	36	82-0602	02	42720305	13.4501171	17815	SKY PARK BLVD	5.1	IBC Multi-Use
235	36	82-0602	02	42720305	13.4501171	17831	SKY PARK BLVD	5.1	IBC Multi-Use
235	36	82-0602	02	42720305	13.4501171	17821	SKY PARK BLVD	5.1	IBC Multi-Use
235	36	82-0602	02	42720305	13.4501171	17811	SKY PARK BLVD	5.1	IBC Multi-Use
235	36	82-0602	02	42720305	13.4501171	17791	SKY PARK BLVD	5.1	IBC Multi-Use
235	36	82-0602	02	42720305	13.4501171	17795	SKY PARK BLVD	5.1	IBC Multi-Use
235	36	82-0602	02	42720305	13.4501171	17801	SKY PARK BLVD	5.1	IBC Multi-Use
235	36	82-0602	02	42720305	13.4501171	17805	SKY PARK BLVD	5.1	IBC Multi-Use
235	36	82-0602	02	42720305	13.4501171	17835	SKY PARK BLVD	5.1	IBC Multi-Use
236	36	7840	15	43506207	0.729485715	16722	HALE AVE	5.1	IBC Multi-Use
237	36	87-179	02	0	0.101353898			5.1	IBC Multi-Use
238	36	97/1-5	24	42725407	0.750274193	17712	MITCHELL N	5.1	IBC Multi-Use
239	36	24/36	01	43502131	0.207894087			5.1	IBC Multi-Use
240	36	7840	47	43506319	0.799691182	16811	NOYES AVE	5.1	IBC Multi-Use
241	36	96-171	01	43512118	5.170013219	2026	MCGAW AVE	5.1	IBC Multi-Use
242	36	87-179	03	43519209	0.538274103	84	CORPORATE PARK	5.1	IBC Multi-Use
243	36	79/41-42	01	43021212	2.108398561	16861	ARMSTRONG AVE	5.1	IBC Multi-Use
243	36	79/41-42	01	43021212	2.108398561	16841	ARMSTRONG AVE	5.1	IBC Multi-Use
244	36	6312	06	43004202	1.006595289	17372	EASTMAN AVE	5.1	IBC Multi-Use
244	36	6312	06	43004202	1.006595289	17382	EASTMAN AVE	5.1	IBC Multi-Use
245	36	83-0603	02	43021222	2.906369236	16802	ASTON ST	5.1	IBC Multi-Use
246	36	7840	20	43506202	0.949962721	16872	HALE AVE	5.1	IBC Multi-Use
247	36	2001-154	02	43503330	2.134637385	2500	ALTON PKWY	5.1	IBC Multi-Use

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
248	36	6902	24	43013101	0.876395465	1881	MCGAW AVE	5.1	IBC Multi-Use
249	36	83-0613	12	43501202	1.699318149	10	CORPORATE PARK	5.1	IBC Multi-Use
250	36	86-331	02	43512212	0.148582742			5.1	IBC Multi-Use
251	36	84-LL-0021	01	43021221	3.971259187	1733	ALTON PKWY	5.1	IBC Multi-Use
252	36	6312	10	43004113	0.140994308			5.1	IBC Multi-Use
253	36	6410	18	43010209	0.7386221	1701	KAISER AVE	5.1	IBC Multi-Use
254	36	6410	17	43010209	0.737137696	1703	KAISER AVE	5.1	IBC Multi-Use
255	36	6411	17	43008204	1.831254455	17462	ARMSTRONG AVE	5.1	IBC Multi-Use
256	36	86-331	01	43512213	0.145074516			5.1	IBC Multi-Use
257	36	81-0609	03	42728112	1.074524696	18201	MCDURMOTT W	5.1	IBC Multi-Use
258	36	7840	46	43506320	0.892748186	16841	NOYES AVE	5.1	IBC Multi-Use
259	36	84-0623	02	43520104	0.297917858	1	CORPORATE PARK	5.1	IBC Multi-Use
260	36	6410	26	43009203	0.704363072	1824	KAISER AVE	5.1	IBC Multi-Use
261	36	97/1-5	25	42725309	0.991360715	17752	MITCHELL	5.1	IBC Multi-Use
262	36	23/37	02	43009112	0.017398993			5.1	IBC Multi-Use
263	36	6410	36	43010307	0.699347568	1671	REYNOLDS AVE	5.1	IBC Multi-Use
264	36	84-0623	A	43520109	1.880949558	11	CORPORATE PARK	5.1	IBC Multi-Use
265	36	84-0623	03	43520108	0.295739621	9	CORPORATE PARK	5.1	IBC Multi-Use
266	36	7840	07	43506107	1.961603902	16721	HALE AVE	5.1	IBC Multi-Use
266	36	7840	07	43506107	1.961603902	16731	HALE AVE	5.1	IBC Multi-Use
267	36	97/1-5	02	42725102	0.933234079	18001	MITCHELL S	5.1	IBC Multi-Use
267	36	97/1-5	02	42725102	0.933234079	18007	MITCHELL S	5.1	IBC Multi-Use
268	36	6902	13	43012204	0.766888049	1752	LANGLEY AVE	5.1	IBC Multi-Use
269	36	45/42	02	43512112	7.03392659	17421	VON KARMAN AVE	5.1	IBC Multi-Use
269	36	45/42	02	43512112	7.03392659	17421	VON KARMAN AVE	5.1	IBC Multi-Use
270	36	6901	07	43014108	1.197144392	1851	KETTERING ST	5.1	IBC Multi-Use
271	36	51/45	01	43503407	7.77348183	16666	VON KARMAN AVE	5.1	IBC Multi-Use
272	36	111/12-14	05	42728210	1.034536034	18021	COWAN	5.1	IBC Multi-Use
273	36	83-0613	01	43518305	2.504884085	62	CORPORATE PARK	5.1	IBC Multi-Use
274	36	6902	08	43013201	0.75336906	1881	LANGLEY AVE	5.1	IBC Multi-Use
275	36	83-0613	02	43518304	0.75334326	60	CORPORATE PARK	5.1	IBC Multi-Use
276	36	6902	21	43012210	0.763187236	1781	MCGAW AVE	5.1	IBC Multi-Use
277	36	6410	23	43010304	0.704396183	1732	KAISER AVE	5.1	IBC Multi-Use
278	36	86-331	01	43512211	4.429522998	17221	VON KARMAN AVE	5.1	IBC Multi-Use
279	36	82-0602	01	42720303	4.246697088	17751	SKY PARK BLVD	5.1	IBC Multi-Use
279	36	82-0602	01	42720303	4.246697088	17755	SKY PARK BLVD	5.1	IBC Multi-Use
279	36	82-0602	01	42720303	4.246697088	17781	SKY PARK BLVD	5.1	IBC Multi-Use
279	36	82-0602	01	42720303	4.246697088	17785	SKY PARK BLVD	5.1	IBC Multi-Use
280	36	7840	12	43506210	0.951333707	16632	HALE AVE	5.1	IBC Multi-Use
281	36	26/50	01	42720202	3.788101131	17880	SKY PARK BLVD	5.1	IBC Multi-Use
281	36	26/50	01	42720202	3.788101131	17870	SKY PARK BLVD	5.1	IBC Multi-Use
281	36	26/50	01	42720202	3.788101131	17910	SKY PARK BLVD	5.1	IBC Multi-Use
281	36	26/50	01	42720202	3.788101131	17900	SKY PARK BLVD	5.1	IBC Multi-Use

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
281	36	26/50	01	42720202	3.788101131	17890	SKY PARK BLVD	5.1	IBC Multi-Use
282	36	24913-LM	01	43008206	3.772687707	17522	ARMSTRONG AVE	5.1	IBC Multi-Use
282	36	24913-LM	01	43008206	3.772687707	17522	ARMSTRONG AVE	5.1	IBC Multi-Use
283	36	6901	15	43014201	1.251069802	17100	GILLETTE AVE	5.1	IBC Multi-Use
283	36	6901	15	43014201	1.251069802	NOT REQUIRED	GILLETTE AVE	5.1	IBC Multi-Use
284	36	6902	11	43012206	0.766752952	1822	LANGLEY AVE	5.1	IBC Multi-Use
285	36	106/47-50	19	42726118	0.781815957	17962	COWAN	5.1	IBC Multi-Use
286	36	6411	22	43007203	1.854840999	17632	ARMSTRONG AVE	5.1	IBC Multi-Use
287	36	85-LL-0031	02	43501306	1.420715664	19	CORPORATE PARK	5.1	IBC Multi-Use
288	36	97/1-5	39	42725310	0.700525037			5.1	IBC Multi-Use
289	36	7840	43	43506301	0.73331044	16902	MILLIKAN	5.1	IBC Multi-Use
290	36	2001-112	01	43511123	0.054762276			5.1	IBC Multi-Use
291	36	63/16-17	01	42720208	4.985671295	17744	SKY PARK BLVD	5.1	IBC Multi-Use
291	36	63/16-17	01	42720208	4.985671295	17752	SKY PARK BLVD	5.1	IBC Multi-Use
291	36	63/16-17	01	42720208	4.985671295	17748	SKY PARK BLVD	5.1	IBC Multi-Use
293	36	2007-123	01	43505106	5.224600097	17352	VON KARMAN AVE	5.1	IBC Multi-Use
294	36	83-0613	10	43501204	0.945435507	22	CORPORATE PARK	5.1	IBC Multi-Use
294	36	83-0613	10	43501204	0.945435507	22	CORPORATE PARK	5.1	IBC Multi-Use
295	36	142/29-30	01	42720601	1.207721103	18004	SKY PARK BLVD	5.1	IBC Multi-Use
296	36	82-0602	06	42720103	2.985655621	17931	SKY PARK BLVD	5.1	IBC Multi-Use
296	36	82-0602	06	42720103	2.985655621	17935	SKY PARK BLVD	5.1	IBC Multi-Use
297	36	43758-LL	01	43016228	1.166759141			5.1	IBC Multi-Use
298	36	7840	44	43506322	0.953552657	2641	DU BRIDGE AVE	5.1	IBC Multi-Use
299	36	6410	16	43010205	0.73863707	1731	KAISER AVE	5.1	IBC Multi-Use
299	36	6410	16	43010205	0.73863707	1733	KAISER AVE	5.1	IBC Multi-Use
300	36	84-0623	04	43520107	0.340207398	7	CORPORATE PARK	5.1	IBC Multi-Use
301	36	7840	18	43506204	0.800971696	16812	HALE AVE	5.1	IBC Multi-Use
302	36	8018	18	43507203	1.211296741	17391	MURPHY AVE	5.1	IBC Multi-Use
303	36	1/88	127	43007301	0.657026649			5.1	IBC Multi-Use
304	36	87-179	04	0	0.118067889			5.1	IBC Multi-Use
305	36	6411	16	43008205	1.831376414	17422	ARMSTRONG AVE	5.1	IBC Multi-Use
306	36	6901	01	43014112	1.185613673	17072	GILLETTE AVE	5.1	IBC Multi-Use
306	36	6901	01	43014112	1.185613673	17042	GILLETTE AVE	5.1	IBC Multi-Use
306	36	6901	01	43014112	1.185613673	NOT ASSIGNED	GILLETTE AVE	5.1	IBC Multi-Use
306	36	6901	01	43014112	1.185613673	17062	GILLETTE AVE	5.1	IBC Multi-Use
306	36	6901	01	43014112	1.185613673	17052	GILLETTE AVE	5.1	IBC Multi-Use
307	36	1/88		0	2.263849802			5.1	IBC Multi-Use
308	36	7840	42	43506302	0.74041606	16872	MILLIKAN	5.1	IBC Multi-Use
309	36	28/23-24	02	43016309	1.75116027			5.1	IBC Multi-Use
310	36	75/12-13	02	43503508	2.726476935	2361	MCGAW AVE	5.1	IBC Multi-Use
310	36	75/12-13	02	43503508	2.726476935	2351	MCGAW AVE	5.1	IBC Multi-Use
311	36	79-608	01	43505109	1.807995531	17332	VON KARMAN AVE	5.1	IBC Multi-Use
312	36	142/29-30	02	42720602	1.329912631	18006	SKY PARK BLVD	5.1	IBC Multi-Use

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
313	36	82-0602	10	42720403	5.652301143	18023	SKY PARK BLVD	5.1	IBC Multi-Use
313	36	82-0602	10	42720403	5.652301143	18017	SKY PARK BLVD	5.1	IBC Multi-Use
313	36	82-0602	10	42720403	5.652301143	18021	SKY PARK BLVD	5.1	IBC Multi-Use
313	36	82-0602	10	42720403	5.652301143	18019	SKY PARK BLVD	5.1	IBC Multi-Use
313	36	82-0602	10	42720403	5.652301143	18025	SKY PARK BLVD	5.1	IBC Multi-Use
314	36	80/19-20	01	43506114	2.156945607	2481	ALTON PKWY	5.1	IBC Multi-Use
315	36	83-0613	06	43501401	1.002959856	42	CORPORATE PARK	5.1	IBC Multi-Use
316	36	6901	13	43014203	1.246370475	1722	KETTERING ST	5.1	IBC Multi-Use
317	36	83-0613	28	43518201	1.895106967	72	CORPORATE PARK	5.1	IBC Multi-Use
318	36	82-0602	05	42720102	5.998810241	17925	SKY PARK BLVD	5.1	IBC Multi-Use
318	36	82-0602	05	42720102	5.998810241	17905	SKY PARK BLVD	5.1	IBC Multi-Use
318	36	82-0602	05	42720102	5.998810241	17915	SKY PARK BLVD	5.1	IBC Multi-Use
318	36	82-0602	05	42720102	5.998810241	17921	SKY PARK BLVD	5.1	IBC Multi-Use
318	36	82-0602	05	42720102	5.998810241	17911	SKY PARK BLVD	5.1	IBC Multi-Use
319	36	80-602	01	42726108	1.233928054	17842	COWAN	5.1	IBC Multi-Use
320	36	6410	35	43010306	0.700785741	1701	REYNOLDS AVE	5.1	IBC Multi-Use
321	36	142/29-30	03	42720603	1.259263818	18008	SKY PARK BLVD	5.1	IBC Multi-Use
322	36	97/1-5	18	42725501	0.761205149	17711	MITCHELL N	5.1	IBC Multi-Use
322	36	97/1-5	18	42725501	0.761205149	17692	FITCH	5.1	IBC Multi-Use
323	36	18/10	02	43007207	1.523275721	17662	ARMSTRONG AVE	5.1	IBC Multi-Use
324	36	7814	07	43505229	3.185367087	17353	DERIAN AVE	5.1	IBC Multi-Use
325	36	7840	33	43506311	0.737422352	16592	MILLIKAN	5.1	IBC Multi-Use
326	36	84-0623	01	43520105	0.060644555			5.1	IBC Multi-Use
327	36	80-0631	03	42730101	0.369542444			5.1	IBC Multi-Use
328	36	130/46-49	04	43515121	0.23345018			5.1	IBC Multi-Use
328	36	130/46-49	04	43515121	0.23345018			5.1	IBC Multi-Use
329	36	28/23-24	02	43016310	3.025215185	17802	GILLETTE AVE	5.1	IBC Multi-Use
330	36	84-0623	A	43520109	2.00701839			5.1	IBC Multi-Use
331	36	78/12-13	01	43507209	3.453112933	17200	JAMBOREE RD	5.1	IBC Multi-Use
332	36	45/4	01	43505227	2.109503444	2424	MCGAW AVE	5.1	IBC Multi-Use
333	36	83-0613	08	43501403	2.493458041	30	CORPORATE PARK	5.1	IBC Multi-Use
333	36	83-0613	08	43501403	2.493458041	32	CORPORATE PARK	5.1	IBC Multi-Use
334	36	57/33	04	43505107	3.895969235	17400	VON KARMAN AVE	5.1	IBC Multi-Use
335	36	82-0607	01	43021218	4.499396728	1822	DEERE AVE	5.1	IBC Multi-Use
336	36	8018	02	43508302	1.828775107	2941	ALTON PKWY	5.1	IBC Multi-Use
337	36	83-0613	B	0	0.122085072			5.1	IBC Multi-Use
338	36	130/46-49	05	43515123	0.0991341			5.1	IBC Multi-Use
339	36	142/29-30	05	42720605	0.838498779	18012	SKY PARK BLVD	5.1	IBC Multi-Use
340	36	82-0602	09	42720415	6.414811773	18103	SKY PARK S	5.1	IBC Multi-Use
340	36	82-0602	09	42720415	6.414811773	17775	SKY PARK BLVD	5.1	IBC Multi-Use
340	36	82-0602	09	42720415	6.414811773	17775	MAIN ST	5.1	IBC Multi-Use
340	36	82-0602	09	42720415	6.414811773	17779	SKY PARK BLVD	5.1	IBC Multi-Use
340	36	82-0602	09	42720415	6.414811773	17779	MAIN ST	5.1	IBC Multi-Use

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
340	36	82-0602	09	42720415	6.414811773	17801	MAIN ST	5.1	IBC Multi-Use
340	36	82-0602	09	42720415	6.414811773	18007	SKY PARK BLVD	5.1	IBC Multi-Use
340	36	82-0602	09	42720415	6.414811773	17777	SKY PARK BLVD	5.1	IBC Multi-Use
340	36	82-0602	09	42720415	6.414811773	17777	MAIN ST	5.1	IBC Multi-Use
340	36	82-0602	09	42720415	6.414811773	17801	MAIN ST	5.1	IBC Multi-Use
341	36	7905	04	43508113	5.864419951	2803	MCGAW AVE	5.1	IBC Multi-Use
341	36	7905	04	43508113	5.864419951	2823	MCGAW AVE	5.1	IBC Multi-Use
341	36	7905	04	43508113	5.864419951	2805	MCGAW AVE	5.1	IBC Multi-Use
341	36	7905	04	43508113	5.864419951	2811	MCGAW AVE	5.1	IBC Multi-Use
341	36	7905	04	43508113	5.864419951	2813	MCGAW AVE	5.1	IBC Multi-Use
341	36	7905	04	43508113	5.864419951	2817	MCGAW AVE	5.1	IBC Multi-Use
341	36	7905	04	43508113	5.864419951	2819	MCGAW AVE	5.1	IBC Multi-Use
341	36	7905	04	43508113	5.864419951	2801	MCGAW AVE	5.1	IBC Multi-Use
341	36	7905	04	43508113	5.864419951	2815	MCGAW AVE	5.1	IBC Multi-Use
341	36	7905	04	43508113	5.864419951	2807	MCGAW AVE	5.1	IBC Multi-Use
341	36	7905	04	43508113	5.864419951	2821	MCGAW AVE	5.1	IBC Multi-Use
342	36	130/46-49	07	43515112	0.964419721	17570	CARTWRIGHT RD	5.1	IBC Multi-Use
343	36	43/4	01	43505113	5.574973878	17462	VON KARMAN AVE	5.1	IBC Multi-Use
344	36	416901-EED		0	0.0378273			5.1	IBC Multi-Use
345	36	344191-EED		0	0.008275277			5.1	IBC Multi-Use
346	36	7814	10	43505323	0.160229573			5.1	IBC Multi-Use
347	36	106/47-50	16	42726106	1.197964503	17912	COWAN	5.1	IBC Multi-Use
348	36	6456	06	43011117	1.075509353	17422	PULLMAN ST	5.1	IBC Multi-Use
349	36	83-0613	D	0	0.222830556			5.1	IBC Multi-Use
350	36	83-0613	H	0	0.063478543			5.1	IBC Multi-Use
351	36	75/12-13	01	43503507	2.48130362	17222	VON KARMAN AVE	5.1	IBC Multi-Use
352	36	130/46-49	06	43515126	2.046762188	17500	CARTWRIGHT RD	5.1	IBC Multi-Use
353	36	6410	38	43009301	1.836115892	1902	MCGAW AVE	5.1	IBC Multi-Use
354	36	2001-112	02	43512113	0.047705456			5.1	IBC Multi-Use
355	36	88-0173	13	43516114	1.277874717	2010	MAIN ST	5.1	IBC Multi-Use
356	36	7814	12	43505321	0.08409268			5.1	IBC Multi-Use
357	36	82/12-13	01	42720509	0.404237154	17951	MACARTHUR BLVD	5.1	IBC Multi-Use
358	36	361502-LL	01	43503332	28.02515034	2525	MCGAW AVE	5.1	IBC Multi-Use
358	36	361502-LL	01	43503332	28.02515034	2525	MCGAW AVE	5.1	IBC Multi-Use
358	36	361502-LL	01	43503332	28.02515034	2525	MCGAW AVE	5.1	IBC Multi-Use
358	36	361502-LL	01	43503332	28.02515034	2525	MCGAW AVE	5.1	IBC Multi-Use
358	36	361502-LL	01	43503332	28.02515034	2525	MCGAW AVE	5.1	IBC Multi-Use
358	36	361502-LL	01	43503332	28.02515034	2525	MCGAW AVE	5.1	IBC Multi-Use
358	36	361502-LL	01	43503332	28.02515034	2525	MCGAW AVE	5.1	IBC Multi-Use
358	36	361502-LL	01	43503332	28.02515034	2525	MCGAW AVE	5.1	IBC Multi-Use
359	36	87-0247	06	43515149	0.137636857	17534	VON KARMAN AVE	5.1	IBC Multi-Use
360	36	83-0613	16	43520102	1.222616989	43	CORPORATE PARK	5.1	IBC Multi-Use
361	36	88-0173	19	43516162	0.035708074			5.1	IBC Multi-Use

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
362	36	6312	07	43004203	1.00613803	17342	EASTMAN AVE	5.1	IBC Multi-Use
363	36	7814	13	43505319	0.086019628			5.1	IBC Multi-Use
364	36	6411	11	43007102	1.803643389	17611	ARMSTRONG AVE	5.1	IBC Multi-Use
365	36	85/45-46	02	42720414	0.326888073			5.1	IBC Multi-Use
366	36	99-213	06	43511124	0.118564572			5.1	IBC Multi-Use
367	36	2001-106	01	43008106	1.245016889	1882	REYNOLDS AVE	5.1	IBC Multi-Use
367	36	2001-106	01	43008106	1.245016889	1842	REYNOLDS AVE	5.1	IBC Multi-Use
368	36	329094-LL	01	43511115	0.781233339	17879	VON KARMAN AVE	5.1	IBC Multi-Use
368	36	329094-LL	01	43511115	0.781233339	17872	GILLETTE AVE	5.1	IBC Multi-Use
369	36	88-0173	21	43516170	0.197205169			5.1	IBC Multi-Use
369	36	88-0173	21	43516170	0.197205169			5.1	IBC Multi-Use
370	36	45/42	02	43512106	0.13570417			5.1	IBC Multi-Use
371	36	87-312	09	43015114	0.091754557	17151	GILLETTE AVE	5.1	IBC Multi-Use
372	36	19/36	01	43007104	1.742052016	17651	ARMSTRONG AVE	5.1	IBC Multi-Use
373	36	95-143	01	43508111	2.065244384	17052	JAMBOREE RD	5.1	IBC Multi-Use
373	36	95-143	01	43508111	2.065244384	17052	JAMBOREE RD	5.1	IBC Multi-Use
373	36	95-143	01	43508111	2.065244384	17052	JAMBOREE RD	5.1	IBC Multi-Use
373	36	95-143	01	43508111	2.065244384	17052	JAMBOREE RD	5.1	IBC Multi-Use
374	36	87-0247	04	43515147	0.166888294	17526	VON KARMAN AVE	5.1	IBC Multi-Use
375	36	88-0173	22	43516138	1.168296971	1980	MAIN ST	5.1	IBC Multi-Use
376	36	40088-LL	01	43516171	1.407183946	2040	MAIN ST	5.1	IBC Multi-Use
377	36	87-0247	12	43515155	0.217844688	17518	VON KARMAN AVE	5.1	IBC Multi-Use
378	36	79-608	03	43505110	1.367794153	2362	MCGAW AVE	5.1	IBC Multi-Use
379	36	8018	08	43508202	1.171178066	17192	MURPHY AVE	5.1	IBC Multi-Use
380	36	7815	07	43509203	3.343535532	2691	RICHTER AVE	5.1	IBC Multi-Use
381	36	84-0623	05	43520106	0.120894079			5.1	IBC Multi-Use
382	36	87-179	A	0	0.014266299			5.1	IBC Multi-Use
383	36	84-630	02	43515143	1.800654299	2603	MAIN ST	5.1	IBC Multi-Use
383	36	84-630	02	43515143	1.800654299	2607	MAIN ST	5.1	IBC Multi-Use
383	36	84-630	02	43515143	1.800654299	2605	MAIN ST	5.1	IBC Multi-Use
384	36	88-0173	14	43516113	0.60150321			5.1	IBC Multi-Use
385	36	88-0173	01	43516145	1.666271587	2070	MAIN ST	5.1	IBC Multi-Use
385	36	88-0173	01	43516145	1.666271587	1960	MAIN ST	5.1	IBC Multi-Use
386	36	87-0247	10	43515153	0.260907045	17514	VON KARMAN AVE	5.1	IBC Multi-Use
387	36	2002-182	01	43514268	2.133466695	17900	VON KARMAN AVE	5.1	IBC Multi-Use
388	36	123/3-4	02	43513220	1.085145296	2575	MCCABE WAY	5.1	IBC Multi-Use
389	36	40088-LL	02	43516172	1.424210816	2050	MAIN ST	5.1	IBC Multi-Use
390	36	130/33-34	01	43514239	1.46534964	17861	CARTWRIGHT RD	5.1	IBC Multi-Use
391	36	88-0173	16	43517113	0.60494388			5.1	IBC Multi-Use
392	36	83/32-33	01	43510132	0.124834714			5.1	IBC Multi-Use
393	36	69/4-5	10	43514109	0.11100251			5.1	IBC Multi-Use
393	36	69/4-5	10	43514109	0.11100251			5.1	IBC Multi-Use
394	36	6411	23	43007202	1.956412722	17642	ARMSTRONG AVE	5.1	IBC Multi-Use

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
395	36	8018	04	43508206	1.173489542	17062	MURPHY AVE	5.1	IBC Multi-Use
396	36	69/4-5	08	43514201	1.601416817	2391	MORSE AVE	5.1	IBC Multi-Use
396	36	69/4-5	08	43514201	1.601416817	2381	MORSE AVE	5.1	IBC Multi-Use
396	36	69/4-5	08	43514201	1.601416817	2381	MORSE AVE	5.1	IBC Multi-Use
397	36	126/44-45	02	43514112	0.736185796	2372	MORSE AVE	5.1	IBC Multi-Use
398	36	7840	40	43506304	0.738964001	16812	MILLIKAN	5.1	IBC Multi-Use
399	36	88-0173	11	43516164	0.278523554			5.1	IBC Multi-Use
400	36	83-0609	07	43517101	0.886560881	2100	MAIN ST	5.1	IBC Multi-Use
401	36	111/12-14	02	42728303	0.717080847	18002	COWAN	5.1	IBC Multi-Use
402	36	123/3-4	02	43513218	0.306349586			5.1	IBC Multi-Use
403	36	87-0247	05	43515148	0.202325189	17536	VON KARMAN AVE	5.1	IBC Multi-Use
404	36	86-0440	02	43511114	0.885291076	17877	VON KARMAN AVE	5.1	IBC Multi-Use
405	36	84-0623	05	43520106	0.42833189	5	CORPORATE PARK	5.1	IBC Multi-Use
406	36	111/12-14	09	42728211	1.240140731	18071	FITCH	5.1	IBC Multi-Use
407	36	6902	22	43012209	0.761711036	1821	MCGAW AVE	5.1	IBC Multi-Use
408	36	80-0631	05	42730104	0.516587815	1830	MAIN ST	5.1	IBC Multi-Use
409	36	19/36	02	43007103	2.311006001	17671	ARMSTRONG AVE	5.1	IBC Multi-Use
410	36	56/47	01	43016214	0.450359211			5.1	IBC Multi-Use
411	36	6411	20	43008201	1.823295045	17572	ARMSTRONG AVE	5.1	IBC Multi-Use
412	36	8018	B	43508303	0.249281193			5.1	IBC Multi-Use
413	36	88-0173	11	43516156	0.061472927			5.1	IBC Multi-Use
414	36	124/40	01	43514209	3.050521557	2500	WHITE RD	5.1	IBC Multi-Use
415	36	88-0173	19	43516160	3.606577213	1970	MAIN ST	5.1	IBC Multi-Use
416	36	7840	25	43506219	0.737052346	16811	MILLIKAN	5.1	IBC Multi-Use
417	36	88-0173	15	43517117	2.49697825			5.1	IBC Multi-Use
418	36	96-171	02	43512117	2.600857798	2010	MCGAW AVE	5.1	IBC Multi-Use
419	36	301544-LL	02	43516176	1.189614593			5.1	IBC Multi-Use
420	36	7840	38	43506306	0.741153181	16752	MILLIKAN	5.1	IBC Multi-Use
421	36	6410	37	43010308	0.830663899	1641	REYNOLDS AVE	5.1	IBC Multi-Use
422	36	142/29-30	04	42720604	1.249605726	18010	SKY PARK BLVD	5.1	IBC Multi-Use
423	36	77/96	01	43512110	0.157722478			5.1	IBC Multi-Use
424	36	6411	09	43008105	1.172207316			5.1	IBC Multi-Use
425	36	6410	14	43009109	0.738233736	1791	KAISER AVE	5.1	IBC Multi-Use
426	36	123/14-15	02	43513216	1.350796489	2698	WHITE RD	5.1	IBC Multi-Use
427	36	111/10-11	08	42727109	0.707590066	17702	COWAN	5.1	IBC Multi-Use
428	36	6411	21	43007204	1.837613944	17622	ARMSTRONG AVE	5.1	IBC Multi-Use
429	36	7814	08	43505315	0.080173468			5.1	IBC Multi-Use
430	36	88-0173	16	43517116	0.923340757			5.1	IBC Multi-Use
431	36	30/23	02	43020217	3.335487831	1937	DEERE AVE	5.1	IBC Multi-Use
431	36	30/23	02	43020217	3.335487831	1939	DEERE AVE	5.1	IBC Multi-Use
432	36	7814	06	43505231	4.05056909	17421	DERIAN AVE	5.1	IBC Multi-Use
433	36	8018	25	43508112	1.191835002	2852	ALTON PKWY	5.1	IBC Multi-Use
434	36	79-608	02	43505111	1.648318675	2332	MCGAW AVE	5.1	IBC Multi-Use

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
435	36	75/21-22	03	42720515	0.112768759	17971	MACARTHUR BLVD	5.1	IBC Multi-Use
436	36	433121-EED		0	0.032836243			5.1	IBC Multi-Use
437	36	99-213	01	43511132	3.269254081	17838	GILLETTE AVE	5.1	IBC Multi-Use
438	36	87-0247	09	43515152	0.166984426	17520	VON KARMAN AVE	5.1	IBC Multi-Use
439	36	301544-LL	01	43516173	1.104430784	2060	MAIN ST	5.1	IBC Multi-Use
440	36	2017-104	01	43514270	3.905727572	2405	MCCABE WAY	5.1	IBC Multi-Use
440	36	2017-104	01	43514270	3.905727572	2485	MCCABE WAY	5.1	IBC Multi-Use
440	36	2017-104	01	43514270	3.905727572	2445	MCCABE WAY	5.1	IBC Multi-Use
441	36	8018	11	43507109	1.259971179	17322	MURPHY AVE	5.1	IBC Multi-Use
442	36	8018	14	43507106	1.24304044	17422	MURPHY AVE	5.1	IBC Multi-Use
443	36	97/1-5	03	42725104	0.424668604			5.1	IBC Multi-Use
444	36	1/88	130	43513101	1.686567866			5.1	IBC Multi-Use
445	36	85-LL-0028	B	43514252	0.754723519	17801	CARTWRIGHT RD	5.1	IBC Multi-Use
445	36	85-LL-0028	B	43514252	0.754723519	17799	CARTWRIGHT RD	5.1	IBC Multi-Use
446	36	84-630		0	0.853194414			5.1	IBC Multi-Use
447	36	83-0609	03	43517107	0.898316265	17911	VON KARMAN AVE	5.1	IBC Multi-Use
448	36	81/39-40	15	43021111	0.69365434	16812	RED HILL AVE	5.1	IBC Multi-Use
449	36	84-630	03	43515142	3.449013739	2703	MAIN ST	5.1	IBC Multi-Use
449	36	84-630	03	43515142	3.449013739	2701	MAIN ST	5.1	IBC Multi-Use
450	36	97/1-5	01	42725101	2.435879927	18011	MITCHELL S	5.1	IBC Multi-Use
451	36	87-0247	11	43515154	0.188013885	17516	VON KARMAN AVE	5.1	IBC Multi-Use
452	36	126/44-45	01	43514101	0.081598983			5.1	IBC Multi-Use
453	36	88-0173	18	43516161	0.611888352	2000	MAIN ST	5.1	IBC Multi-Use
454	36	126/44-45	02	43514114	0.044473318			5.1	IBC Multi-Use
455	36	81/39-40	07	43021311	0.73543806	1651	BROWNING	5.1	IBC Multi-Use
456	36	86-0440	01	43511113	0.887308416	17875	VON KARMAN AVE	5.1	IBC Multi-Use
457	36	1/88	129	43504229	0.794371577			5.1	IBC Multi-Use
458	36	1/88	130	43514111	0.721665536			5.1	IBC Multi-Use
459	36	88-0173	21	43516170	1.632114397			5.1	IBC Multi-Use
459	36	88-0173	21	43516170	1.632114397			5.1	IBC Multi-Use
460	36	79-603	02	43514243	0.774130737			5.1	IBC Multi-Use
461	36	88-0173	12	43516163	0.041572136			5.1	IBC Multi-Use
462	36	131/44-46	03	43513222	0.47840957	2532	WHITE RD	5.1	IBC Multi-Use
463	36	83-0609	02	43517110	2.466594749	2130	MAIN ST	5.1	IBC Multi-Use
464	36	84-0623	A	43520109	4.084427753			5.1	IBC Multi-Use
465	36	88-0173	22	43516139	0.078697801			5.1	IBC Multi-Use
465	36	88-0173	22	43516139	0.078697801			5.1	IBC Multi-Use
466	36	2001-112	02	43512114	6.959027642	2004	MCGAW AVE	5.1	IBC Multi-Use
466	36	2001-112	02	43512114	6.959027642	2006	MCGAW AVE	5.1	IBC Multi-Use
466	36	2001-112	02	43512114	6.959027642	2008	MCGAW AVE	5.1	IBC Multi-Use
467	36	126/44-45	01	43514113	0.518364677	2362	MORSE AVE	5.1	IBC Multi-Use
468	36	88-0173	20	43516159	0.249485904	1910	MAIN ST	5.1	IBC Multi-Use
469	36	75/21-22	01	42720505	0.765988199	17929	MACARTHUR BLVD	5.1	IBC Multi-Use

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
469	36	75/21-22	01	42720505	0.765988199	17935	MACARTHUR BLVD	5.1	IBC Multi-Use
469	36	75/21-22	01	42720505	0.765988199	17925	MACARTHUR BLVD	5.1	IBC Multi-Use
469	36	75/21-22	01	42720505	0.765988199	17931	MACARTHUR BLVD	5.1	IBC Multi-Use
469	36	75/21-22	01	42720505	0.765988199	17923	MACARTHUR BLVD	5.1	IBC Multi-Use
469	36	75/21-22	01	42720505	0.765988199	17917	MACARTHUR BLVD	5.1	IBC Multi-Use
469	36	75/21-22	01	42720505	0.765988199	17919	MACARTHUR BLVD	5.1	IBC Multi-Use
469	36	75/21-22	01	42720505	0.765988199	17933	MACARTHUR BLVD	5.1	IBC Multi-Use
469	36	75/21-22	01	42720505	0.765988199	17921	MACARTHUR BLVD	5.1	IBC Multi-Use
469	36	75/21-22	01	42720505	0.765988199	17927	MACARTHUR BLVD	5.1	IBC Multi-Use
469	36	75/21-22	01	42720505	0.765988199	17915	MACARTHUR BLVD	5.1	IBC Multi-Use
469	36	75/21-22	01	42720505	0.765988199	17913	MACARTHUR BLVD	5.1	IBC Multi-Use
469	36	75/21-22	01	42720505	0.765988199	17937	MACARTHUR BLVD	5.1	IBC Multi-Use
469	36	75/21-22	01	42720505	0.765988199	17927	MAC ARTHUR BLVD	5.1	IBC Multi-Use
470	36	127/18-20	11	43020317	0.225468648	16590	ASTON ST	5.1	IBC Multi-Use
471	36	95-143	A	43508111	0.251631143			5.1	IBC Multi-Use
472	36	56/47	01	43016213	1.757660706	17809	GILLETTE AVE	5.1	IBC Multi-Use
472	36	56/47	01	43016213	1.757660706	17819	GILLETTE AVE	5.1	IBC Multi-Use
473	36	88-0173	22	43516140	0.24427755			5.1	IBC Multi-Use
473	36	88-0173	22	43516140	0.24427755			5.1	IBC Multi-Use
474	36	75/21-22	03	42720514	0.026954309			5.1	IBC Multi-Use
475	36	81-0604	02	43515138	0.140454887			5.1	IBC Multi-Use
475	36	81-0604	02	43515138	0.140454887			5.1	IBC Multi-Use
476	36	88-0173	12	43516157	1.074249591	1920	MAIN ST	5.1	IBC Multi-Use
477	36	87-0247	08	43515151	0.166888294	17522	VON KARMAN AVE	5.1	IBC Multi-Use
478	36	80-0631	06	42730103	0.236821827	1818	MAIN ST	5.1	IBC Multi-Use
479	36	123/3-4	01	43513217	0.464213576			5.1	IBC Multi-Use
480	36	1/88	131	43514111	2.48645967			5.1	IBC Multi-Use
480	36	1/88	131	43514111	2.48645967			5.1	IBC Multi-Use
481	36	88-0173	17	43517119	2.005260833	2120	MAIN ST	5.1	IBC Multi-Use
482	36	79-603	02	43514245	0.602813189	2515	MCCABE WAY	5.1	IBC Multi-Use
483	36	88-134	01	43502123	0.129831573			5.1	IBC Multi-Use
484	36	100/19-20	02	43513213	0.096258901			5.1	IBC Multi-Use
485	36	84-0623	01	43520105	0.400218041	3	CORPORATE PARK	5.1	IBC Multi-Use
486	36	81/28-29	01	43510145	2.042221495	2540	MAIN ST	5.1	IBC Multi-Use
487	36	69/4-5	09	43514202	0.15931681			5.1	IBC Multi-Use
488	36	106/47-50	06	42726116	0.741279748	17732	COWAN	5.1	IBC Multi-Use
489	36	82-0603	05	43504238	1.548773296			5.1	IBC Multi-Use
490	36	301544-LL	02	43516175	1.122604111	2070	MAIN ST	5.1	IBC Multi-Use
491	36	86-0178	04	43504279	0.213853982			5.1	IBC Multi-Use
492	36	6901	10	43014208	1.245335806	17101	ARMSTRONG AVE	5.1	IBC Multi-Use
493	36	86-0178	04	43504280	0.03997992			5.1	IBC Multi-Use
494	36	25/41	03	43502128	0.158476208			5.1	IBC Multi-Use
495	36	6902	05	43012108	0.760230534	1781	LANGLEY AVE	5.1	IBC Multi-Use

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
496	36	2002-182	05	43514266	2.804724545	PENDING	SCHOLARSHIP	5.1	IBC Multi-Use
497	36	86-0178	06	43504284	2.296740752	3	PARK PLZ	5.1	IBC Multi-Use
498	36	85-LL-0028	A	43514253	1.294951805	2350	MAIN ST	5.1	IBC Multi-Use
499	36	82-0603	05	43504237	0.376399458			5.1	IBC Multi-Use
500	36	112/27-28	02	43514231	0.25935882			5.1	IBC Multi-Use
501	36	82-0603	05	43504237	0.020156056			5.1	IBC Multi-Use
502	36	7840	10	43506110	1.666826356	16601	HALE AVE	5.1	IBC Multi-Use
503	36	84-0623	04	43520107	0.085718318			5.1	IBC Multi-Use
504	36	43/4	01	43505112	0.156115007			5.1	IBC Multi-Use
505	36	84-0617	01	42726109	1.240411872	17792	COWAN	5.1	IBC Multi-Use
506	36	7840	06	43506106	1.958034022	16761	HALE AVE	5.1	IBC Multi-Use
507	36	51/45	02	43503409	4.700752595	16702	VON KARMAN AVE	5.1	IBC Multi-Use
508	36	111/10-11	07	42727108	0.708855567	17692	COWAN	5.1	IBC Multi-Use
509	36	6312	08	43004204	1.007086214	17312	EASTMAN AVE	5.1	IBC Multi-Use
510	36	83-0613	09	43501205	0.948593321	26	CORPORATE PARK	5.1	IBC Multi-Use
510	36	83-0613	09	43501205	0.948593321	26	CORPORATE PARK	5.1	IBC Multi-Use
511	36	81/28-29	01	43510145	0.077137758			5.1	IBC Multi-Use
512	36	79-603	01	43514244	0.36239097			5.1	IBC Multi-Use
513	36	123/3-4	01	43513219	0.836094368	2569	MCCABE WAY	5.1	IBC Multi-Use
514	36	97/1-5	07	42725204	0.920710782	17871	MITCHELL	5.1	IBC Multi-Use
515	36	6456	10	43011113	1.118084922	17395	DAIMLER ST	5.1	IBC Multi-Use
516	36	63/16-17	09	42720408	0.691432771	17897	MACARTHUR BLVD	5.1	IBC Multi-Use
517	36	1/88	129	43504229	1.016584133			5.1	IBC Multi-Use
518	36	87/30	02	43513209	2.012357395	2592	WHITE RD	5.1	IBC Multi-Use
519	36	83-0614	09	43504265	9.299499919	NOT REQUIRED	JAMBOREE RD	5.1	IBC Multi-Use
519	36	83-0614	09	43504265	9.299499919	17900	JAMBOREE RD	5.1	IBC Multi-Use
520	36	7814	09	43505317	0.080064265			5.1	IBC Multi-Use
521	36	8018	21	43508102	1.197800934	17171	MURPHY AVE	5.1	IBC Multi-Use
522	36	35/29	01	43511101	0.736102474	17862	GILLETTE AVE	5.1	IBC Multi-Use
523	36	344193-EED		0	0.036237761			5.1	IBC Multi-Use
524	36	86-0178	03	43504276	0.559718318			5.1	IBC Multi-Use
525	36	88-0173	11	43516164	0.067387207			5.1	IBC Multi-Use
526	36	100/19-20	02	43513214	3.983143188	2900	MCCABE WAY	5.1	IBC Multi-Use
527	36	84-LL-0017	03	43517118	1.651008096	17901	VON KARMAN AVE	5.1	IBC Multi-Use
528	36	6410	24	43009201	0.704396183	1762	KAISER AVE	5.1	IBC Multi-Use
528	36	6410	24	43009201	0.704396183	1760	KAISER AVE	5.1	IBC Multi-Use
529	36	361502-LL	02	43503333	6.541434021	2777	MCGAW AVE	5.1	IBC Multi-Use
530	36	85/45-46	02	42720413	0.654770523			5.1	IBC Multi-Use
531	36	8018	03	43508211	1.167245965	17032	MURPHY AVE	5.1	IBC Multi-Use
532	36	6636	18	43011504	0.917323171	1121	DURYEA AVE	5.1	IBC Multi-Use
533	36	85-LL-0028	B	43514255	0.087902096			5.1	IBC Multi-Use
534	36	87-0247	07	43515150	0.202213274	17532	VON KARMAN AVE	5.1	IBC Multi-Use
535	36	88-0173	04	43516148	1.488138799			5.1	IBC Multi-Use

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
536	36	8018	13	43507107	1.258074362	17392	MURPHY AVE	5.1	IBC Multi-Use
537	36	7840	52	43506314	0.89291464	16671	NOYES AVE	5.1	IBC Multi-Use
537	36	7840	52	43506314	0.89291464	16655	NOYES AVE	5.1	IBC Multi-Use
538	36	111/12-14	12	42728214	1.045711469	17951	COWAN	5.1	IBC Multi-Use
539	36	112/27-28	02	43514227	5.332147993	2450	WHITE RD	5.1	IBC Multi-Use
540	36	126/44-45	01	43514115	0.092103215			5.1	IBC Multi-Use
541	36	1/88	129	43504230	0.371682536			5.1	IBC Multi-Use
542	36	69/4-5	11	43514106	0.11182609			5.1	IBC Multi-Use
543	36	88-0173	21	43516170	2.990978928	1900	MAIN ST	5.1	IBC Multi-Use
544	36	7905	05	43508110	1.187364139	2851	MCGAW AVE	5.1	IBC Multi-Use
544	36	7905	05	43508110	1.187364139	17241	MURPHY AVE	5.1	IBC Multi-Use
545	36	81-0604	02	43515136	0.17148025			5.1	IBC Multi-Use
545	36	81-0604	02	43515136	0.17148025			5.1	IBC Multi-Use
546	36	88-0173	04	43516144	1.701513349			5.1	IBC Multi-Use
547	36	1/88	212	43504287	1.720221008	2960	MAIN ST	5.1	IBC Multi-Use
547	36	1/88	212	43504287	1.720221008	2960	MAIN ST	5.1	IBC Multi-Use
548	36	88-0173	04	43516110	0.453847086			5.1	IBC Multi-Use
549	36	91/8	02	43503413	2.718792175	2215	ALTON PKWY	5.1	IBC Multi-Use
550	36	88-0173	21	43516109	0.975841967	1902	MAIN ST	5.1	IBC Multi-Use
551	36	8018	10	43507110	1.292128102			5.1	IBC Multi-Use
552	36	6456	15	43011308	1.883719656	1212	MCGAW AVE	5.1	IBC Multi-Use
552	36	6456	15	43011308	1.883719656	1202	MCGAW AVE	5.1	IBC Multi-Use
553	36	6411	04	43006105	2.175170833	1732	REYNOLDS AVE	5.1	IBC Multi-Use
554	36	73/37	01	43011310	0.013066799			5.1	IBC Multi-Use
555	36	131/44-46	04	43513221	0.802641705	2552	WHITE RD	5.1	IBC Multi-Use
556	36	131/44-46	01	43513224	1.263086147			5.1	IBC Multi-Use
557	36	24/10	01	43502118	4.873925312	16680	ARMSTRONG AVE	5.1	IBC Multi-Use
557	36	24/10	01	43502118	4.873925312	NOT REQUIRED	ARMSTRONG AVE	5.1	IBC Multi-Use
558	36	131/44-46	02	43513223	0.463070034	2572	WHITE RD	5.1	IBC Multi-Use
559	36	87-312	04	43015109	0.151600495	17175	GILLETTE AVE	5.1	IBC Multi-Use
560	36	106/47-50	03	42726203	2.804332843	17741	COWAN	5.1	IBC Multi-Use
560	36	106/47-50	03	42726203	2.804332843	17731	COWAN	5.1	IBC Multi-Use
561	36	93-149	01	43010104	7.247708223	17320	RED HILL AVE	5.1	IBC Multi-Use
561	36	93-149	01	43010104	7.247708223	17300	RED HILL AVE	5.1	IBC Multi-Use
561	36	93-149	01	43010104	7.247708223	17310	RED HILL AVE	5.1	IBC Multi-Use
562	36	6410	04	43010203	0.741428141	1702	MCGAW AVE	5.1	IBC Multi-Use
563	36	83-0614	B	43504264	0.381739338			5.1	IBC Multi-Use
564	36	6902	02	43012102	0.763257759	1681	LANGLEY AVE	5.1	IBC Multi-Use
565	36	1/88	129	43513102	0.09336868			5.1	IBC Multi-Use
566	36	88-414	02	43004211	4.706332138	1421	REYNOLDS AVE	5.1	IBC Multi-Use
567	36	6901	05	43014106	1.197107922	1801	KETTERING ST	5.1	IBC Multi-Use
568	36	8018	06	43508210	1.170706607	17100	MURPHY AVE	5.1	IBC Multi-Use
569	36	97/1-5	28	42725306	0.808360946	17762	MITCHELL	5.1	IBC Multi-Use

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
570	36	25/41	01	43502130	0.14554503			5.1	IBC Multi-Use
571	36	6902	10	43012207	0.766750336	1852	LANGLEY AVE	5.1	IBC Multi-Use
572	36	6411	02	43005201	1.881911798	1672	REYNOLDS AVE	5.1	IBC Multi-Use
573	36	6410	09	43009104	0.742206799	1852	MCGAW AVE	5.1	IBC Multi-Use
574	36	110/28-29	02	43020219	1.710907641	1962	BARRANCA PKWY	5.1	IBC Multi-Use
575	36	6456	07	43011101	2.238977919	17482	PULLMAN ST	5.1	IBC Multi-Use
576	36	6456	13	43011110	1.117660651			5.1	IBC Multi-Use
577	36	7840	11	43506211	0.961383255	16592	HALE AVE	5.1	IBC Multi-Use
578	36	111/10-11	09	42727110	1.086235614	17666	FITCH	5.1	IBC Multi-Use
579	36	6411	06	43006103	3.437168425	NOT ASSIGNED	REYNOLDS AVE	5.1	IBC Multi-Use
579	36	6411	06	43006103	3.437168425	1822	REYNOLDS AVE	5.1	IBC Multi-Use
580	36	2002-174	02	43014111	0.601038834	1691	KETTERING ST	5.1	IBC Multi-Use
580	36	2002-174	02	43014111	0.601038834	1681	KETTERING ST	5.1	IBC Multi-Use
581	36	6456	01	43011118	1.48689112			5.1	IBC Multi-Use
582	36	6411	05	43006104	2.66602593	1772	REYNOLDS AVE	5.1	IBC Multi-Use
583	36	97/1-5	33	42725301	0.748099339	17941	FITCH	5.1	IBC Multi-Use
584	36	97/1-5	06	42725203	0.924188461	17911	MITCHELL	5.1	IBC Multi-Use
585	36	6410	27	43009204	0.706800415	1852	KAISER AVE	5.1	IBC Multi-Use
586	36	87-179	A	43519216	1.491500734			5.1	IBC Multi-Use
587	36	87-179	01	43519212	0.560881096	92	CORPORATE PARK	5.1	IBC Multi-Use
588	36	83-0613	15	43519201	1.769972492	96	CORPORATE PARK	5.1	IBC Multi-Use
589	36	6902	29	43013307	4.011204528	17110	ARMSTRONG AVE	5.1	IBC Multi-Use
589	36	6902	29	43013307	4.011204528	17112	ARMSTRONG AVE	5.1	IBC Multi-Use
590	36	87-179	A	0	0.046146305			5.1	IBC Multi-Use
591	36	111/12-14	11	42728207	0.762866434	17961	COWAN	5.1	IBC Multi-Use
592	36	83-0613	14	43519101	1.855444207	2	CORPORATE PARK	5.1	IBC Multi-Use
593	36	96-168	01	43013308	0.703031628	17222	ARMSTRONG AVE	5.1	IBC Multi-Use
594	36	111/12-14	06	42728202	1.049457906	18001	COWAN	5.1	IBC Multi-Use
595	36	83-0613	27	43520103	1.219499129	41	CORPORATE PARK	5.1	IBC Multi-Use
596	36	6411	10	43008105	1.719897127	NOT REQUIRED	ARMSTRONG AVE	5.1	IBC Multi-Use
597	36	82-0602	07	42720201	5.989560041	17972	SKY PARK BLVD	5.1	IBC Multi-Use
597	36	82-0602	07	42720201	5.989560041	17952	SKY PARK BLVD	5.1	IBC Multi-Use
597	36	82-0602	07	42720201	5.989560041	17922	SKY PARK BLVD	5.1	IBC Multi-Use
597	36	82-0602	07	42720201	5.989560041	17942	SKY PARK BLVD	5.1	IBC Multi-Use
597	36	82-0602	07	42720201	5.989560041	17932	SKY PARK BLVD	5.1	IBC Multi-Use
597	36	82-0602	07	42720201	5.989560041	17962	SKY PARK BLVD	5.1	IBC Multi-Use
597	36	82-0602	07	42720201	5.989560041	17982	SKY PARK BLVD	5.1	IBC Multi-Use
598	36	80-0623	01	43512103	0.100635001			5.1	IBC Multi-Use
599	36	2004-157		0	0.466588812			5.1	IBC Multi-Use
600	36	85-LL-0031	01	43501305	0.974711579	15	CORPORATE PARK	5.1	IBC Multi-Use
601	36	17/25	01	42720301	0.620910245	17561	MACARTHUR BLVD	5.1	IBC Multi-Use
601	36	17/25	01	42720301	0.620910245	17561	MACARTHUR BLVD	5.1	IBC Multi-Use
602	36	83-0613	05	43518301	1.003978201	46	CORPORATE PARK	5.1	IBC Multi-Use

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
603	36	84-0623	04	43520107	0.035675074			5.1	IBC Multi-Use
604	36	6312	11	43004116	1.835164055	17321	EASTMAN AVE	5.1	IBC Multi-Use
605	36	6456	19	43011304	1.884186368	17426	DAIMLER ST	5.1	IBC Multi-Use
606	36	6456	11	43011112	1.118088965	17365	DAIMLER ST	5.1	IBC Multi-Use
607	36	81/23-24	01	43503414	2.012756808	2302	BARRANCA PKWY	5.1	IBC Multi-Use
608	36	87-312	07	43015112	0.12639401	17161	GILLETTE AVE	5.1	IBC Multi-Use
609	36	416901-EED		0	0.029502974			5.1	IBC Multi-Use
610	36	2006-223	01	43503418	4.556646185	16782	VON KARMAN AVE	5.1	IBC Multi-Use
610	36	2006-223	01	43503418	4.556646185	16782	VON KARMAN AVE	5.1	IBC Multi-Use
610	36	2006-223	01	43503418	4.556646185	16782	VON KARMAN AVE	5.1	IBC Multi-Use
610	36	2006-223	01	43503418	4.556646185	16782	VON KARMAN AVE	5.1	IBC Multi-Use
610	36	2006-223	01	43503418	4.556646185	16782	VON KARMAN AVE	5.1	IBC Multi-Use
610	36	2006-223	01	43503418	4.556646185	16782	VON KARMAN AVE	5.1	IBC Multi-Use
610	36	2006-223	01	43503418	4.556646185	16782	VON KARMAN AVE	5.1	IBC Multi-Use
610	36	2006-223	01	43503418	4.556646185	16782	VON KARMAN AVE	5.1	IBC Multi-Use
610	36	2006-223	01	43503418	4.556646185	16782	VON KARMAN AVE	5.1	IBC Multi-Use
610	36	2006-223	01	43503418	4.556646185	16782	VON KARMAN AVE	5.1	IBC Multi-Use
610	36	2006-223	01	43503418	4.556646185	16782	VON KARMAN AVE	5.1	IBC Multi-Use
610	36	2006-223	01	43503418	4.556646185	16782	VON KARMAN AVE	5.1	IBC Multi-Use
610	36	2006-223	01	43503418	4.556646185	16782	VON KARMAN AVE	5.1	IBC Multi-Use
610	36	2006-223	01	43503418	4.556646185	16782	VON KARMAN AVE	5.1	IBC Multi-Use
610	36	2006-223	01	43503418	4.556646185	16782	VON KARMAN AVE	5.1	IBC Multi-Use
610	36	2006-223	01	43503418	4.556646185	16782	VON KARMAN AVE	5.1	IBC Multi-Use
610	36	2006-223	01	43503418	4.556646185	16782	VON KARMAN AVE	5.1	IBC Multi-Use
611	36	79/41-42	02	43021211	1.710171604	16881	ARMSTRONG AVE	5.1	IBC Multi-Use
612	36	81/39-40	12	43021115	0.780118756	1582	BROWNING	5.1	IBC Multi-Use
613	36	93/18-19	04	43021217	2.499892762	16901	ARMSTRONG AVE	5.1	IBC Multi-Use
614	36	1/88		0	4.437738665			5.1	IBC Multi-Use
615	36	1/88	127	43005102	1.343540045			5.1	IBC Multi-Use
616	36	2000-230	01	43005106	2.995138255	1562	REYNOLDS AVE	5.1	IBC Multi-Use
616	36	2000-230	01	43005106	2.995138255	17475	GILLETTE AVE	5.1	IBC Multi-Use
617	36	97/1-5	12	42725209	0.697867805	17761	MITCHELL	5.1	IBC Multi-Use
617	36	97/1-5	12	42725209	0.697867805	17767	MITCHELL	5.1	IBC Multi-Use
618	36	82/12-13	A	42720520	0.240330313			5.1	IBC Multi-Use
619	36	7840	32	43506212	0.735085298	16591	MILLIKAN	5.1	IBC Multi-Use
620	36	2007-172		0	0.22430454			5.1	IBC Multi-Use
621	36	8018	07	43508203	1.171181218	17162	MURPHY AVE	5.1	IBC Multi-Use
622	36	83-0613	07	43501402	0.99992652	38	CORPORATE PARK	5.1	IBC Multi-Use
623	36	88-0173	09	43516149	1.160362481	2020	MAIN ST	5.1	IBC Multi-Use
624	36	106/47-50	04	42726204	2.172584711	17601	FITCH	5.1	IBC Multi-Use
624	36	106/47-50	04	42726204	2.172584711	17601	FITCH	5.1	IBC Multi-Use
625	36	8018	22	43508103	1.199677664	17141	MURPHY AVE	5.1	IBC Multi-Use
626	36	88-0173	12	43516153	0.218555741			5.1	IBC Multi-Use

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
627	36	1/88	112	43501404	1.455947781			5.1	IBC Multi-Use
628	36	95-143	02	43508111	3.25209347	17052	JAMBOREE RD	5.1	IBC Multi-Use
628	36	95-143	02	43508111	3.25209347	17052	JAMBOREE RD	5.1	IBC Multi-Use
628	36	95-143	02	43508111	3.25209347	17052	JAMBOREE RD	5.1	IBC Multi-Use
628	36	95-143	02	43508111	3.25209347	17052	JAMBOREE RD	5.1	IBC Multi-Use
629	36	82/12-13	A	42720522	2.809798511			5.1	IBC Multi-Use
630	36	97/1-5	26	42725308	0.810861722	17742	MITCHELL	5.1	IBC Multi-Use
631	36	99-213	05	43511134	3.830245451	17871	VON KARMAN AVE	5.1	IBC Multi-Use
631	36	99-213	05	43511134	3.830245451	17861	VON KARMAN AVE	5.1	IBC Multi-Use
632	36	439834-LL	B	43512119	2.26643497	17305	VON KARMAN AVE	5.1	IBC Multi-Use
633	36	6410	39	43009302	1.828894196	17252	ARMSTRONG AVE	5.1	IBC Multi-Use
634	36	28/38	02	43512201	0.279821759			5.1	IBC Multi-Use
635	36	8018	12	43507108	1.260126138	17352	MURPHY AVE	5.1	IBC Multi-Use
636	36	6411		0	4.908837257			5.1	IBC Multi-Use
637	36	83-0613	A	0	0.13626502			5.1	IBC Multi-Use
638	36	7840	39	43506305	0.740413196	16782	MILLIKAN	5.1	IBC Multi-Use
639	36	1/88	127	43006201	0.881436523			5.1	IBC Multi-Use
640	36	82/12-13	A	42720516	0.123069217			5.1	IBC Multi-Use
641	36	86-LM-008	A	43009306	3.656801243	17352	ARMSTRONG AVE	5.1	IBC Multi-Use
642	36	7840	21	43506201	0.955725574	2491	DU BRIDGE AVE	5.1	IBC Multi-Use
642	36	7840	21	43506201	0.955725574	2493	DU BRIDGE AVE	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2720	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2700	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2750	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2750	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2700	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2710	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2700	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2710	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2700	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2700	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2710	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2700	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2700	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2700	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2700	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2700	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2710	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2700	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2740	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2700	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2700	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2710	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2700	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2710	ALTON PKWY	5.1	IBC Multi-Use

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
643	36	389799-LL	01	43503334	10.06021914	2700	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2600	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2700	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2700	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2730	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2710	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2750	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2700	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2700	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2750	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2700	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2710	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2730	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2710	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2710	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2700	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2610	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2700	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2526	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2710	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2700	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2710	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2750	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2700	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2710	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2710	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2710	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2700	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2700	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2700	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2710	ALTON PKWY	5.1	IBC Multi-Use
643	36	389799-LL	01	43503334	10.06021914	2710	ALTON PKWY	5.1	IBC Multi-Use
644	36	130/46-49	08	43515113	1.46890818	2485	DA VINCI	5.1	IBC Multi-Use
645	36	69/4-5	09	43514203	1.420691231	2375	MORSE AVE	5.1	IBC Multi-Use
646	36	88-0173	20	43516158	0.232661342			5.1	IBC Multi-Use
647	36	69/4-5	10	43514108	1.27478414	2392	MORSE AVE	5.1	IBC Multi-Use
647	36	69/4-5	10	43514108	1.27478414	2392	MORSE AVE	5.1	IBC Multi-Use
648	36	86-0178	02	43504270	5.40128553	4A	PARK PLZ	5.1	IBC Multi-Use
648	36	86-0178	02	43504270	5.40128553	4	PARK PLZ	5.1	IBC Multi-Use
649	36	1/88	129	43504222	0.410052432			5.1	IBC Multi-Use
650	36	88-0173	15	43517114	1.768244848			5.1	IBC Multi-Use
651	36	80-0622	02	42705107	9.592529087	8	EXECUTIVE CIR	5.1	IBC Multi-Use
651	36	80-0622	02	42705107	9.592529087	4	EXECUTIVE CIR	5.1	IBC Multi-Use

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
651	36	80-0622	02	42705107	9.592529087	2	EXECUTIVE CIR	5.1	IBC Multi-Use
651	36	80-0622	02	42705107	9.592529087	6	EXECUTIVE CIR	5.1	IBC Multi-Use
652	36	123/14-15	01	43513215	1.605571352	2652	WHITE RD	5.1	IBC Multi-Use
653	36	1/88		0	2.528447521			5.1	IBC Multi-Use
654	36	416901-EED		0	0.115102021			5.1	IBC Multi-Use
655	36	1/88	132	43516130	0.800993696			5.1	IBC Multi-Use
655	36	1/88	132	43516130	0.800993696			5.1	IBC Multi-Use
656	36	81-0604		43515164	0.09109861			5.1	IBC Multi-Use
657	36	83-0609	06	43517103	4.485417276	17935	VON KARMAN AVE	5.1	IBC Multi-Use
657	36	83-0609	06	43517103	4.485417276	17941	VON KARMAN AVE	5.1	IBC Multi-Use
658	36	83-0613	04	43518302	0.75299888	50	CORPORATE PARK	5.1	IBC Multi-Use
659	36	1/88	112	43518306	2.465300839			5.1	IBC Multi-Use
661	36	1/88	132	43516128	3.187188492			5.1	IBC Multi-Use
661	36	1/88	132	43516128	3.187188492			5.1	IBC Multi-Use
662	36	22/35	05	42720207	0.940353332	17782	SKY PARK BLVD	5.1	IBC Multi-Use
663	36	83/32-33	01	43510133	3.023247593	2541	WHITE RD	5.1	IBC Multi-Use
664	36	2001-112	01	43511119	5.176361624	17551	VON KARMAN AVE	5.1	IBC Multi-Use
664	36	2001-112	01	43511119	5.176361624	17531	VON KARMAN AVE	5.1	IBC Multi-Use
664	36	2001-112	01	43511119	5.176361624	2002	MCGAW AVE	5.1	IBC Multi-Use
664	36	2001-112	01	43511119	5.176361624	17571	VON KARMAN AVE	5.1	IBC Multi-Use
664	36	2001-112	01	43511119	5.176361624	17501	VON KARMAN AVE	5.1	IBC Multi-Use
664	36	2001-112	01	43511119	5.176361624	2002	MC GAW	5.1	IBC Multi-Use
665	36	8018	09	43508201	1.170750625			5.1	IBC Multi-Use
666	36	439834-LL	A	43512116	2.632246982	2150	MCGAW AVE	5.1	IBC Multi-Use
667	36	51/45	04	43503411	4.628194409	16842	VON KARMAN AVE	5.1	IBC Multi-Use
668	36	2006-291	01	43005108	1.449448982	17500	RED HILL AVE	5.1	IBC Multi-Use
669	36	6312	10	43004128	2.108552459	1392	MCGAW AVE	5.1	IBC Multi-Use
669	36	6312	10	43004128	2.108552459	1372	MCGAW AVE	5.1	IBC Multi-Use
669	36	6312	10	43004128	2.108552459	17281	EASTMAN AVE	5.1	IBC Multi-Use
670	36	86-0178	05	43504282	0.025330106			5.1	IBC Multi-Use
671	36	73/37	01	43011313	1.869596838	17302	DAIMLER ST	5.1	IBC Multi-Use
672	36	81-0609		0	0.029796221			5.1	IBC Multi-Use
673	36	2006-301	01	43511137	9.324497831	17892	GILLETTE AVE	5.1	IBC Multi-Use
673	36	2006-301	01	43511137	9.324497831	17870	GILLETTE AVE	5.1	IBC Multi-Use
674	36	86-0178	02	43504271	1.315646012			5.1	IBC Multi-Use
675	36	81-0609	02	42728123	6.369155079	18241	MCDURMOTT W	5.1	IBC Multi-Use
675	36	81-0609	02	42728123	6.369155079	18271	MCDURMOTT W	5.1	IBC Multi-Use
675	36	81-0609	02	42728123	6.369155079	18261	MCDURMOTT W	5.1	IBC Multi-Use
675	36	81-0609	02	42728123	6.369155079	18251	MCDURMOTT W	5.1	IBC Multi-Use
675	36	81-0609	02	42728123	6.369155079	18218	MCDURMOTT E	5.1	IBC Multi-Use
676	36	80-0622		42705107	0.047428318			5.1	IBC Multi-Use
677	36	79-0611		42728119	0.07246341			5.1	IBC Multi-Use
678	36	79-0611	08	42728119	7.971378567	18200	MCDURMOTT W	5.1	IBC Multi-Use

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
678	36	79-0611	08	42728119	7.971378567	1176	MAIN ST	5.1	IBC Multi-Use
678	36	79-0611	08	42728119	7.971378567	18226	MCDURMOTT W	5.1	IBC Multi-Use
678	36	79-0611	08	42728119	7.971378567	18207	MCDURMOTT E	5.1	IBC Multi-Use
678	36	79-0611	08	42728119	7.971378567	1124	MAIN ST	5.1	IBC Multi-Use
678	36	79-0611	08	42728119	7.971378567	18242	MCDURMOTT W	5.1	IBC Multi-Use
678	36	79-0611	08	42728119	7.971378567	1150	MAIN ST	5.1	IBC Multi-Use
678	36	79-0611	08	42728119	7.971378567	18195	MCDURMOTT E	5.1	IBC Multi-Use
679	36	81-0604	02	43515168	0.244240175			5.1	IBC Multi-Use
679	36	81-0604	02	43515168	0.244240175			5.1	IBC Multi-Use
680	36	81-0604	02	43515140	3.603898005	2355	MAIN ST	5.1	IBC Multi-Use
681	36	79-0611		42728119	0.092427524			5.1	IBC Multi-Use
682	36	81-0609		42728120	0.043631334			5.1	IBC Multi-Use
683	36	84-LL-0019	01	43504244	1.324871184	1	PARK PLZ	5.1	IBC Multi-Use
684	36	80-0631	01	42732102	9.633370317	32	EXECUTIVE PARK	5.1	IBC Multi-Use
684	36	80-0631	01	42732102	9.633370317	32.5	EXECUTIVE PARK	5.1	IBC Multi-Use
684	36	80-0631	01	42732102	9.633370317	34	EXECUTIVE PARK	5.1	IBC Multi-Use
684	36	80-0631	01	42732102	9.633370317	38	EXECUTIVE PARK	5.1	IBC Multi-Use
684	36	80-0631	01	42732102	9.633370317	36	EXECUTIVE PARK	5.1	IBC Multi-Use
684	36	80-0631	01	42732102	9.633370317	30	EXECUTIVE PARK	5.1	IBC Multi-Use
685	36	111/12-14	04	42728305	2.547539584	18022	COWAN	5.1	IBC Multi-Use
686	36	96/44-45	01	43016221	1.726744519	1929	MAIN ST	5.1	IBC Multi-Use
687	36	87-0247	15	43515158	2.768585411			5.1	IBC Multi-Use
687	36	87-0247	15	43515158	2.768585411			5.1	IBC Multi-Use
688	36	8018	01	43508304	2.573485417	16932	MURPHY AVE	5.1	IBC Multi-Use
689	36	5/33	03	43004313	0.376304883			5.1	IBC Multi-Use
690	36	43758-LL	02	43016225	4.070014134	1901	MAIN ST	5.1	IBC Multi-Use
690	36	43758-LL	02	43016225	4.070014134	1905	MAIN ST	5.1	IBC Multi-Use
691	36	84-LL-0019	01	43504245	1.303078883	2	PARK PLZ	5.1	IBC Multi-Use
692	36	81-0604		43515167	0.016001518			5.1	IBC Multi-Use
692	36	81-0604		43515167	0.016001518			5.1	IBC Multi-Use
693	36	1/88	131	0	0.110349267			5.1	IBC Multi-Use
694	36	2007-172	15	43004131	5.171380942	1420	REYNOLDS AVE	5.1	IBC Multi-Use
694	36	2007-172	15	43004131	5.171380942	1400	REYNOLDS AVE	5.1	IBC Multi-Use
694	36	2007-172	15	43004131	5.171380942	17481	RED HILL AVE	5.1	IBC Multi-Use
695	36	99-213	04	43511129	0.432620361			5.1	IBC Multi-Use
696	36	544697-LL	A	43004312	15.99150454	1401	MCGAW AVE	5.1	IBC Multi-Use
696	36	544697-LL	A	43004312	15.99150454	1421	MCGAW AVE	5.1	IBC Multi-Use
696	36	544697-LL	A	43004312	15.99150454	1	EDWARDS WAY	5.1	IBC Multi-Use
696	36	544697-LL	A	43004312	15.99150454	1	EDWARDS WAY	5.1	IBC Multi-Use
696	36	544697-LL	A	43004312	15.99150454	1435	MCGAW AVE	5.1	IBC Multi-Use
696	36	544697-LL	A	43004312	15.99150454	1411	MCGAW AVE	5.1	IBC Multi-Use
696	36	544697-LL	A	43004312	15.99150454	1441	MCGAW AVE	5.1	IBC Multi-Use
696	36	544697-LL	A	43004312	15.99150454	1427	MCGAW AVE	5.1	IBC Multi-Use

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
696	36	544697-LL	A	43004312	15.99150454	1411	MCGAW AVE	5.1	IBC Multi-Use
696	36	544697-LL	A	43004312	15.99150454	17211	RED HILL AVE	5.1	IBC Multi-Use
696	36	544697-LL	A	43004312	15.99150454	17221	RED HILL AVE	5.1	IBC Multi-Use
696	36	544697-LL	A	43004312	15.99150454	3	EDWARDS WAY	5.1	IBC Multi-Use
697	36	485935-LL	02	42720215	4.857712597			5.1	IBC Multi-Use
698	36	28/38	01	43512204	0.280420062			5.1	IBC Multi-Use
699	36	130/46-49	06	43515173	0.124102364			5.1	IBC Multi-Use
700	36	80-0622		42705108	0.098559353			5.1	IBC Multi-Use
701	36	82-0602	06	42720109	12.09401941	17951	SKY PARK BLVD	5.1	IBC Multi-Use
701	36	82-0602	06	42720109	12.09401941	17981	SKY PARK BLVD	5.1	IBC Multi-Use
701	36	82-0602	06	42720109	12.09401941	17975	SKY PARK BLVD	5.1	IBC Multi-Use
701	36	82-0602	06	42720109	12.09401941	17955	SKY PARK BLVD	5.1	IBC Multi-Use
701	36	82-0602	06	42720109	12.09401941	17965	SKY PARK BLVD	5.1	IBC Multi-Use
701	36	82-0602	06	42720109	12.09401941	17945	SKY PARK BLVD	5.1	IBC Multi-Use
701	36	82-0602	06	42720109	12.09401941	17961	SKY PARK BLVD	5.1	IBC Multi-Use
701	36	82-0602	06	42720109	12.09401941	17985	SKY PARK BLVD	5.1	IBC Multi-Use
701	36	82-0602	06	42720109	12.09401941	17971	SKY PARK BLVD	5.1	IBC Multi-Use
701	36	82-0602	06	42720109	12.09401941	17941	SKY PARK BLVD	5.1	IBC Multi-Use
702	36	99-213	02	43511127	1.037151658			5.1	IBC Multi-Use
703	36	2008-126	01	43011213	2.980756873	17201	DAIMLER ST	5.1	IBC Multi-Use
703	36	2008-126	01	43011213	2.980756873	17171	DAIMLER ST	5.1	IBC Multi-Use
704	36	8018	15	43507105	5.109162988	2892	KELVIN AVE	5.1	IBC Multi-Use
704	36	8018	15	43507105	5.109162988	2892	KELVIN AVE	5.1	IBC Multi-Use
704	36	8018	15	43507105	5.109162988	2892	KELVIN AVE	5.1	IBC Multi-Use
704	36	8018	15	43507105	5.109162988	2892	KELVIN AVE	5.1	IBC Multi-Use
704	36	8018	15	43507105	5.109162988	2892	KELVIN AVE	5.1	IBC Multi-Use
704	36	8018	15	43507105	5.109162988	2892	KELVIN AVE	5.1	IBC Multi-Use
704	36	8018	15	43507105	5.109162988	2892	KELVIN AVE	5.1	IBC Multi-Use
704	36	8018	15	43507105	5.109162988	2892	KELVIN AVE	5.1	IBC Multi-Use
704	36	8018	15	43507105	5.109162988	2892	KELVIN AVE	5.1	IBC Multi-Use
704	36	8018	15	43507105	5.109162988	2892	KELVIN AVE	5.1	IBC Multi-Use
704	36	8018	15	43507105	5.109162988	2892	KELVIN AVE	5.1	IBC Multi-Use
704	36	8018	15	43507105	5.109162988	2892	KELVIN AVE	5.1	IBC Multi-Use
704	36	8018	15	43507105	5.109162988	2892	KELVIN AVE	5.1	IBC Multi-Use
704	36	8018	15	43507105	5.109162988	2892	KELVIN AVE	5.1	IBC Multi-Use
704	36	8018	15	43507105	5.109162988	2892	KELVIN AVE	5.1	IBC Multi-Use
704	36	8018	15	43507105	5.109162988	2892	KELVIN AVE	5.1	IBC Multi-Use
704	36	8018	15	43507105	5.109162988	2892	KELVIN AVE	5.1	IBC Multi-Use
704	36	8018	15	43507105	5.109162988	2892	KELVIN AVE	5.1	IBC Multi-Use
704	36	8018	15	43507105	5.109162988	2892	KELVIN AVE	5.1	IBC Multi-Use
704	36	8018	15	43507105	5.109162988	2892	KELVIN AVE	5.1	IBC Multi-Use
704	36	8018	15	43507105	5.109162988	2892	KELVIN AVE	5.1	IBC Multi-Use
704	36	8018	15	43507105	5.109162988	2892	KELVIN AVE	5.1	IBC Multi-Use
704	36	8018	15	43507105	5.109162988	2892	KELVIN AVE	5.1	IBC Multi-Use
704	36	8018	15	43507105	5.109162988	2892	KELVIN AVE	5.1	IBC Multi-Use
705	36	80-0622	01	42705108	3.341838895	NOT REQUIRED	EXECUTIVE CIR	5.1	IBC Multi-Use
705	36	80-0622	01	42705108	3.341838895	9	EXECUTIVE CIR	5.1	IBC Multi-Use
705	36	80-0622	01	42705108	3.341838895	NOT REQUIRED	EXECUTIVE CIR	5.1	IBC Multi-Use

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
706	36	80-0631	02	42731101	11.33068794	28	EXECUTIVE PARK	5.1	IBC Multi-Use
706	36	80-0631	02	42731101	11.33068794	24	EXECUTIVE PARK	5.1	IBC Multi-Use
706	36	80-0631	02	42731101	11.33068794	26	EXECUTIVE PARK	5.1	IBC Multi-Use
706	36	80-0631	02	42731101	11.33068794	20	EXECUTIVE PARK	5.1	IBC Multi-Use
706	36	80-0631	02	42731101	11.33068794	22	EXECUTIVE PARK	5.1	IBC Multi-Use
707	36	1/88	132	0	0.078508845			5.1	IBC Multi-Use
708	36	81-0609		42728120	0.009356403			5.1	IBC Multi-Use
709	36	1/88		0	2.76440231			5.1	IBC Multi-Use
710	36	56/47	02	43016222	0.71234176			5.1	IBC Multi-Use
711	36	87-0247	13	43515156	0.1905096	17530	VON KARMAN AVE	5.1	IBC Multi-Use
712	36	81-0609		0	0.006129849			5.1	IBC Multi-Use
713	36	80-634	02	43507308	4.165353241	2855	MAIN ST	5.1	IBC Multi-Use
713	36	80-634	02	43507308	4.165353241	2825	MAIN ST	5.1	IBC Multi-Use
714	36	58/37		0	0.053198899			5.1	IBC Multi-Use
715	36	99-213	02	43511130	1.563928747	17832	GILLETTE AVE	5.1	IBC Multi-Use
715	36	99-213	02	43511130	1.563928747	17840	GILLETTE AVE	5.1	IBC Multi-Use
716	36	344145-EED		0	0.01173956			5.1	IBC Multi-Use
717	36	106/47-50	01	42726206	2.7966812	17781	COWAN	5.1	IBC Multi-Use
717	36	106/47-50	01	42726206	2.7966812	17771	COWAN	5.1	IBC Multi-Use
718	36	88-0173	13	43516118	0.046581052			5.1	IBC Multi-Use
719	36	2002-182	02	43514263	0.652054376	17850	VON KARMAN AVE	5.1	IBC Multi-Use
719	36	2002-182	02	43514263	0.652054376	PENDING	VON KARMAN AVE	5.1	IBC Multi-Use
720	36	22/35	02	42720204	0.844162009	17848	SKY PARK BLVD	5.1	IBC Multi-Use
721	36	485935-LL	01	42720214	0.011365565			5.1	IBC Multi-Use
722	36	2010-137	01	43020106	11.06114222	NOT ASSIGNED	ASTON ST	5.1	IBC Multi-Use
722	36	2010-137	01	43020106	11.06114222	1600	BARRANCA PKWY	5.1	IBC Multi-Use
723	36	1/88	212	43504286	1.271273871	2960	MAIN ST	5.1	IBC Multi-Use
723	36	1/88	212	43504286	1.271273871	2960	MAIN ST	5.1	IBC Multi-Use
724	36	81-0609		42728120	0.028670224			5.1	IBC Multi-Use
725	36	2010-137		0	0.536493562			5.1	IBC Multi-Use
726	36	86-0178	01	43504269	0.605624893			5.1	IBC Multi-Use
727	36	80-634	03	43507309	1.199013178	2955	MAIN ST	5.1	IBC Multi-Use
727	36	80-634	03	43507309	1.199013178	2951	MAIN ST	5.1	IBC Multi-Use
728	36	80-0633	02	42728117	3.159609678	18231	MCDURMOTT W	5.1	IBC Multi-Use
729	36	2010-137	01	43020106	0.204997655			5.1	IBC Multi-Use
730	36	130/33-34	01	43514241	0.150776831			5.1	IBC Multi-Use
731	36	81-0609	01	42728120	1.40627172	1200	MAIN ST	5.1	IBC Multi-Use
732	36	58/37		0	0.031038338			5.1	IBC Multi-Use
733	36	5/33	03	43004314	0.104214551			5.1	IBC Multi-Use
734	36	81/39-40	13	43021116	1.043869126	16862	RED HILL AVE	5.1	IBC Multi-Use
735	36	99-213	03	43511128	2.303322412			5.1	IBC Multi-Use
736	36	126/44-45	01	43514105	0.025318627			5.1	IBC Multi-Use
737	36	69/4-5	11	43514107	1.351411512	2382	MORSE AVE	5.1	IBC Multi-Use

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
738	36	544697-LL	A	43004311	9.340037095	NOT REQUIRED	ALTON PKWY	5.1	IBC Multi-Use
738	36	544697-LL	A	43004311	9.340037095	1431	MCGAW AVE	5.1	IBC Multi-Use
738	36	544697-LL	A	43004311	9.340037095	1402	ALTON PKWY	5.1	IBC Multi-Use
738	36	544697-LL	A	43004311	9.340037095	NOT REQUIRED	ALTON PKWY	5.1	IBC Multi-Use
738	36	544697-LL	A	43004311	9.340037095	1452	ALTON PKWY	5.1	IBC Multi-Use
738	36	544697-LL	A	43004311	9.340037095	1431	MCGAW AVE	5.1	IBC Multi-Use
739	36	2010-137	02	43020107	0.200580076			5.1	IBC Multi-Use
740	36	2006-261	02	43004122	1.073851837	1370	REYNOLDS AVE	5.1	IBC Multi-Use
741	36	2010-137	02	43020107	3.346860258	1660	BARRANCA PKWY	5.1	IBC Multi-Use
741	36	2010-137	02	43020107	3.346860258	1660	BARRANCA PKWY	5.1	IBC Multi-Use
742	36	86-0178	03	43504274	6.738312288	5	PARK PLZ	5.1	IBC Multi-Use
742	36	86-0178	03	43504274	6.738312288	5A	PARK PLZ	5.1	IBC Multi-Use
743	36	80-634		0	0.208170924			5.1	IBC Multi-Use
744	36	81-0609	04	42728118	1.013955624	1100	MAIN ST	5.1	IBC Multi-Use
745	36	2006-261	01	43004122	1.16255454	1350	REYNOLDS AVE	5.1	IBC Multi-Use
746	36	43758-LL		0	2.58226493			5.1	IBC Multi-Use
747	36	130/46-49	05	43515124	0.875382176	17575	CARTWRIGHT RD	5.1	IBC Multi-Use
748	36	111/12-14	12	42728215	0.49095709			5.1	IBC Multi-Use
749	36	7905	09	43507116	3.445980411	2802	KELVIN AVE	5.1	IBC Multi-Use
750	36	17249	01	43015116	0.301637948	1555	MCGAW AVE	5.1	IBC Multi-Use
750	36	17249	01	43015116	0.301637948	1565	MCGAW AVE	5.1	IBC Multi-Use
751	36	593337-LL	AA	43514269	2.988851692			5.1	IBC Multi-Use
752	36	2006-261	A	43004122	4.715560984			5.1	IBC Multi-Use
753	36	7815	03	43509305	3.031619196	16542	MILLIKAN	5.1	IBC Multi-Use
754	36	7840	48	43506318	0.726972446	16781	NOYES AVE	5.1	IBC Multi-Use
755	36	593337-LL	4A	43514265	0.89972043	2320	MAIN ST	5.1	IBC Multi-Use
756	36	84-630	04	43515141	2.777678742	2631	MAIN ST	5.1	IBC Multi-Use
757	36	7815	04	43509307	3.2793325	2660	BARRANCA PKWY	5.1	IBC Multi-Use
758	36	130/46-49	09	43515114	1.019513953	2495	DA VINCI	5.1	IBC Multi-Use
759	36	83-0613	11	43501203	2.689341484	20	CORPORATE PARK	5.1	IBC Multi-Use
760	36	1/88		0	4.191051523			5.1	IBC Multi-Use
761	36	130/46-49	10	43515115	1.048405376	2505	DA VINCI	5.1	IBC Multi-Use
762	36	48750-LL	01	43510140	1.78474084	2590	MAIN ST	5.1	IBC Multi-Use
763	36	46832-LL	01	43006101	3.137222553	17590	GILLETTE AVE	5.1	IBC Multi-Use
764	36	46832-LL	02	43006102	4.478429626	17600	GILLETTE AVE	5.1	IBC Multi-Use
765	36	7840	49	43506317	0.703553022	16753	NOYES AVE	5.1	IBC Multi-Use
766	36	80-0631	04	42730102	0.318085813	1780	MAIN ST	5.1	IBC Multi-Use
767	36	2006-291	02	43005108	1.357414589	17500	RED HILL AVE	5.1	IBC Multi-Use
768	36	80-634		0	0.064738271			5.1	IBC Multi-Use
769	36	99-213	03	43511131	0.274718042			5.1	IBC Multi-Use
770	36	1/88	131	43514110	0.146218928			5.1	IBC Multi-Use
770	36	1/88	131	43514110	0.146218928			5.1	IBC Multi-Use
771	36	1/88	212	43504240	2.129886483	2960	MAIN ST	5.1	IBC Multi-Use

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
771	36	1/88	212	43504240	2.129886483	2960	MAIN ST	5.1	IBC Multi-Use
772	36	80-0622		42705108	0.13412848			5.1	IBC Multi-Use
773	36	80-0631		42730106	0.045024569			5.1	IBC Multi-Use
774	36	485935-LL	02	42720216	0.015161874			5.1	IBC Multi-Use
775	36	81-0604		0	0.132137864			5.1	IBC Multi-Use
776	36	80-0631	A	42730106	2.787758477			5.1	IBC Multi-Use
777	36	485935-LL	01	42720217	0.770045871	17840	SKY PARK BLVD	5.1	IBC Multi-Use
778	36	6456	08	43011120	2.202874518			5.1	IBC Multi-Use
779	36	2010-137	01	0	0.013164186			5.1	IBC Multi-Use
780	36	78/12-13	02	0	0.013647911			5.1	IBC Multi-Use
781	36	2010-137	02	0	0.013246647			5.1	IBC Multi-Use
782	36	15/46	01	43021103	4.994442558	NOT REQUIRED	ALTON PKWY	5.1	IBC Multi-Use
782	36	15/46	01	43021103	4.994442558	16901	ASTON ST	5.1	IBC Multi-Use
782	36	15/46	01	43021103	4.994442558	1661	ALTON PKWY	5.1	IBC Multi-Use
783	36	7815	01	43506112	4.953534506	2400	BARRANCA PKWY	5.1	IBC Multi-Use
784	36	77/88	01	43515161	9.739835028	2323	MAIN ST	5.1	IBC Multi-Use
784	36	77/88	01	43515161	9.739835028	2323	MAIN ST	5.1	IBC Multi-Use
785	36	1/88	126	43004103	2.001301001			5.1	IBC Multi-Use
786	36	56/47	02	43016223	1.157566863	2031	MAIN ST	5.1	IBC Multi-Use
787	36	86-0178	01	43504269	0.043628349			5.1	IBC Multi-Use
788	36	99-213	04	43511133	0.618908673			5.1	IBC Multi-Use
789	36	81-0604		43515162	0.093466469			5.1	IBC Multi-Use
790	36	8018	A	43507111	6.538927561	NOT REQUIRED	MAIN ST	5.1	IBC Multi-Use
790	36	8018	A	43507111	6.538927561	NOT REQUIRED	MAIN ST	5.1	IBC Multi-Use
790	36	8018	A	43507111	6.538927561	NOT REQUIRED	MAIN ST	5.1	IBC Multi-Use
790	36	8018	A	43507111	6.538927561	NOT REQUIRED	MAIN ST	5.1	IBC Multi-Use
790	36	8018	A	43507111	6.538927561	3007	MAIN ST	5.1	IBC Multi-Use
790	36	8018	A	43507111	6.538927561	NOT REQUIRED	MAIN ST	5.1	IBC Multi-Use
790	36	8018	A	43507111	6.538927561	NOT REQUIRED	MAIN ST	5.1	IBC Multi-Use
790	36	8018	A	43507111	6.538927561	NOT REQUIRED	MAIN ST	5.1	IBC Multi-Use
790	36	8018	A	43507111	6.538927561	NOT REQUIRED	MAIN ST	5.1	IBC Multi-Use
790	36	8018	A	43507111	6.538927561	NOT REQUIRED	MAIN ST	5.1	IBC Multi-Use
791	36	2010-137	01	0	0.023693724			5.1	IBC Multi-Use
792	36	2006-261	04	43004122	0.823244618	1360	REYNOLDS AVE	5.1	IBC Multi-Use
793	36	84-630	01	43515141	1.803510329	2601	MAIN ST	5.1	IBC Multi-Use
794	36	77/88		43515160	0.252690316			5.1	IBC Multi-Use
794	36	77/88		43515160	0.252690316			5.1	IBC Multi-Use
795	36	6636	16	43011212	1.49656533			5.1	IBC Multi-Use
796	36	93/18-19	01	43021213	1.494977925	1923	ALTON PKWY	5.1	IBC Multi-Use
797	36	6902	15	43012202	0.766748021	1682	LANGLEY AVE	5.1	IBC Multi-Use
798	36	106/47-50	18	42726104	0.732175445	17952	COWAN	5.1	IBC Multi-Use
799	36	97/1-5	41	42725411	1.907282686	17802	FITCH	5.1	IBC Multi-Use
799	36	97/1-5	41	42725411	1.907282686	17792	FITCH	5.1	IBC Multi-Use

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
800	36	125/37-38	01	43503416	2.79347236	16912	VON KARMAN AVE	5.1	IBC Multi-Use
801	36	6411	15	43005203	2.253888722	17550	GILLETTE AVE	5.1	IBC Multi-Use
802	36	7840	31	43506213	0.738544621	16631	MILLIKAN	5.1	IBC Multi-Use
803	36	6410	25	43009202	0.704396183	1792	KAISER AVE	5.1	IBC Multi-Use
804	36	7840	51	43506315	0.795930937	16691	NOYES AVE	5.1	IBC Multi-Use
805	36	60/38	01	43004125	1.559915455	17361	EASTMAN AVE	5.1	IBC Multi-Use
806	36	111/12-14	03	42728302	0.996579538	18012	COWAN	5.1	IBC Multi-Use
807	36	88-414	01	43004210	4.480761256	1424	MCGAW AVE	5.1	IBC Multi-Use
807	36	88-414	01	43004210	4.480761256	1444	MCGAW AVE	5.1	IBC Multi-Use
808	36	60/38	02	43004123	2.106537012	17401	EASTMAN AVE	5.1	IBC Multi-Use
809	36	89-0180	01	42727113	0.838301524	17660	COWAN	5.1	IBC Multi-Use
810	36	7840	22	43506222	0.731132401	16901	MILLIKAN	5.1	IBC Multi-Use
811	36	7840	45	43506321	0.947336448	16871	NOYES AVE	5.1	IBC Multi-Use
812	36	83-0613	13	43501201	1.69837137	8	CORPORATE PARK	5.1	IBC Multi-Use
813	36	97/1-5	13	42725210	0.697850588	17751	MITCHELL	5.1	IBC Multi-Use
814	36	82-0602	04	42720101	3.999850567	17885	SKY PARK BLVD	5.1	IBC Multi-Use
814	36	82-0602	04	42720101	3.999850567	17881	SKY PARK BLVD	5.1	IBC Multi-Use
814	36	82-0602	04	42720101	3.999850567	17895	SKY PARK BLVD	5.1	IBC Multi-Use
814	36	82-0602	04	42720101	3.999850567	17891	SKY PARK BLVD	5.1	IBC Multi-Use
815	36	45/4	01	43505226	0.481705399			5.1	IBC Multi-Use
816	36	6410	05	43010204	0.742206075	1732	MCGAW AVE	5.1	IBC Multi-Use
817	36	45/42	03	43511108	0.299471416			5.1	IBC Multi-Use
818	36	82-0602	09	42720412	5.089403182	18005	SKY PARK BLVD	5.1	IBC Multi-Use
818	36	82-0602	09	42720412	5.089403182	18013	SKY PARK BLVD	5.1	IBC Multi-Use
818	36	82-0602	09	42720412	5.089403182	18011	SKY PARK BLVD	5.1	IBC Multi-Use
818	36	82-0602	09	42720412	5.089403182	18009	SKY PARK BLVD	5.1	IBC Multi-Use
818	36	82-0602	09	42720412	5.089403182	18003	SKY PARK BLVD	5.1	IBC Multi-Use
819	36	87-0247	14	43515157	0.277129201	17528	VON KARMAN AVE	5.1	IBC Multi-Use
820	36	2001-112	02	43512109	0.076054301			5.1	IBC Multi-Use
821	36	8018	05	43508210	1.173489542	17100	MURPHY AVE	5.1	IBC Multi-Use
822	36	22/35	04	42720206	1.184936314	17802	SKY PARK BLVD	5.1	IBC Multi-Use
823	36	75/36-37	01	42720212	0.997553221	18002	SKY PARK BLVD	5.1	IBC Multi-Use
824	36	7840	03	43506103	1.634486094	16881	HALE AVE	5.1	IBC Multi-Use
825	36	18/10	01	43007206	1.606714598	17672	ARMSTRONG AVE	5.1	IBC Multi-Use
826	36	8018	24	43508105	1.199729317	17071	MURPHY AVE	5.1	IBC Multi-Use
827	36	6901	14	43014202	1.245114528	1682	KETTERING ST	5.1	IBC Multi-Use
828	36	8018	23	43508104	1.199505487	17101	MURPHY AVE	5.1	IBC Multi-Use
829	36	86-0178	05	43504281	4.001789098	3A	PARK PLZ	5.1	IBC Multi-Use
830	36	87-0247	03	43515146	0.167341693	17524	VON KARMAN AVE	5.1	IBC Multi-Use
831	36	2004-157	02	43021119	2.929237651	NOT REQUIRED	ALTON PKWY	5.1	IBC Multi-Use
831	36	2004-157	02	43021119	2.929237651	1621	ALTON PKWY	5.1	IBC Multi-Use
832	36	8018	A	43508208	3.570043088			5.1	IBC Multi-Use
833	36	130/46-49	04	43515122	1.7909186	17595	CARTWRIGHT RD	5.1	IBC Multi-Use

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
834	36	7814	05	43505247	5.816386282	17461	DERIAN AVE	5.1	IBC Multi-Use
835	36	84-LL-0019	03	43504246	5.316208211	2A	PARK PLZ	5.1	IBC Multi-Use
835	36	84-LL-0019	03	43504246	5.316208211	1A	PARK PLZ	5.1	IBC Multi-Use
836	36	81-0609		42728118	0.029332635			5.1	IBC Multi-Use
837	36	86-0178	02	43504270	0.137004662			5.1	IBC Multi-Use
838	36	6636	04	43011403	1.922919942	17152	DAIMLER ST	5.1	IBC Multi-Use
839	36	2006-261	03	43004122	0.909635998	1340	REYNOLDS AVE	5.1	IBC Multi-Use
840	36	85-LL-0028	A	43514254	0.404965911			5.1	IBC Multi-Use
841	36	24/10	01	43502132	0.396293115			5.1	IBC Multi-Use
842	36	25/41	02	43502113	4.445667881	16882	ARMSTRONG AVE	5.1	IBC Multi-Use
843	36	81-0613	03	43502126	0.307132552			5.1	IBC Multi-Use
844	36	81-0613	01	43502127	0.236529872			5.1	IBC Multi-Use
845	36	24/36	01	43502111	6.357348016	NOT REQUIRED	ARMSTRONG AVE	5.1	IBC Multi-Use
845	36	24/36	01	43502111	6.357348016	16752	ARMSTRONG AVE	5.1	IBC Multi-Use
846	36	88-134	01	43502140	0.694720771	2222	BARRANCA PKWY	5.1	IBC Multi-Use
847	36	88-134	01	43502141	19.43730427	2120	BARRANCA PKWY	5.1	IBC Multi-Use
847	36	88-134	01	43502141	19.43730427	16555	VON KARMAN AVE	5.1	IBC Multi-Use
847	36	88-134	01	43502141	19.43730427	2244	BARRANCA PKWY	5.1	IBC Multi-Use
847	36	88-134	01	43502141	19.43730427	16585	VON KARMAN AVE	5.1	IBC Multi-Use
847	36	88-134	01	43502141	19.43730427	2200	BARRANCA PKWY	5.1	IBC Multi-Use
847	36	88-134	01	43502141	19.43730427	2190	BARRANCA PKWY	5.1	IBC Multi-Use
847	36	88-134	01	43502141	19.43730427	16525	VON KARMAN AVE	5.1	IBC Multi-Use
847	36	88-134	01	43502141	19.43730427	2130	BARRANCA PKWY	5.1	IBC Multi-Use
847	36	88-134	01	43502141	19.43730427	16567	VON KARMAN AVE	5.1	IBC Multi-Use
847	36	88-134	01	43502141	19.43730427	16569	VON KARMAN AVE	5.1	IBC Multi-Use
847	36	88-134	01	43502141	19.43730427	2150	BARRANCA PKWY	5.1	IBC Multi-Use
847	36	88-134	01	43502141	19.43730427	2160	BARRANCA PKWY	5.1	IBC Multi-Use
847	36	88-134	01	43502141	19.43730427	2170	BARRANCA PKWY	5.1	IBC Multi-Use
847	36	88-134	01	43502141	19.43730427	2180	BARRANCA PKWY	5.1	IBC Multi-Use
847	36	88-134	01	43502141	19.43730427	16575	VON KARMAN AVE	5.1	IBC Multi-Use
848	36	25/41	03	43502114	4.830988345	2051	ALTON PKWY	5.1	IBC Multi-Use
849	36	25/41	01	43502112	4.451391355	16808	ARMSTRONG AVE	5.1	IBC Multi-Use
850	36	88-134	01	43502124	0.114407356			5.1	IBC Multi-Use
851	36	17165		0	0.07922124			5.1	IBC Multi-Use
852	36	17165		0	0.080724658			5.1	IBC Multi-Use
853	36	17165		0	0.038948464			5.1	IBC Multi-Use
854	36	17165		43509108	0.039166628			5.1	IBC Multi-Use
855	36	636626-LL	2A	43020110	2.590054486	1675	DEERE AVE	5.1	IBC Multi-Use
856	36	2007-200	01	43020108	9.773834481	16700	RED HILL AVE	5.1	IBC Multi-Use
856	36	2007-200	01	43020108	9.773834481	1595	DEERE	5.1	IBC Multi-Use
857	36	80/19-20	02	43506118	0.043345554			5.1	IBC Multi-Use
859	36	65/46-47	07	43510107	2.58979824	2621	WHITE RD	5.1	IBC Multi-Use
860	36	48750-LL	02	43510139	2.864048356	2640	MAIN ST	5.1	IBC Multi-Use

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
861	36	2006-261	A	43004121	0.445405177			5.1	IBC Multi-Use
862	36	45/4	02	43505224	0.073355056			5.1	IBC Multi-Use
863	36	43/4	01	43515171	0.051777007			5.1	IBC Multi-Use
864	36	130/46-49	06	43515170	0.203132164			5.1	IBC Multi-Use
864	36	130/46-49	06	43515170	0.203132164			5.1	IBC Multi-Use
869	36	99-213	04	43511133	20.50872369	17836	GILLETTE AVE	5.1	IBC Multi-Use
869	36	99-213	04	43511133	20.50872369	17871	VON KARMAN AVE	5.1	IBC Multi-Use
869	36	99-213	04	43511133	20.50872369	17671	VON KARMAN AVE	5.1	IBC Multi-Use
870	36	636626-LL	1A	43020109	1.369880336	16701	ASTON ST	5.1	IBC Multi-Use
871	36	97-LL-0062	02	43502138	8.11088207	16755	VON KARMAN AVE	5.1	IBC Multi-Use
871	36	97-LL-0062	02	43502138	8.11088207	16735	VON KARMAN AVE	5.1	IBC Multi-Use
871	36	97-LL-0062	02	43502138	8.11088207	16715	VON KARMAN AVE	5.1	IBC Multi-Use
872	36	130/46-49	06	43515172	0.106863195			5.1	IBC Multi-Use
873	36	2017-104	01	43514271	1.498027068			5.1	IBC Multi-Use
874	36	2017-104	01	43514271	0.224357003			5.1	IBC Multi-Use
876	36	17914	5	43512205	0.019953101			5.1	IBC Multi-Use
877	36	17914	6	43512205	0.106072533			5.1	IBC Multi-Use
878	36	17914	7	43512205	0.057080776			5.1	IBC Multi-Use
879	36	17777	12	43505322	9.156311786	NOT REQUIRED	KELVIN AVE	5.1	IBC Multi-Use
879	36	17777	12	43505322	9.156311786	2681	KELVIN AVE	5.1	IBC Multi-Use
880	36		14	43505325	2.059121334	2712	MCGAW AVE	5.1	IBC Multi-Use
881	36	17777	13	43505320	2.066179004	2652	MCGAW AVE	5.1	IBC Multi-Use
882	36	17777	10	43505324	4.769016084	17352	DERIAN AVE	5.1	IBC Multi-Use
883	36	17777	08	43505316	1.92669331	2552	MCGAW AVE	5.1	IBC Multi-Use
884	36	7814	10	43505323	0.160229573			5.1	IBC Multi-Use
885	36	7814	08	43505315	0.080173468			5.1	IBC Multi-Use
886	36	7814	09	43505317	0.080064265			5.1	IBC Multi-Use
887	36	92-101	01	42727105	0.498032403	17551	MACARTHUR BLVD	5.1	IBC Multi-Use
887	36	92-101	01	42727105	0.498032403	17551	MACARTHUR BLVD	5.1	IBC Multi-Use
887	36	92-101	01	42727105	0.498032403	17551	MACARTHUR BLVD	5.1	IBC Multi-Use
888	36	6456	01	43011108	0.038939279			5.1	IBC Multi-Use
889	36	97/1-5	31	42725303	0.778633165	17872	MITCHELL	5.1	IBC Multi-Use
890	36	45/42	03	43511106	5.911121924	17451	VON KARMAN AVE	5.1	IBC Multi-Use
891	36	75/21-22	B	42720518	0.017216098			5.1	IBC Multi-Use
892	36	7814	06	43505230	0.175855076			5.1	IBC Multi-Use
893	36	79-0614	01	43514250	0.798477999	2400	MAIN ST	5.1	IBC Multi-Use
894	36	82/12-13	01	42720510	0.079686384	NOT REQUIRED	MACARTHUR BLVD	5.1	IBC Multi-Use
895	36	7814	07	43505228	0.202769563			5.1	IBC Multi-Use
896	36	2002-182	03	43514264	0.633043166	2300	MAIN ST	5.1	IBC Multi-Use
896	36	2002-182	03	43514264	0.633043166	DEMOLISHED	MICHELSON DR	5.1	IBC Multi-Use
897	36	82/12-13	A	42720517	0.113170656			5.1	IBC Multi-Use
898	36	82/12-13	A	42720521	0.294345343			5.1	IBC Multi-Use
899	36	7814	05	43505241	0.029547223			5.1	IBC Multi-Use

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
900	36	79-603	01	43514246	0.636260006	2505	MCCABE WAY	5.1	IBC Multi-Use
901	36	82-0602	08	42720108	2.303639009	18092	SKY PARK S	5.1	IBC Multi-Use
901	36	82-0602	08	42720108	2.303639009	18102	SKY PARK S	5.1	IBC Multi-Use
902	36	476588-ED	A	42726204	0.013249346			5.1	IBC Multi-Use
903	36	476588-ED	C	42726204	0.012463748			5.1	IBC Multi-Use
904	36	2006-291		0	0.237676202			5.1	IBC Multi-Use
905	36	111/12-14		42728305	0.013897263			5.1	IBC Multi-Use
906	36	86-0440		0	0.129069104			5.1	IBC Multi-Use
907	36	56/47		43016222	0.020396332			5.1	IBC Multi-Use
908	36	56/47		0	0.098643318			5.1	IBC Multi-Use
909	36	88-0173	15	43517120	0.195003363			5.1	IBC Multi-Use
910	36	80-0631		42730106	0.112624124			5.1	IBC Multi-Use
911	36	81-0609	02	42728122	0.04621736			5.1	IBC Multi-Use
912	36	45/42	02	43512111	0.008396498			5.1	IBC Multi-Use
913	36	82-0602	08	42720107	1.020637861	18001	SKY PARK S	5.1	IBC Multi-Use
914	36	80-0631		42732102	0.012884162			5.1	IBC Multi-Use
915	36	80-0631		0	0.008402205			5.1	IBC Multi-Use
916	36	80-0631		0	0.004814346			5.1	IBC Multi-Use
917	36	80-0631		42731101	0.020693151			5.1	IBC Multi-Use
918	36	2004-157	01	43021118	5.815509535	1601	ALTON PKWY	5.1	IBC Multi-Use
918	36	2004-157	01	43021118	5.815509535	NOT REQUIRED	ALTON PKWY	5.1	IBC Multi-Use
918	36	2004-157	01	43021118	5.815509535	NOT REQUIRED	ALTON PKWY	5.1	IBC Multi-Use
919	36	43758-LL	02	43016227	0.75538444			5.1	IBC Multi-Use
920	36	58/37	A	43507302	0.271747842			5.1	IBC Multi-Use
921	36	80-0631		0	0.027003355			5.1	IBC Multi-Use
922	36	56/47		43016222	0.033779466			5.1	IBC Multi-Use
923	36	80-0631		0	0.004564313			5.1	IBC Multi-Use
924	36	6456	08	43011119	0.030641423			5.1	IBC Multi-Use
925	36	111/12-14		42728305	0.035777422			5.1	IBC Multi-Use
926	36	56/47		43016223	0.063637434			5.1	IBC Multi-Use
927	36	80-0631		42730102	0.00274146			5.1	IBC Multi-Use
928	36	2002-182		0	0.09852909			5.1	IBC Multi-Use
929	36	80-0631	A	42730107	0.078678624			5.1	IBC Multi-Use
930	36	476593-EED		42726204	0.099873737			5.1	IBC Multi-Use
931	36	111/12-14	12	42728213	0.033128189			5.1	IBC Multi-Use
932	36	111/12-14		0	0.057402212			5.1	IBC Multi-Use
933	36	2006-301		43511137	0.047529492			5.1	IBC Multi-Use
934	36	86-0178	03	43504275	0.055196994			5.1	IBC Multi-Use
935	36	2006-301	02	43511138	0.818881762	17885	VON KARMAN AVE	5.1	IBC Multi-Use
936	36	80-0633	02	42728116	0.046493461			5.1	IBC Multi-Use
937	36	106/47-50	01	42726205	0.12454244			5.1	IBC Multi-Use
938	36	96/44-45		43016221	0.061478954			5.1	IBC Multi-Use
939	36	96/44-45		43016221	0.110473973			5.1	IBC Multi-Use

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
940	36	97-LL-0062	02	43502125	0.28016198			5.1	IBC Multi-Use
941	36	17109	01	43510143	0.012089429			5.1	IBC Multi-Use
942	36	17109	01	43510141	0.050119551			5.1	IBC Multi-Use
943	36	17109	01	43510143	0.010148483			5.1	IBC Multi-Use
945	36	2001-112	02	43511123	0.012225208			5.1	IBC Multi-Use
946	36	17914	3	43512205	0.075497259			5.1	IBC Multi-Use
948	36	17863		43016509	0.003243027			5.1	IBC Multi-Use
949	36	2004-176	01	43503335	1.595652525	2458	ALTON PKWY	5.1	IBC Multi-Use
949	36	2004-176	01	43503335	1.595652525	2450	ALTON PKWY	5.1	IBC Multi-Use
949	36	2004-176	01	43503335	1.595652525	2456	ALTON PKWY	5.1	IBC Multi-Use
949	36	2004-176	01	43503335	1.595652525	2454	ALTON PKWY	5.1	IBC Multi-Use
949	36	2004-176	01	43503335	1.595652525	2452	ALTON PKWY	5.1	IBC Multi-Use
				Total Acreage =	1,495.17				

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ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
1	36	84-0626	05	44509121	0.786101342	18400	VON KARMAN AVE	5.1	IBC Multi-Use
2	36	84-0626	04	44509120	0.628424518	18300	VON KARMAN AVE	5.1	IBC Multi-Use
3	36	36/13	04	44508115	1.400301171	18512	MACARTHUR BLVD	5.1	IBC Multi-Use
4	36	111/8	02	44508119	1.221313138	2101	BUSINESS CENTER DR	5.1	IBC Multi-Use
5	36	98-220	02	44508139	1.561765461	18007	VON KARMAN AVE	5.1	IBC Multi-Use
6	36	111/8	04	44508121	1.005683201	2112	BUSINESS CENTER DR	5.1	IBC Multi-Use
7	36	89-274	01	44508133	0.525075452	18101	VON KARMAN AVE	5.1	IBC Multi-Use
8	36	38584-LL	A	44508144	0.522478511			5.1	IBC Multi-Use
9	36	111/8	05	44508122	2.277357481	2102	BUSINESS CENTER DR	5.1	IBC Multi-Use
10	36	6190	05	44511204	2.004640996	2300	MICHELSON DR	5.1	IBC Multi-Use
11	36	7111	03	44508108	2.083994504	2082	BUSINESS CENTER DR	5.1	IBC Multi-Use
12	36	7111	06	44508105	3.670120569	2041	BUSINESS CENTER DR	5.1	IBC Multi-Use
12	36	7111	06	44508105	3.670120569	2021	BUSINESS CENTER DR	5.1	IBC Multi-Use
12	36	7111	06	44508105	3.670120569	2061	BUSINESS CENTER DR	5.1	IBC Multi-Use
13	36	89-274	06	44508143	1.080944289			5.1	IBC Multi-Use
14	36	84-0601	05	44508131	10.73242117	18251	VON KARMAN AVE	5.1	IBC Multi-Use
14	36	84-0601	05	44508131	10.73242117	18221	VON KARMAN AVE	5.1	IBC Multi-Use
15	36	73/42	03	44502107	1.002295439	2464	DUPONT DR	5.1	IBC Multi-Use
15	36	73/42	03	44502107	1.002295439	2466	DUPONT DR	5.1	IBC Multi-Use
15	36	73/42	03	44502107	1.002295439	2462	DUPONT DR	5.1	IBC Multi-Use
15	36	73/42	03	44502107	1.002295439	2458	DUPONT DR	5.1	IBC Multi-Use
15	36	73/42	03	44502107	1.002295439	2454	DUPONT DR	5.1	IBC Multi-Use
15	36	73/42	03	44502107	1.002295439	2452	DUPONT DR	5.1	IBC Multi-Use
15	36	73/42	03	44502107	1.002295439	2468	DUPONT DR	5.1	IBC Multi-Use
16	36	8299	04	44501202	1.346345204	18912	MACARTHUR BLVD	5.1	IBC Multi-Use
17	36	6551	03	44511109	0.924240382	2172	DUPONT DR	5.1	IBC Multi-Use
18	36	8299	05	44501203	2.312159157	18952	MACARTHUR BLVD	5.1	IBC Multi-Use
19	36	88-LL-0083	02	44511211	0.829653514	2272	MICHELSON DR	5.1	IBC Multi-Use
20	36	86/45-46	02	44510116	3.998649661	2525P	DUPONT DR	5.1	IBC Multi-Use
21	36	8299	03	44501201	2.300369337	18872	MACARTHUR BLVD	5.1	IBC Multi-Use
22	36	111/8	01	44508118	1.239516551	2091	BUSINESS CENTER DR	5.1	IBC Multi-Use
23	36	81/30-31	04	44502115	1.028353435	2495	CAMPUS DR	5.1	IBC Multi-Use
24	36	78/10-11	01	44511209	6.119194874	2162	MICHELSON DR	5.1	IBC Multi-Use
24	36	78/10-11	01	44511209	6.119194874	2132	MICHELSON DR	5.1	IBC Multi-Use
24	36	78/10-11	01	44511209	6.119194874	2146	MICHELSON DR	5.1	IBC Multi-Use

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
24	36	78/10-11	01	44511209	6.119194874	2142	MICHELSON DR	5.1	IBC Multi-Use
25	36	88-LL-0083	01	44511211	2.184421043	2222	MICHELSON DR	5.1	IBC Multi-Use
26	36	6551	08	44511103	0.539678754	18692	MACARTHUR BLVD	5.1	IBC Multi-Use
27	36	80-617	01	44501205	4.291332305	19000	MACARTHUR BLVD	5.1	IBC Multi-Use
28	36	6551	6A	44511105	0.327145014			5.1	IBC Multi-Use
29	36	8/38	01	44510107	3.704454193	18650	VON KARMAN	5.1	IBC Multi-Use
29	36	8/38	01	44510107	3.704454193	18600	VON KARMAN AVE	5.1	IBC Multi-Use
29	36	8/38	01	44510107	3.704454193	18600	VON KARMAN AVE	5.1	IBC Multi-Use
30	36	36/13	05	44508116	1.602293484	18482	MACARTHUR BLVD	5.1	IBC Multi-Use
31	36	79-604	01	44510113	8.616009556	2525B	DUPONT DR	5.1	IBC Multi-Use
31	36	79-604	01	44510113	8.616009556	2525	DUPONT DR	5.1	IBC Multi-Use
31	36	79-604	01	44510113	8.616009556	18667	TELLER AVE	5.1	IBC Multi-Use
32	36	84-0626	02	44509118	0.693327601	18200	VON KARMAN AVE	5.1	IBC Multi-Use
33	36	79-604	01	44510111	3.689909445	18700	VON KARMAN AVE	5.1	IBC Multi-Use
34	36	7111	01	44508110	5.185071532	2151	MICHELSON DR	5.1	IBC Multi-Use
35	36	760219-LL	1B	44510212	6.095951937	2722	MICHELSON DR	5.1A	IBC Multi-Use
35	36	760219-LL	1B	44510212	6.095951937	2722	MICHELSON DR	5.1A	IBC Multi-Use
36	36	36/13	02	44508310	0.514816396			5.1	IBC Multi-Use
37	36	73/42	04	44502107	0.999075679	18825	BARDEEN AVE	5.1	IBC Multi-Use
37	36	73/42	04	44502107	0.999075679	18823	BARDEEN AVE	5.1	IBC Multi-Use
37	36	73/42	04	44502107	0.999075679	18821	BARDEEN AVE	5.1	IBC Multi-Use
37	36	73/42	04	44502107	0.999075679	18827	BARDEEN AVE	5.1	IBC Multi-Use
37	36	73/42	04	44502107	0.999075679	18829	BARDEEN AVE	5.1	IBC Multi-Use
38	36	64/49	01	44508307	0.531457303	2042	BUSINESS CENTER DR	5.1	IBC Multi-Use
39	36	83-0608	01	44510117	3.161908883	18581	TELLER AVE	5.1	IBC Multi-Use
40	36	36/13	02	44508309	0.649976773	18542	MACARTHUR BLVD	5.1	IBC Multi-Use
41	36	34/22	02	44508114	1.040941951	2062	BUSINESS CENTER DR	5.1	IBC Multi-Use
42	36	84-0601	02	44508128	0.897205724	18201	VON KARMAN AVE	5.1	IBC Multi-Use
43	36	81/30-31	03	44502114	1.030564274	2465	CAMPUS DR	5.1	IBC Multi-Use
44	36	88-LL-0074	B	44504112	1.450513722	18818	TELLER AVE	5.1	IBC Multi-Use
44	36	88-LL-0074	B	44504112	1.450513722	18818	TELLER AVE	5.1	IBC Multi-Use
44	36	88-LL-0074	B	44504112	1.450513722	18818	TELLER AVE	5.1	IBC Multi-Use
45	36	81/30-31	05	44502108	6.123773842	18925	BARDEEN AVE	5.1	IBC Multi-Use
45	36	81/30-31	05	44502108	6.123773842	19200	VON KARMAN AVE	5.1	IBC Multi-Use
45	36	81/30-31	05	44502108	6.123773842	19100	VON KARMAN AVE	5.1	IBC Multi-Use

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
46	36	73/42	02	44502107	0.999729952	2450	DUPONT DR	5.1	IBC Multi-Use
46	36	73/42	02	44502107	0.999729952	2446	DUPONT DR	5.1	IBC Multi-Use
46	36	73/42	02	44502107	0.999729952	2444	DUPONT DR	5.1	IBC Multi-Use
46	36	73/42	02	44502107	0.999729952	2448	DUPONT DR	5.1	IBC Multi-Use
46	36	73/42	02	44502107	0.999729952	2442	DUPONT DR	5.1	IBC Multi-Use
47	36	111/6-7	01	44503108	1.564347661	2532	DUPONT DR	5.1	IBC Multi-Use
48	36	2003-265	01	44502119	2.029803229	18851	BARDEEN AVE	5.1	IBC Multi-Use
48	36	2003-265	01	44502119	2.029803229	18831	BARDEEN AVE	5.1	IBC Multi-Use
49	36	6551	09	44511102	3.233181264	18662	MACARTHUR BLVD	5.1	IBC Multi-Use
49	36	6551	09	44511102	3.233181264	18622	MACARTHUR BLVD	5.1	IBC Multi-Use
49	36	6551	09	44511102	3.233181264	NOT ASSIGNED	MACARTHUR BLVD	5.1	IBC Multi-Use
50	36	6551	01	44511112	1.844893743	2192	DUPONT DR	5.1	IBC Multi-Use
50	36	6551	01	44511112	1.844893743	2182	DUPONT DR	5.1	IBC Multi-Use
50	36	6551	01	44511112	1.844893743	2192	DUPONT DR	5.1	IBC Multi-Use
51	36	78/10-11	02	44511208	5.879421188	2181	DUPONT DR	5.1	IBC Multi-Use
52	36	38/40	02	44510109	2.481077704	2402	MICHELSON DR	5.1	IBC Multi-Use
53	36	34/22	01	44508113	1.00161242	2070	BUSINESS CENTER DR	5.1	IBC Multi-Use
54	36	36/13	01	44508305	3.150635307	2001	MICHELSON DR	5.1	IBC Multi-Use
54	36	36/13	01	44508305	3.150635307	18600	MACARTHUR BLVD	5.1	IBC Multi-Use
55	36	84-0601	04	44508130	1.206534613	2211	MICHELSON DR	5.1	IBC Multi-Use
56	36	83-0608	02	44510118	4.601588305	2600	MICHELSON DR	5.1	IBC Multi-Use
56	36	83-0608	02	44510118	4.601588305	2600	MICHELSON DR	5.1	IBC Multi-Use
57	36	2000-244	01	44502118	1.668476165	18800	VON KARMAN AVE	5.1	IBC Multi-Use
58	36	13/2	02	44510106	3.984718074	NOT ASSIGNED	VON KARMAN AVE	5.1	IBC Multi-Use
58	36	13/2	02	44510106	3.984718074	PARKING	VON KARMAN	5.1	IBC Multi-Use
58	36	13/2	02	44510106	3.984718074	18522	VON KARMAN AVE	5.1	IBC Multi-Use
59	36	34/20	02	44508117	1.840841845	2081	BUSINESS CENTER DR	5.1	IBC Multi-Use
60	36	88-LL-0074	A	44504113	3.480837856	2646	DUPONT DR	5.1	IBC Multi-Use
60	36	88-LL-0074	A	44504113	3.480837856	2656	DUPONT DR	5.1	IBC Multi-Use
60	36	88-LL-0074	A	44504113	3.480837856	2626	DUPONT DR	5.1	IBC Multi-Use
60	36	88-LL-0074	A	44504113	3.480837856	2636	DUPONT DR	5.1	IBC Multi-Use
61	36	85-346	05	44513226	5.011161679	19800	MACARTHUR BLVD	5.1	IBC Multi-Use
62	36	38/40	01	44510110	1.552746684	2400	MICHELSON DR	5.1	IBC Multi-Use
63	36	6190	07	44511206	4.737790774	18651	VON KARMAN AVE	5.1	IBC Multi-Use
64	36	395681-LL	02	44521153	1.855607437	3377	MICHELSON DR	5.1	IBC Multi-Use

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
65	36	81/30-31	02	44502116	1.030568488	2415	CAMPUS DR	5.1	IBC Multi-Use
66	36	81/30-31	01	44502116	1.032126488			5.1	IBC Multi-Use
67	36	2003-119		0	0.01102959			5.1	IBC Multi-Use
68	36	107/10-12	05	44513213	1.397029657	19772	MACARTHUR BLVD	5.1	IBC Multi-Use
69	36	85-346	01	44513229	2.857488602	19600	FAIRCHILD	5.1	IBC Multi-Use
70	36	344414-ELL	01	44509126	10.73870586	18020	VON KARMAN AVE	5.1	IBC Multi-Use
70	36	344414-ELL	01	44509126	10.73870586	18000	VON KARMAN AVE	5.1	IBC Multi-Use
71	36	107/10-12	07	44513219	2.676071208	19732	MACARTHUR BLVD	5.1	IBC Multi-Use
71	36	107/10-12	07	44513219	2.676071208	19722	MACARTHUR BLVD	5.1	IBC Multi-Use
72	36	2003-119		0	0.012003622			5.1	IBC Multi-Use
73	36	344414-ELL	03	44509127	14.32147988	18350	VON KARMAN AVE	5.1	IBC Multi-Use
73	36	344414-ELL	03	44509127	14.32147988	18150	VON KARMAN AVE	5.1	IBC Multi-Use
74	36	2003-119	04	44513236	1.845943276	19550	JAMBOREE RD	5.1	IBC Multi-Use
75	36	6551	07	44511104	6.45208475	18700	MACARTHUR BLVD	5.1	IBC Multi-Use
75	36	6551	07	44511104	6.45208475	18700	MACARTHUR BLVD	5.1	IBC Multi-Use
76	36	98-220	01	44508140	0.702351625	18191	VON KARMAN AVE	5.1	IBC Multi-Use
77	36	6551	06	44511106	1.165368527	2212	DUPONT DR	5.1	IBC Multi-Use
78	36	344414-ELL	02	44509125	1.082786299	18100	VON KARMAN AVE	5.1	IBC Multi-Use
79	36	84-0626	01	44509117	0.441833436	18420	VON KARMAN AVE	5.1	IBC Multi-Use
80	36	86/45-46	01	44510115	4.013165679	2500	MICHELSON DR	5.1	IBC Multi-Use
80	36	86/45-46	01	44510115	4.013165679	2500	MICHELSON DR	5.1	IBC Multi-Use
80	36	86/45-46	01	44510115	4.013165679	2500	MICHELSON DR	5.1	IBC Multi-Use
80	36	86/45-46	01	44510115	4.013165679	2500	MICHELSON DR	5.1	IBC Multi-Use
81	36	79-604	01	44510114	8.51233752	18655	TELLER AVE	5.1	IBC Multi-Use
81	36	79-604	01	44510114	8.51233752	18655	TELLER AVE	5.1	IBC Multi-Use
82	36	8/49	01	44510209	6.25266426			5.1A	IBC Multi-Use
82	36	8/49	01	44510209	6.25266426			5.1	IBC Multi-Use
83	36	344414-ELL	02	44509124	1.283991169	18050	VON KARMAN AVE	5.1	IBC Multi-Use
84	36	107/10-12	03	44513209	0.054725075			5.1	IBC Multi-Use
85	36	89-274	05	44508142	2.135722319	18155	VON KARMAN AVE	5.1	IBC Multi-Use
86	36	34/20	01	44508117	0.976494666	2081	BUSINESS CENTER DR	5.1	IBC Multi-Use
87	36	107/10-12	03	44513209	1.047499574	19752	MACARTHUR BLVD	5.1	IBC Multi-Use
88	36	6551	01	44511111	1.763999251	2082	MICHELSON DR	5.1	IBC Multi-Use
89	36	84-0626	06	44509122	0.766768735	18500	VON KARMAN AVE	5.1	IBC Multi-Use
90	36	6551	02	44511110	1.081745029	2152	DUPONT DR	5.1	IBC Multi-Use

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
91	36	8299	01	44501305	6.635034685	18800	MACARTHUR BLVD	5.1	IBC Multi-Use
92	36	543935-LL	2C	44521105	0.085943444	3041	MICHELSON DR	5.1	IBC Multi-Use
93	36	107/10-12	06	44513214	2.296906824	19782	MACARTHUR BLVD	5.1	IBC Multi-Use
94	36	107/10-12	04	44513216	2.197691585	19762	MACARTHUR BLVD	5.1	IBC Multi-Use
95	36	553794-LL	D	44513239	4.897866237			5.1	IBC Multi-Use
96	36	2003-119		0	0.025795484			5.1	IBC Multi-Use
97	36	2000-244	02	44502120	1.219836273	18850	VON KARMAN AVE	5.1	IBC Multi-Use
98	36	2003-119		0	0.010105623			5.1	IBC Multi-Use
99	36	107/10-12	01	44513218	0.098379571			5.1	IBC Multi-Use
100	36	537303-LL	3B	44521163	3.104626126	3121	MICHELSON DR	5.1	IBC Multi-Use
101	36	543935-LL	1C	44521160	1.474886749	3031	MICHELSON DR	5.1	IBC Multi-Use
102	36	543935-LL	2B	44521104	0.048929795	3021	MICHELSON DR	5.1	IBC Multi-Use
102	36	543935-LL	2B	44521104	0.048929795	3021	MICHELSON DR	5.1	IBC Multi-Use
103	36	531860-LL	2A	44521158	0.894046276	3333	MICHELSON DR	5.1	IBC Multi-Use
104	36	2003-119	03	44513237	0.923654106	19540	JAMBOREE RD	5.1	IBC Multi-Use
105	36	107/10-12	02	44513211	1.340614117	19742	MACARTHUR BLVD	5.1	IBC Multi-Use
106	36	531860-LL	3A	44521113	11.47346259	3347	MICHELSON DR	5.1	IBC Multi-Use
106	36	531860-LL	3A	44521113	11.47346259	3349	MICHELSON DR	5.1	IBC Multi-Use
106	36	531860-LL	3A	44521113	11.47346259	3355	MICHELSON DR	5.1	IBC Multi-Use
106	36	531860-LL	3A	44521113	11.47346259	3345	MICHELSON DR	5.1	IBC Multi-Use
106	36	531860-LL	3A	44521113	11.47346259	3337	MICHELSON DR	5.1	IBC Multi-Use
106	36	531860-LL	3A	44521113	11.47346259	3353	MICHELSON DR	5.1	IBC Multi-Use
106	36	531860-LL	3A	44521113	11.47346259	3351	MICHELSON DR	5.1	IBC Multi-Use
107	36	85-346	02	44513230	3.369927683	19700	FAIRCHILD	5.1	IBC Multi-Use
108	36	553794-LL	8A	44513234	0.735383015	19510	JAMBOREE RD	5.1	IBC Multi-Use
109	36	16520-LL	B	44521181	0.228980102	2957	MICHELSON DR	5.1	IBC Multi-Use
110	36	391523-LL	03	44521147	1.514394056	3161	MICHELSON DR	5.1	IBC Multi-Use
111	36	107/10-12	01	44513218	2.20126706	19712	MACARTHUR BLVD	5.1	IBC Multi-Use
112	36	563019-EED	D	44513239	0.435678027			5.1	IBC Multi-Use
113	36	84-0601	01	44508123	1.108409507	18401	VON KARMAN AVE	5.1	IBC Multi-Use
114	36	6190	08	44511207	5.88272458	2251	DUPONT DR	5.1	IBC Multi-Use
114	36	6190	08	44511207	5.88272458	2201	DUPONT DR	5.1	IBC Multi-Use
114	36	6190	08	44511207	5.88272458	2301	DUPONT DR	5.1	IBC Multi-Use
115	36	111/8	03	44508120	1.087784138	2111	BUSINESS CENTER DR	5.1	IBC Multi-Use
116	36	84-0601	03	44508125	0.897372162	18301	VON KARMAN AVE	5.1	IBC Multi-Use

ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
117	36	64/49	02	44508308	0.517436356	18592	MACARTHUR BLVD	5.1	IBC Multi-Use
118	36	6190	06	44511210	3.997632783	18551	VON KARMAN AVE	5.1	IBC Multi-Use
119	36	674211-LL	02	44501115	3.370240488	18883	VON KARMAN AVE	5.1	IBC Multi-Use
119	36	674211-LL	02	44501115	3.370240488	18883	VON KARMAN AVE	5.1	IBC Multi-Use
119	36	674211-LL	02	44501115	3.370240488	18881	VON KARMAN AVE	5.1	IBC Multi-Use
120	36	80-617	02	44501206	1.07657972	NOT POSTED	DOUGLAS	5.1	IBC Multi-Use
121	36	85-346	03	44513227	0.669369643	19900	MACARTHUR BLVD	5.1	IBC Multi-Use
122	36	85-346	04	44513225	0.668482092	19800	MACARTHUR BLVD	5.1	IBC Multi-Use
123	36	107/10-12	02	44513211	0.061913435			5.1	IBC Multi-Use
124	36	531860-LL	3A	44521159	2.164646364			5.1	IBC Multi-Use
125	36	531860-LL	3A	44521115	0.209094934			5.1	IBC Multi-Use
126	36	543935-LL	1C	44521162	0.026207571			5.1	IBC Multi-Use
127	36	543935-LL	1C	44521138	1.412024492	3101	MICHELSON DR	5.1	IBC Multi-Use
128	36	589863-LL	2E	0	0.714483207			5.1	IBC Multi-Use
129	36	589863-LL	2E	44521177	0.112659543			5.1	IBC Multi-Use
130	36	543935-LL	2B	44521167	0.620622373			5.1	IBC Multi-Use
131	36	2014-183	01	44521188	2.824669504	3171	MICHELSON DR	5.1	IBC Multi-Use
132	36	111/6-7	02	44503107	1.69177673	18802	BARDEEN AVE	5.1	IBC Multi-Use
133	36	5/9	02	44503106	3.251238961	2592	DUPONT DR	5.1	IBC Multi-Use
134	36	608691-LL	1G	44521176	1.152355044	3309	MICHELSON DR	5.1	IBC Multi-Use
134	36	608691-LL	1G	44521176	1.152355044	3311	MICHELSON DR	5.1	IBC Multi-Use
135	36	18831-LL	01	44521181	0.267536841			5.1	IBC Multi-Use
136	36	1/88		0	6.847038482			5.1	IBC Multi-Use
137	36	589863-LL	2E	44521190	18.07927286			5.1	IBC Multi-Use
138	36	589863-LL	2E	44521191	11.26294155			5.1	IBC Multi-Use
139	36	2/5	01	44510202	7.424733505	18545	JAMBOREE RD	5.1A	IBC Multi-Use
139	36	2/5	01	44510202	7.424733505	18555	JAMBOREE RD	5.1A	IBC Multi-Use
139	36	2/5	01	44510202	7.424733505	18565	JAMBOREE RD	5.1A	IBC Multi-Use
139	36	2/5	01	44510202	7.424733505	18575	JAMBOREE RD	5.1A	IBC Multi-Use
139	36	2/5	01	44510202	7.424733505	18545	JAMBOREE RD	5.1	IBC Multi-Use
139	36	2/5	01	44510202	7.424733505	18555	JAMBOREE RD	5.1	IBC Multi-Use
139	36	2/5	01	44510202	7.424733505	18565	JAMBOREE RD	5.1	IBC Multi-Use
139	36	2/5	01	44510202	7.424733505	18575	JAMBOREE RD	5.1	IBC Multi-Use
140	36	760219-LL	2B	44510211	3.256929139			5.1A	IBC Multi-Use
141	36	38584-LL	01	44508132	0.633397768	18111	VON KARMAN AVE	5.1	IBC Multi-Use

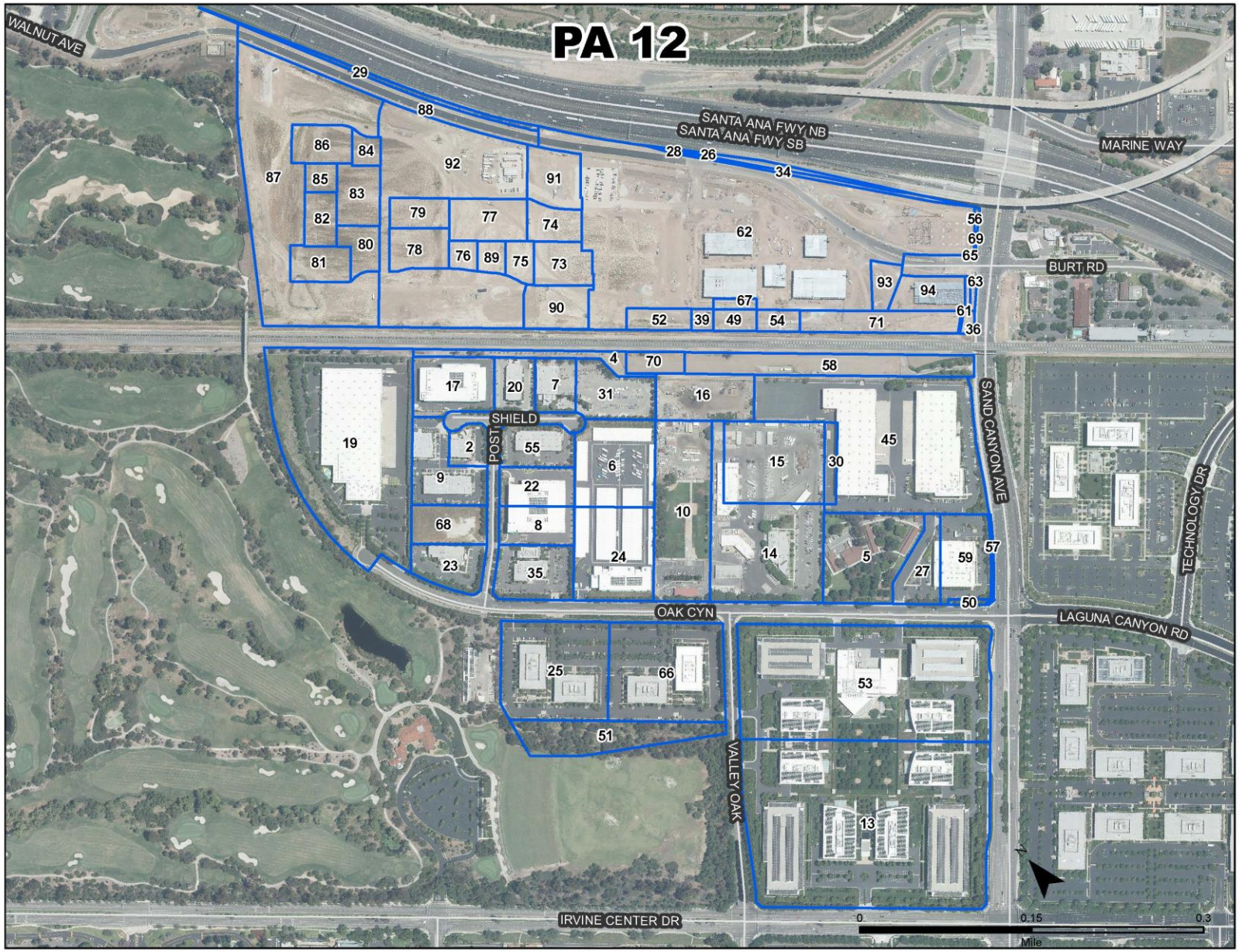
ID	PA	TRACT	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
142	36	38584-LL	A	44508144	0.779245613			5.1	IBC Multi-Use
143	36	38584-LL	A	44508144	6.632434927	18161	VON KARMAN AVE	5.1	IBC Multi-Use
143	36	38584-LL	A	44508144	6.632434927	18173	VON KARMAN AVE	5.1	IBC Multi-Use
143	36	38584-LL	A	44508144	6.632434927	18185	VON KARMAN AVE	5.1	IBC Multi-Use
143	36	38584-LL	A	44508144	6.632434927	18165	VON KARMAN AVE	5.1	IBC Multi-Use
143	36	38584-LL	A	44508144	6.632434927	18169	VON KARMAN AVE	5.1	IBC Multi-Use
143	36	38584-LL	A	44508144	6.632434927	18177	VON KARMAN AVE	5.1	IBC Multi-Use
143	36	38584-LL	A	44508144	6.632434927	18181	VON KARMAN AVE	5.1	IBC Multi-Use
144	36	89-274	07	44508127	0.133701696			5.1	IBC Multi-Use
145	36	89-274	03	44508134	0.41534781	18051	VON KARMAN AVE	5.1	IBC Multi-Use
146	36	18831-LL	01	44521180	8.272269002	2963	MICHELSON DR	5.1	IBC Multi-Use
146	36	18831-LL	01	44521180	8.272269002	2981	MICHELSON DR	5.1	IBC Multi-Use
146	36	18831-LL	01	44521180	8.272269002	2967	MICHELSON DR	5.1	IBC Multi-Use
146	36	18831-LL	01	44521180	8.272269002	2991	MICHELSON DR	5.1	IBC Multi-Use
146	36	18831-LL	01	44521180	8.272269002	2961	MICHELSON DR	5.1	IBC Multi-Use
146	36	18831-LL	01	44521180	8.272269002	2965	MICHELSON DR	5.1	IBC Multi-Use
146	36	18831-LL	01	44521180	8.272269002	2983	MICHELSON DR	5.1	IBC Multi-Use
147	36	391523-LL	02	44521146	3.102665704	3151	MICHELSON DR	5.1	IBC Multi-Use
148	36	2014-183	01	44521189	0.374799653			5.1	IBC Multi-Use
149	36	608691-LL	2G	44521191	5.195410869			5.1	IBC Multi-Use
150	36	436775-LL	07	44513238	0.285887244	19530	JAMBOREE RD	5.1	IBC Multi-Use
151	36	2003-119	01	44513233	0.813871245	19500	JAMBOREE RD	5.1	IBC Multi-Use
152	36	436775-LL	09	44513235	0.518148618	19520	JAMBOREE RD	5.1	IBC Multi-Use
				Total Acreage =	**382.74**				

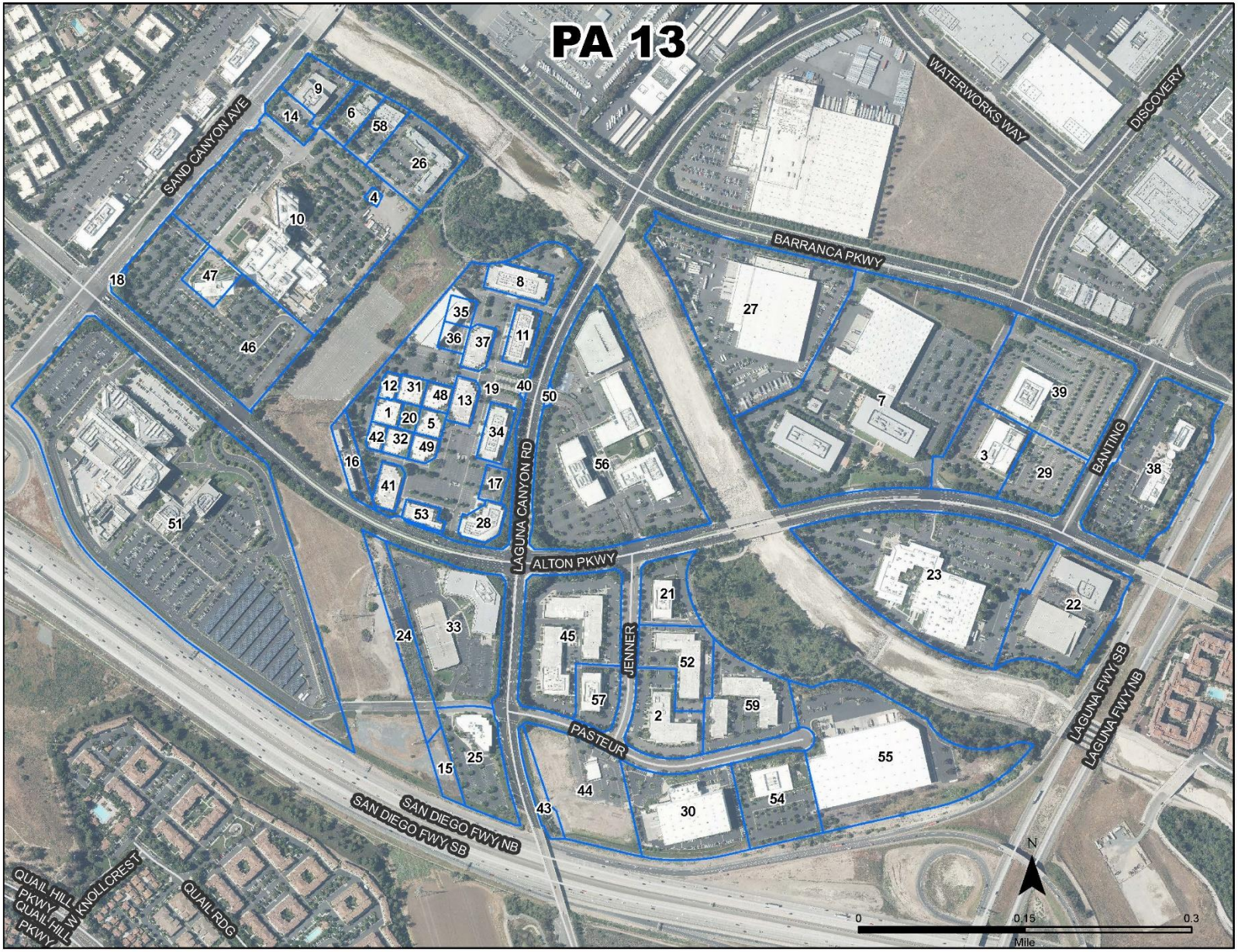
Note: For Planning Area 36, all acreage associated with residential uses (existing, under construction, and approved) in the 5.1 zoning district has been omitted.

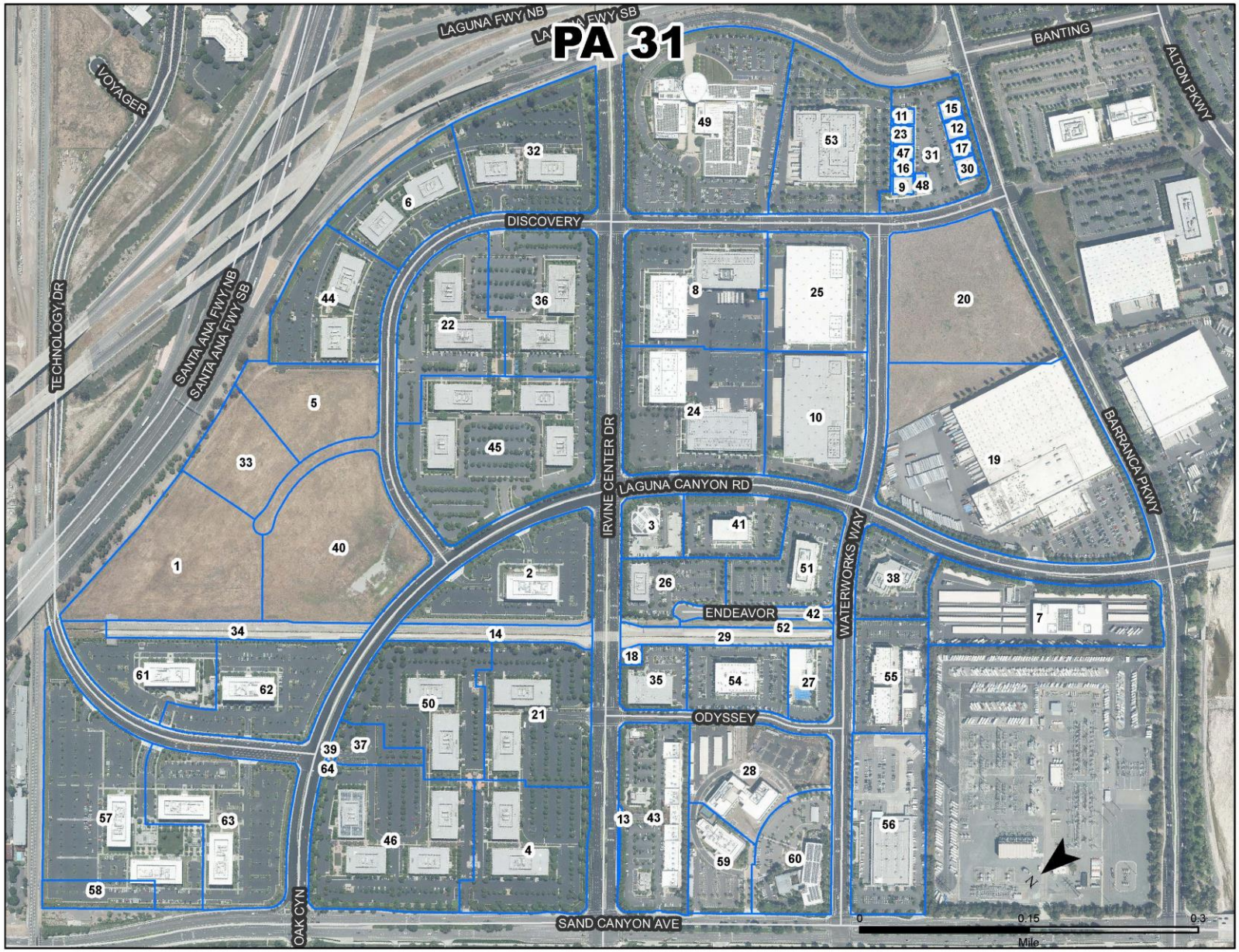
ID	PA	LOT	APN	ACRES	ADDRESS	STREET NAME	ZONING	DESCRIPTION
1	51	0	58076603	5.22993556	8226	MARINE WAY	6.1	Institutional
2	51	0	58076601	20.11283093	7880	MARINE WAY	6.1	Institutional
2	51	0	58076601	20.11283093	7900	MARINE WAY	6.1	Institutional
2	51	0	58076601	20.11283093	7800	MARINE WAY	6.1	Institutional
2	51	0	58076601	20.11283093	7780	MARINE WAY	6.1	Institutional
3	51	0	58076505	0.20540498			6.1	Institutional
4	51	0	58076604	0.20649428			6.1	Institutional
5	51	0	58076604	4.33029333			6.1	Institutional
6	51	0	58076502	0.05026869			6.1	Institutional
7	51	0	58076503	1.49029968			6.1	Institutional
8	51	0	58076501	21.30961937			6.1	Institutional
9	51	0	58076504	34.2964644			6.1	Institutional
10	51	0	58076607	41.84508351	8010	MARINE WAY	6.1	Institutional
10	51	0	58076607	41.84508351	7850	MARINE WAY	6.1	Institutional
11	51	0	58076507	0.61838823			6.1	Institutional
12	51	0	58076506	0.03792614			6.1	Institutional
13	51	0	58076602	6.46938348	8014	MARINE WAY	6.1	Institutional
			Total Acreage =	**136.20**				

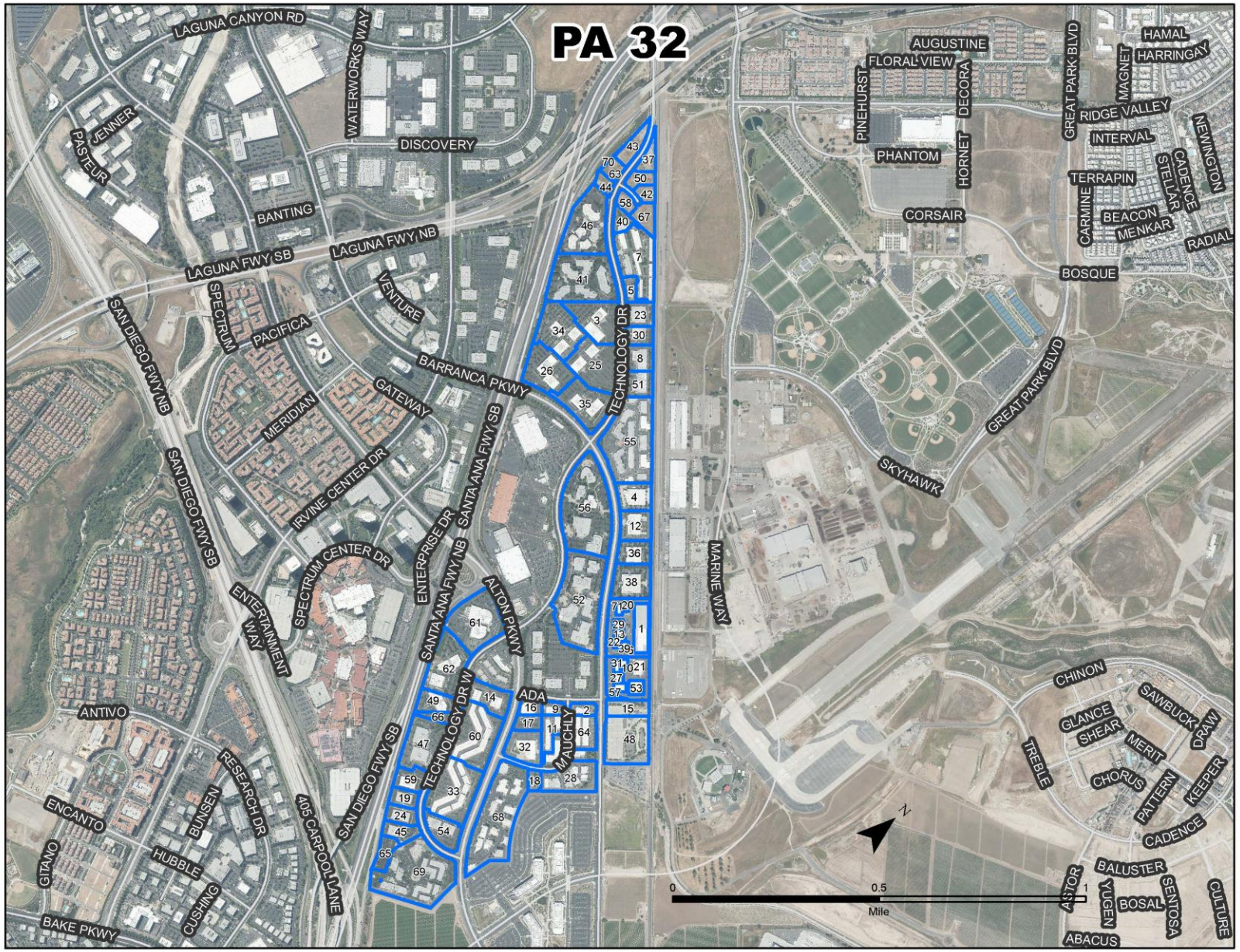
Note: The total acreage is a sum of each unique APN that appears on each planning area list, so none of the duplicates are being counted. Multiple APNs appear when either the lot is split into multiple zoning designations, or multiple addresses appear on a location. GIS information is kept as separate rows, but will have the same ID and APN numbers associated with it.

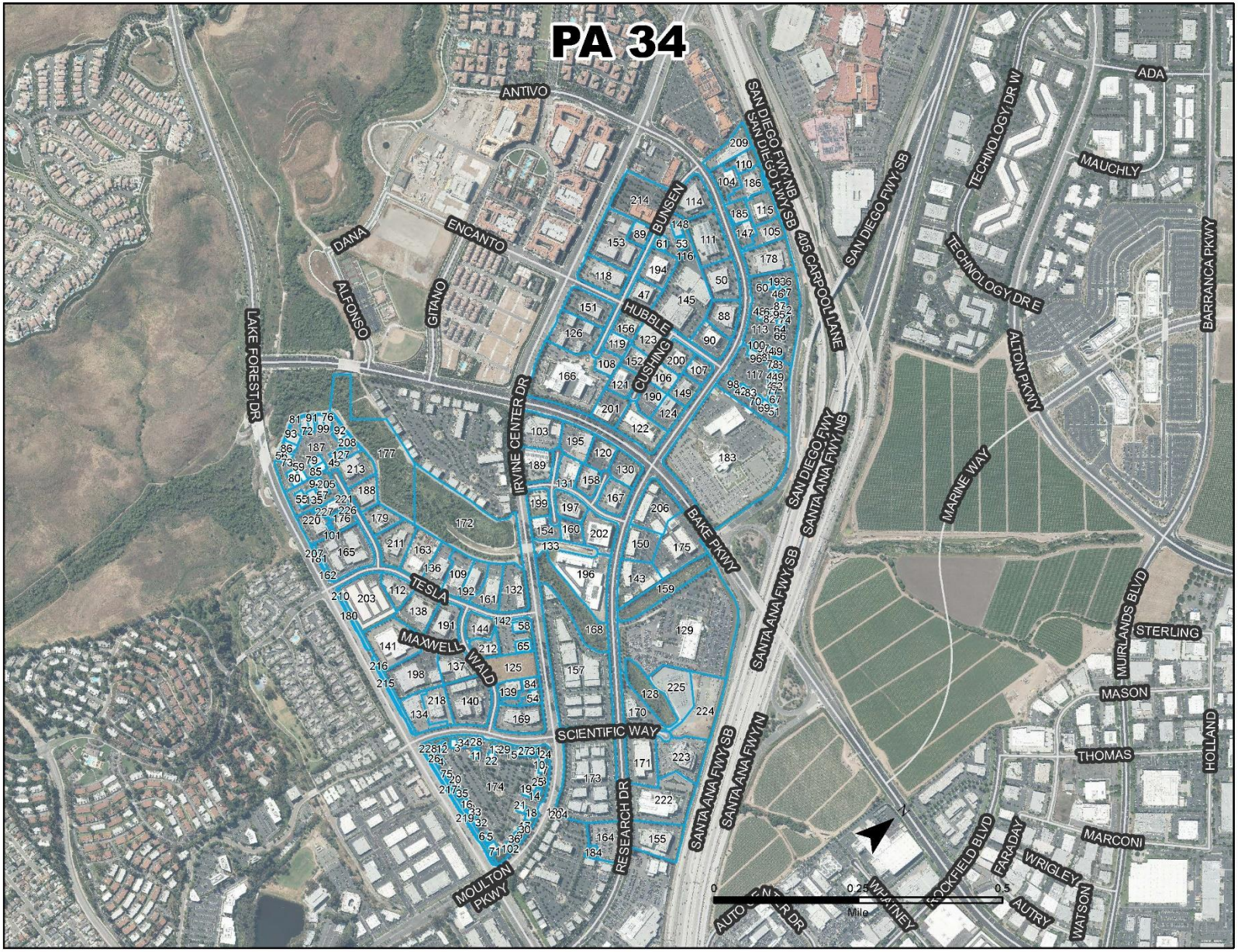
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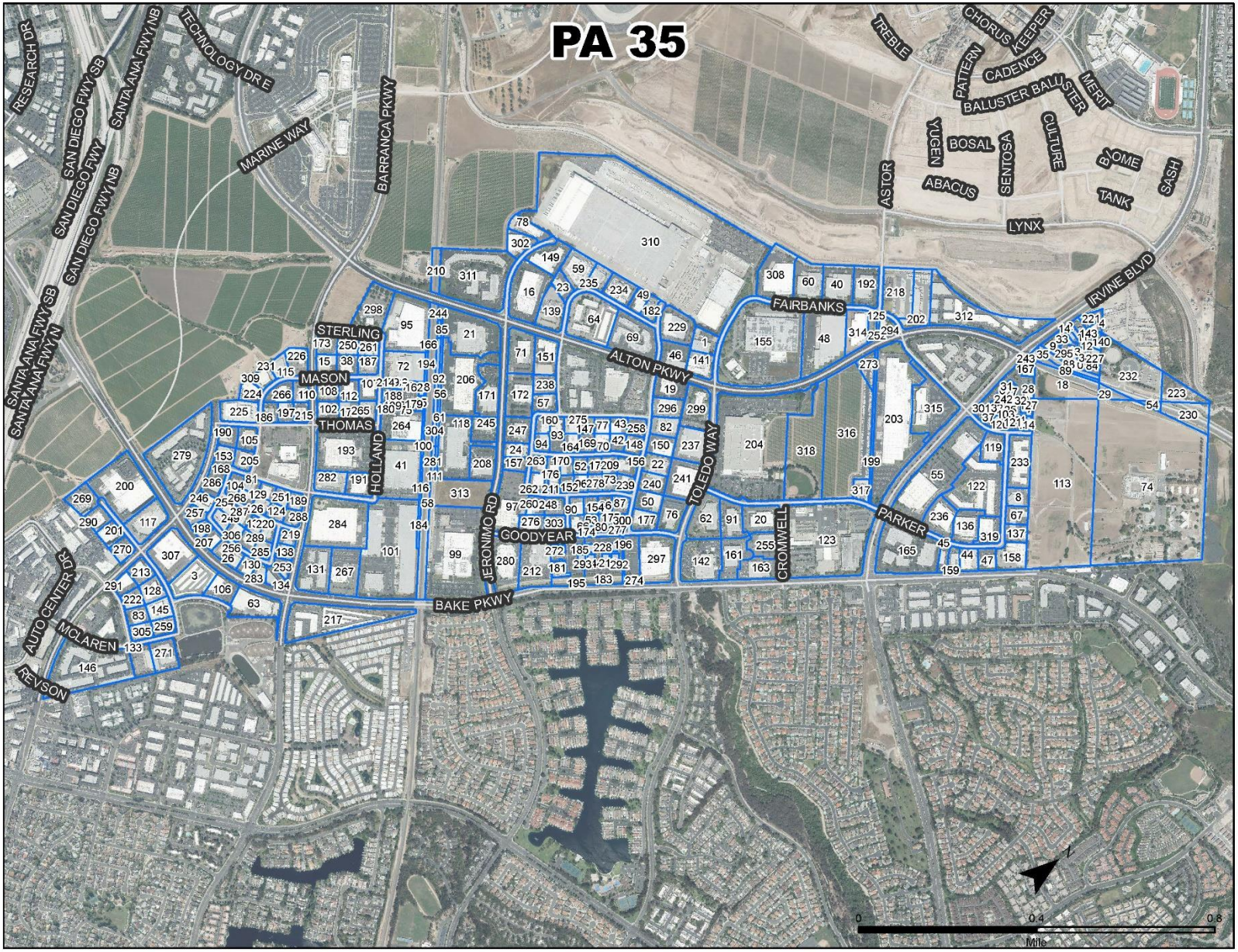

PA 12
WALNUT AVE
SANTA ANA FWY NB
SANTA ANA FWY SB
MARINE WAY
BURT RD
SAND CANYON AVE
TECHNOLOGY DR
SHIELD
POST
OAK CYN
LAGUNA CANYON RD
VALLEY OAK
IRVINE CENTER DR
0
0.15
0.3
Mile

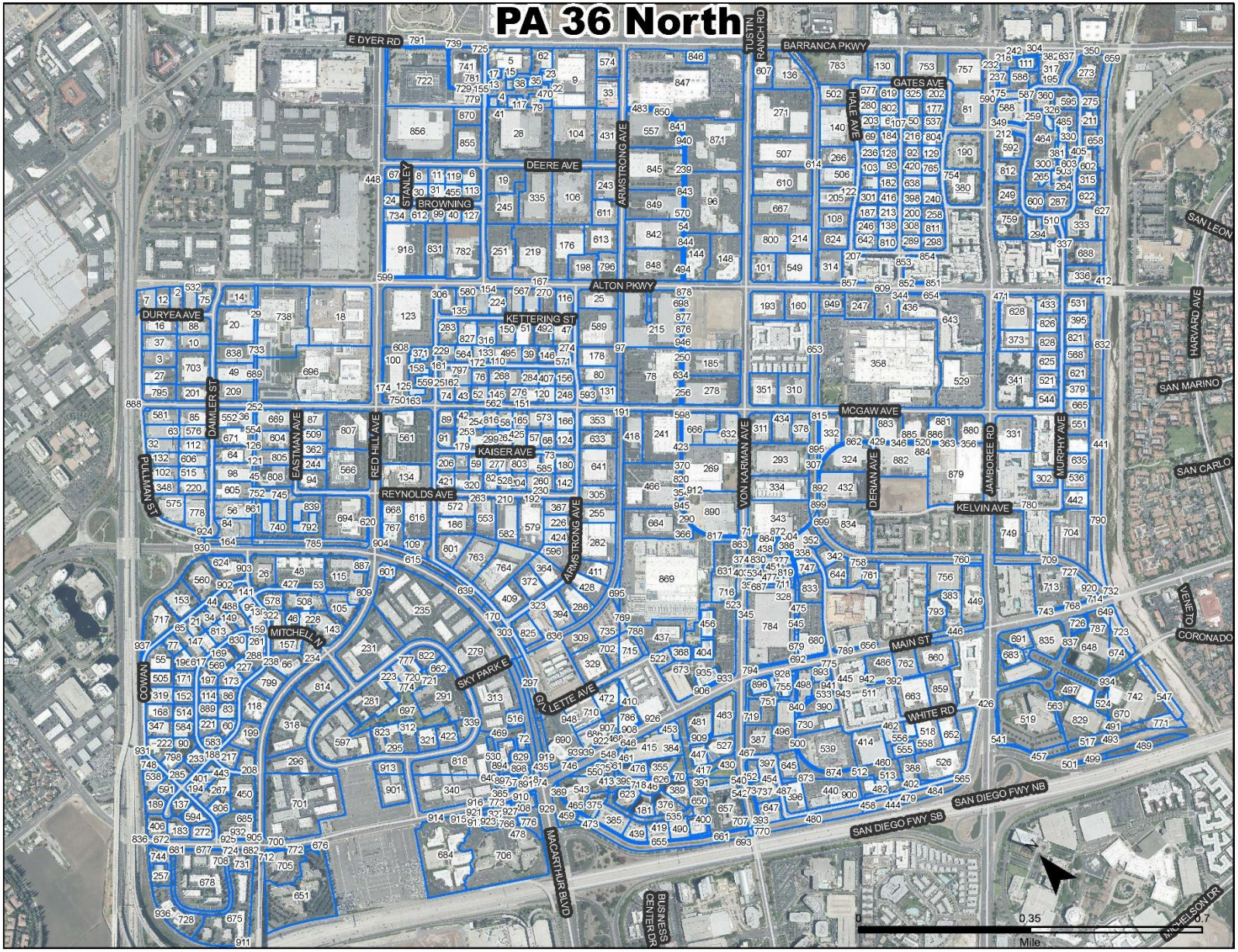

PA 13
SAND CANYON AVE
WATERWORKS WAY
DISCOVERY
BARRANCA PKWY
LAGUNA CANYON RD
ALTON PKWY
JENNER
PASTEUR
BANTING
LAGUNA FWY SB
LAGUNA FWY NB
SAN DIEGO FWY NB
SAN DIEGO FWY SB
QUAIL HILL PKWY
W KNOLLCREST
QUAIL RDG
N
0
0.15
0.3
Mile

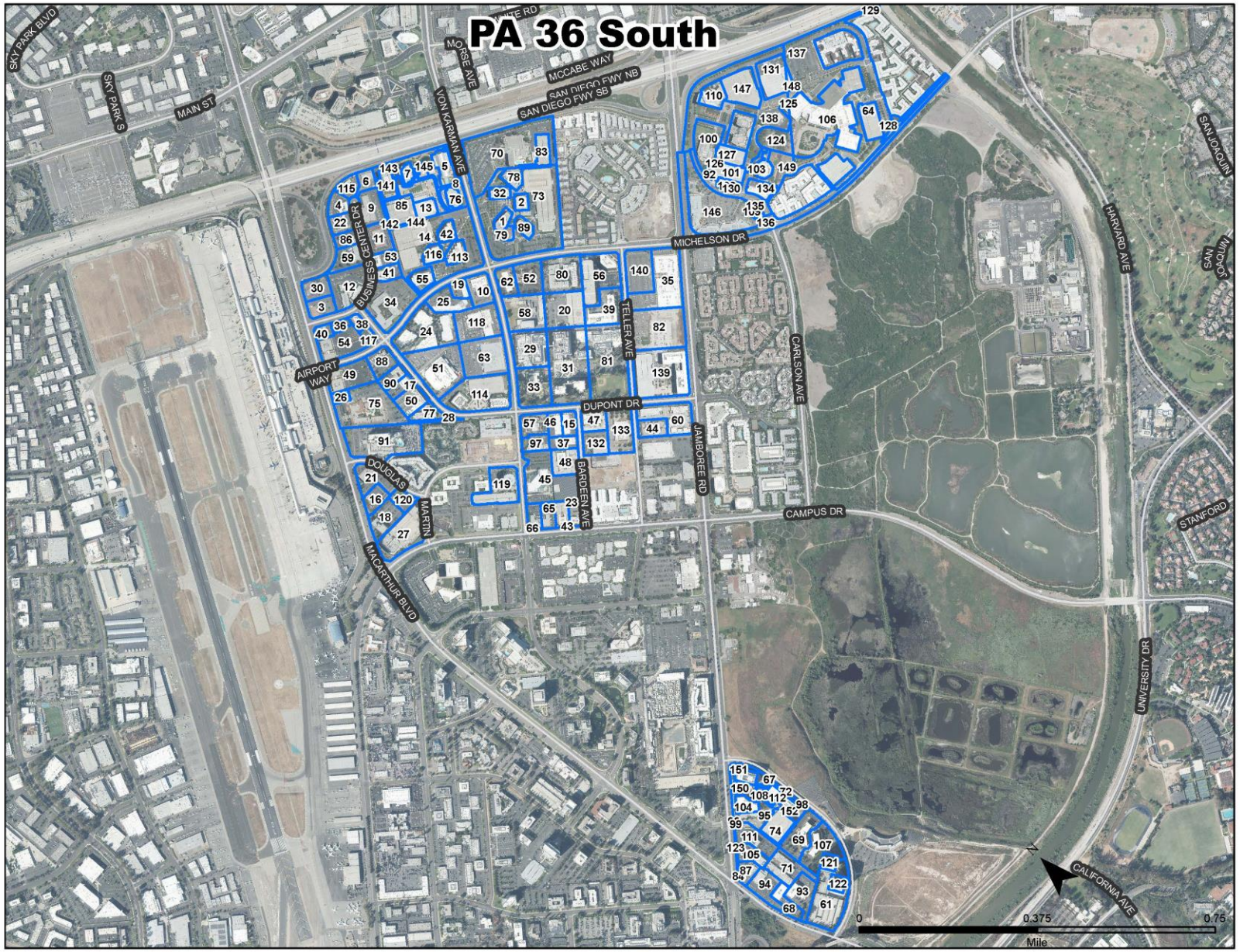

PA 31
LAGUNA FWY NB
LAGUNA FWY SB
VOYAGER
BANTING
ALTON PKWY
DISCOVERY
TECHNOLOGY DR
SANTA ANA FWY NB
SANTA ANA FWY SB
IRVINE CENTER DR
LAGUNA CANYON RD
BARRANCA PKWY
WATERWORKS WAY
ENDEAVOR
ODYSSEY
OAK CYN
SAND CANYON AVE
0
0.15
0.3
Mile

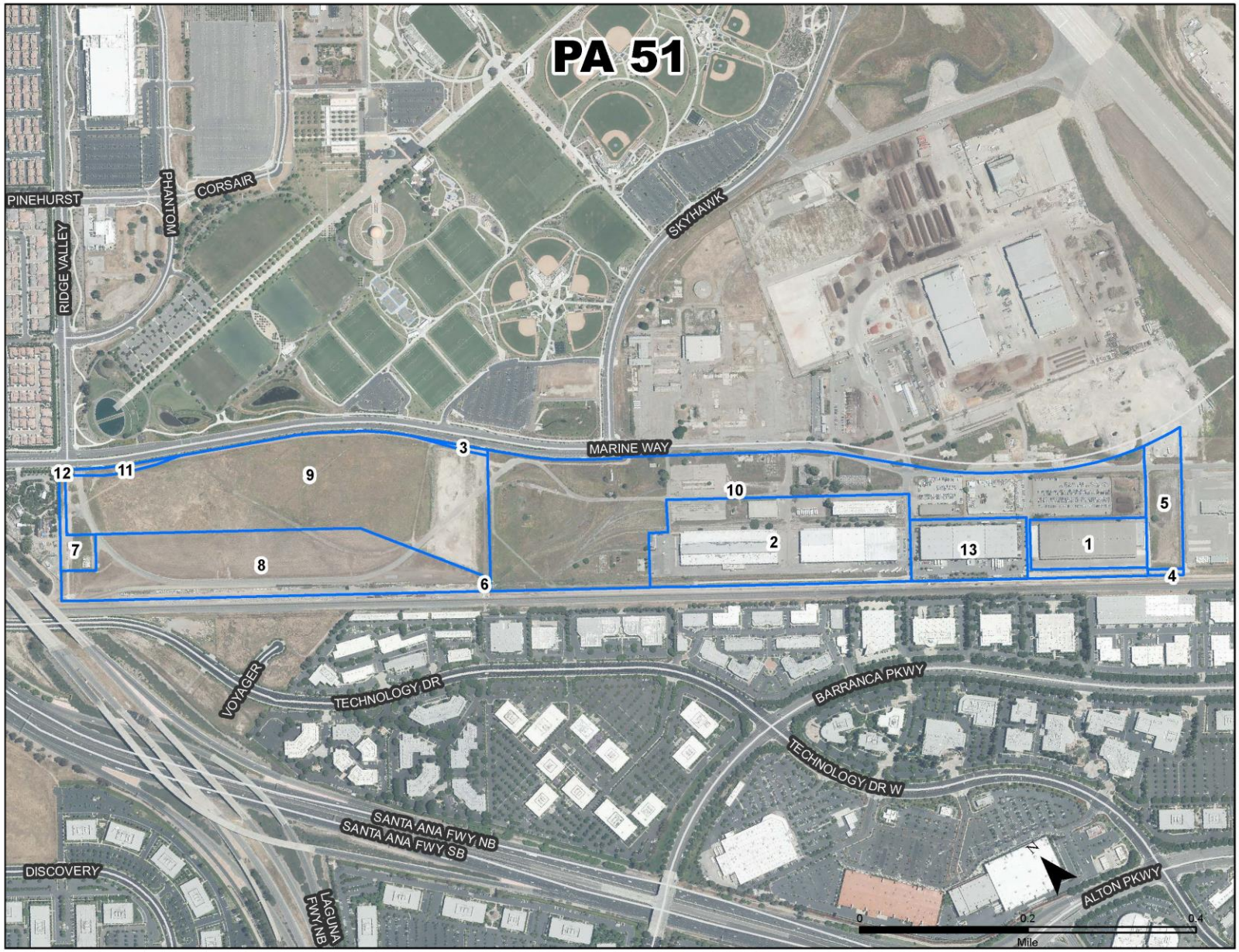

PA 32
LAGUNA CANYON RD
WATERWORKS WAY
JENNER
PASTEUR
DISCOVERY
BANTING
LAGUNA FWY SB
LAGUNA FWY NB
VENTURE
SPECTRUM
PACIFICA
SAN DIEGO FWY NB
BARRANCA PKWY
GATEWAY
MERIDIAN
IRVINE CENTER DR
SAN DIEGO FWY SB
SPECTRUM CENTER DR
ENTERTAINMENT WAY
ENTERPRISE DR
SANTA ANA FWY NB
SANTA ANA FWY SB
ALTON PKWY
TECHNOLOGY DR
TECHNOLOGY DR W
MAUCHLY
ADA
ANTIVO
RESEARCH DR
BUNSEN
ENCANTO
GITANO
HUBBLE
CUSHING
BAKE PKWY
405 CARPOOL LANE
AUGUSTINE
FLORAL VIEW
PINEHURST
DECORA
PHANTOM
HORNET
CORSAIR
GREAT PARK BLVD
SKYHAWK
MARINE WAY
HAMAL
HARRINGAY
MAGNET
RIDGE VALLEY
INTERVAL
NEWINGTON
CADENCE
STELLAR
TERRAPIN
CARMINE
BEACON
MENKAR
RADIAL
BOSQUE
CHINON
SAWBUCK
GLANCE
SHEAR
MERIT
DRAW
TREBLE
CHORUS
PATTERN
KEEPER
CADENCE
BALUSTER
ASTOR
YUGEN
BOSAL
SENTOSA
CULTURE
ABACUS
N
0
0.5
1
Mile


PA 34
ANTIVO
DANA
ENCANTO
ALFONSO
GITANO
LAKE FOREST DR
IRVINE CENTER DR
BUNSEN
HUBBLE
CUSHING
SAN DIEGO FWY NB
SAN DIEGO FWY SB
405 CARPOOL LANE
SAN DIEGO FWY
SANTA ANA FWY NB
SANTA ANA FWY SB
SANTA ANA FWY N
BAKE PKWY
TECHNOLOGY DR W
TECHNOLOGY DR E
ADA
MAUCHLY
BARRANCA PKWY
ALTON PKWY
MARINE WAY
MUIRLANDS BLVD
STERLING
MASON
THOMAS
HOLLAND
MARCONI
WRIGLEY
FARADAY
ROCKFIELD BLVD
AUTRY
WATSON
WHITNEY
TESLA
MAXWELL
WALD
SCIENTIFIC WAY
RESEARCH DR
MOULTON PKWY
0
0.25
0.5
Mile


PA 35
RESEARCH DR
SAN DIEGO FWY SB
SANTA ANA FWY NB
TECHNOLOGY DR E
SAN DIEGO FWY
SAN DIEGO FWY NB
MARINE WAY
BARRANCA PKWY
SANTA ANA FWY SB
SANTA ANA FWY N
STERLING
MASON
THOMAS
HOLLAND
ALTON PKWY
FAIRBANKS
IRVINE BLVD
TOLEDO WAY
JERONIMO RD
GOODYEAR
CROMWELL
PARKER
BAKE PKWY
AUTO CENTER DR
MCLAREN
REVSON
TREBLE
CHORUS
KEEPER
PATTERN
CADENCE
BALUSTER
MERIT
VUGEN
BOSAL
CULTURE
ASTOR
ABACUS
SENTOSA
BOME
SASH
TANK
LYNX
0
0.4
0.8
Mile


PA 36 North
E DYER RD
TUSTIN RANCH RD
BARRANCA PKWY
GATES AVE
HALE AVE
DEERE AVE
ARMSTRONG AVE
STANLEY
BROWNING
ALTON PKWY
SAN LEON
HARVARD AVE
SAN MARINO
SAN CARLO
CORONADO
VENETO
DURYEA AVE
KETTERING ST
DAIMLER ST
EASTMAN AVE
RED HILL AVE
PULLMAN ST
KAISER AVE
REYNOLDS AVE
MCGAW AVE
VON KARMAN AVE
DERIAN AVE
JAMBOREE RD
MURPHY AVE
KELVIN AVE
MAIN ST
MITCHELL N
SKY PARK E
GILLETTE AVE
WHITE RD
COWAN
SAN DIEGO FWY NB
SAN DIEGO FWY SB
MACARTHUR BLVD
BUSINESS CENTER DR
MICHELSON DR
0
0.35
0.7
Mile


PA 36 South
SKY PARK BLVD
SKY PARK S
MAIN ST
MORSE AVE
MCCABE WAY
SAN DIEGO FWY NB
SAN DIEGO FWY SB
VON KARMAN AVE
BUSINESS CENTER DR
MICHELSON DR
TELLER AVE
CARLSON AVE
HARVARD AVE
SAN JOAQUIN
AIRPORT WAY
DUPONT DR
JAMBOREE RD
CAMPUS DR
STANFORD
UNIVERSITY DR
CALIFORNIA AVE
DOUGLAS
MARTIN
BARDEEN AVE
MACARTHUR BLVD
0
0.375
0.75
Mile


PA 51
PINEHURST
PHANTOM
CORSAIR
RIDGE VALLEY
SKYHAWK
MARINE WAY
VOYAGER
TECHNOLOGY DR
BARRANCA PKWY
TECHNOLOGY DR W
SANTA ANA FWY NB
SANTA ANA FWY SB
DISCOVERY
LAGUNA FWY NB
ALTON PKWY
1
2
3
4
5
6
7
8
9
10
11
12
13
N
0
0.2
0.4
Mile

APPENDIX D. SITES INVENTORY FORM

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Please Start Here, Instructions in Cell A2, Table in A3:B15	Form Fields
Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at sitesinventory@hcd.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.	
General Information	
Jurisidiction Name	IRVINE
Housing Element Cycle	6th
Contact Information	
First Name	Marika
Last Name	Poynter
Title	Principal Planner
Email	mpoynter@cityofirvine.org
Phone	(949) 724-6456
Mailing Address	
Street Address	[illegible] Plaza
City	Irvine
Zip Code	92623

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
IRVINE	13662-13692 Jamboree Rd	92602	104-351-31		Lower Peters Canyon PA4	LPC Regional Commerc	0	no max	12.73	Retail	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	350	0	0	350	Developable acreage	Existing high opportu	Highly Ranked Schoo
IRVINE	13702-13792 Jamboree Rd	92602	104-351-32		Lower Peters Canyon PA4	LPC Regional Commerc	0	no max	28.62	Retail	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	50	450	500	Existing high opportu	Highly Ranked School District	
IRVINE	13120-13380 Jamboree Rd	92602	104-353-01	A	Lower Peters Canyon PA4	LPC Regional Commerc	0	no max	13.3	Retail	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	65	589	654	Existing high opportu	Highly Ranked School District	
IRVINE	13100-13490 Jamboree Rd	92602	104-353-06	A	Lower Peters Canyon PA4	LPC Regional Commerc	0	no max	24.12	Retail	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Existing high opportu	Highly Ranked School District	
IRVINE	13200-13380 Jamboree Rd	92602	104-353-03	B	Lower Peters Canyon PA4	LPC Regional Commerc	0	no max	3.13	Retail	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	11	103	114	Existing high opportu	Highly Ranked School District	
IRVINE	13200-13380 Jamboree Rd	92602	104-353-05	B	Lower Peters Canyon PA4	LPC Regional Commerc	0	no max	3.46	Retail	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Existing high opportu	Highly Ranked School District	
IRVINE	North of Pebblepath & South	92614	452-111-48		Woodbridge PA15	Medium Density Resid	0	12.5	0.09	Former AT&T Utilit	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	1	1	2	Existing high opportu	Highly Ranked School District	
IRVINE	3700 Parkview Ln	92614	453-011-37	C	Rancho San Juaquin PA19	Medium-High Density	0	50	6.1	Apartments	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	215	0	0	215	Existing high opportu	Highly Ranked School District	
IRVINE	East of Parkway Dr & Michels	92612	453-011-37	C	Rancho San Juaquin PA19	Medium-High Density	0	50	0.08	Private Park 4	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Existing high opportu	Highly Ranked School District	
IRVINE	3601 Parkview Ln	92614	453-011-60	D	Rancho San Juaquin PA19	Medium-High Density	0	50	6.08	Apartments	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	44	405	449	Existing high opportu	Highly Ranked School District	
IRVINE	North of Parkway Dr & Parvie	92612	453-011-76	D	Rancho San Juaquin PA19	Medium-High Density	0	50	0.85	Private Park 5	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Existing high opportu	Highly Ranked School District	
IRVINE	3661 Michelson Dr	92612	453-011-59	D	Rancho San Juaquin PA19	Medium-High Density	0	50	0.69	Independent Child	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Existing high opportu	Highly Ranked School District	
IRVINE	3701 Parkview Ln	92612	453-011-40	D	Rancho San Juaquin PA19	Medium-High Density	0	50	5.26	Apartments	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Existing high opportu	Highly Ranked School District	
IRVINE	3800 Parkview Ln	92612	453-011-34	E	Rancho San Juaquin PA19	Medium-High Density	0	50	7.1	Apartments	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	250	0	0	250	Existing high opportu	Highly Ranked School District	
IRVINE	Northwest of Michaelson Dr	92612	453-011-34	E	Rancho San Juaquin PA19	Medium-High Density	0	50	0.08	Private Park 3	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Existing high opportu	Highly Ranked School District	
IRVINE	3801 Partkview Ln	92612	453-011-35	F	Rancho San Juaquin PA19	Medium-High Density	0	50	6.04	Apartments	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	81	725	806	Existing high opportu	Highly Ranked School District	
IRVINE	3883 Parkview Ln	92612	453-011-36	F	Rancho San Juaquin PA19	Medium-High Density	0	50	3.38	Private Park 1	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Existing high opportu	Highly Ranked School District	
IRVINE	3900 & 3901 Parkview Ln	92612	453-011-36	F	Rancho San Juaquin PA19	Medium-High Density	0	50	13.58	Apartments	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Existing high opportu	Highly Ranked School District	
IRVINE	North of Michelson Dr & Culv	92612	453-011-36	F	Rancho San Juaquin PA19	Medium-High Density	0	50	0.08	Private Park 2	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Existing high opportu	Highly Ranked School District	
IRVINE	Southeast corner of Carlson A	92612	445-061-53	G	San Joaquin Marsh PA23	Development Reserve	0	no max	16.77	Vacant	YES - Current	YES - Special District-Owned	Available	Not Used in Prior Housing Element	622	0	0	622	General Plan allows	Highly Ranked School District	
IRVINE	East of Carlson Ave	92612	445-061-28	G	San Joaquin Marsh PA23	Development Reserve	0	no max		Vacant	YES - Current	YES - Special District-Owned	Available	Not Used in Prior Housing Element					General Plan allows	Highly Ranked School District	
IRVINE	East of Carlson Ave & Campu	92612	445-061-49	G	San Joaquin Marsh PA23	Development Reserve	0	no max		Vacant	YES - Current	YES - Special District-Owned	Available	Not Used in Prior Housing Element					General Plan allows	Highly Ranked School District	
IRVINE	Southeast corner of Carlson A	92612	445-061-53	H	San Joaquin Marsh PA23	Development Reserve	0	no max	10.21	Vacant	YES - Current	YES - Special District-Owned	Available	Not Used in Prior Housing Element	378	0	0	378	General Plan allows	Highly Ranked School District	
IRVINE	Southeast corner of Carlson A	92612	445-061-28	H	San Joaquin Marsh PA23	Development Reserve	0	no max		Vacant	YES - Current	YES - Special District-Owned	Available	Not Used in Prior Housing Element					General Plan allows	Highly Ranked School District	
IRVINE	Southeast corner of Carlson A	92612	445-061-49	H	San Joaquin Marsh PA23	Development Reserve	0	no max		Vacant	YES - Current	YES - Special District-Owned	Available	Not Used in Prior Housing Element					General Plan allows	Highly Ranked School District	
IRVINE	4143, 4175, 4213 Campus Dr	92612	455-041-15		University Town Center P	Multi-Use	0	50	9.23	Retail & Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	323	0	0	323	Existing high opportu	Highly Ranked School District	
IRVINE	4101, 4139, 4255 Campus Dr	92612	455-041-16		University Town Center P	Multi-Use	0	50	12.24	Retail & Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	43	385	428	Existing high opportu	Highly Ranked School District	
IRVINE	4127 Campus Dr	92612	455-042-03	I	University Town Center P	Multi-Use	0	50	0.63	Chick-fil-A	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	72	0	0	72	Existing high opportu	Highly Ranked School District	
IRVINE	4115 Campus Dr	92612	455-042-04	I	University Town Center P	Multi-Use	0	50	0.3	In-N-Out	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Existing high opportu	Highly Ranked School District	
IRVINE	Southeast corner of Bridge Rd	92612	455-042-08	I	University Town Center P	Multi-Use	0	50	1.15	Parking lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Highly Ranked School	District	
IRVINE	Southeast corner of Pacifica &	92618	585-082-01		Spectrum Center PA33	Urban Commercial	0	55	6.19	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	340	0	0	340	Highly Ranked School District		
IRVINE	2323 Main St	92614	435-151-61		Irvine Business Complex P	IBC Multi-Use	30	no max	9.74	240K SF Off & Man	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	61	552	613	Existing high opportu	Highly Ranked School District	
IRVINE	2660 Barranca Pkwy	92606	435-093-07	J	Irvine Business Complex P	IBC Multi-Use	30	no max	3.28	13,381 SF off & 44	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	39	347	386	Existing high opportu	Highly Ranked School District	
IRVINE	16661 Jamboree Rd	92606	435-093-06	J	Irvine Business Complex P	IBC Multi-Use	30	no max	2.86	10,451 SF off;53,64	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Existing high opportu	Highly Ranked School District	
IRVINE	2698 White Rd	92614	435-132-16		Irvine Business Complex P	IBC Multi-Use	30	no max	1.35	10,223 SF off & 5,7	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	85	0	0	85	Existing high opportu	Highly Ranked School District	
IRVINE	2900 McCabe Way	92614	435-132-14		Irvine Business Complex P	IBC Multi-Use	30	no max	3.98	11,103 SF office;68	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	25	225	250	Existing high opportu	Highly Ranked School District	
IRVINE	2500 White Rd	92614	435-142-09		Irvine Business Complex P	IBC Multi-Use	30	no max	3.05	1,298 SF off & 61,2	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	19	173	192	Existing high opportu	Highly Ranked School District	
IRVINE	16680 Armstrong Ave	92606	435-021-18		Irvine Business Complex P	IBC Multi-Use	30	no max	4.87	10,953 SF office &	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	31	275	306	Existing high opportu	Highly Ranked School District	
IRVINE	16902 Von Karman Ave	92606	435-034-17	K	Irvine Business Complex P	IBC Multi-Use	30	no max	1.83	6,008 SF off & 34,9	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	30	260	290	Existing high opportu	Highly Ranked School District	
IRVINE	16912 Von Karman Ave	92606	435-034-16	K	Irvine Business Complex P	IBC Multi-Use	30	no max	2.79	4,000 SF office;15,7	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Existing high opportu	Highly Ranked School District	
IRVINE	17832 & 17840 Gillette Ave	92614	435-111-30	L	Irvine Business Complex P	IBC Multi-Use	30	no max	1.56	36,634 SF office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	26	12	288	326	Existing high opportu	Highly Ranked School District	
IRVINE	17832 & 17840 Gillette Ave	92614	435-111-27	L	Irvine Business Complex P	IBC Multi-Use	30	no max	1.04	Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Existing high opportu	Highly Ranked School District	
IRVINE	North of Gillette Ave	92614	435-111-28	L	Irvine Business Complex P	IBC Multi-Use	30	no max	2.3	parking lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Existing high opportu	Highly Ranked School District	
IRVINE	North of Gillette Ave	92614	435-111-31	L	Irvine Business Complex P	IBC Multi-Use	30	no max	0.27	parking lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Existing high opportu	Highly Ranked School District	
IRVINE	2400 Barranca Pkwy	92606	435-061-12		Irvine Business Complex P	IBC Multi-Use	30	no max	4.95	22,172 SF office &	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	311	0	0	311	Existing high opportu	Highly Ranked School District	
IRVINE	2121 Alton Pkwy	92606	435-021-19	M	Irvine Business Complex P	IBC Multi-Use	30	no max	2.98	50,985 SF office, 2,	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	154	1389	1543	Existing high opportu	Highly Ranked School District	
IRVINE	16969 Von Karman Ave	92606	435-021-20	M	Irvine Business Complex P	IBC Multi-Use	30	no max	4.17	69,500 SF office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Existing high opportu	Highly Ranked School District	
IRVINE	16845, 16775, 16815, 16795	92606	435-021-21	M	Irvine Business Complex P	IBC Multi-Use	30	no max	9.28	43,000 SF office; 33	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Existing high opportu	Highly Ranked School District	
IRVINE	16755, 16735, 16715 Von Kar	92606	435-021-38	M	Irvine Business Complex P	IBC Multi-Use	30	no max	8.11	47,717 SF office; 36	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Existing high opportu	Highly Ranked School District	
IRVINE	17421 Derian Ave	92614	435-052-31		Irvine Business Complex P	IBC Multi-Use	30	no max	4.05	approx 90K SF off &	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	26	229	255	Existing high opportu	Highly Ranked School District	
IRVINE	2552 McGaw Ave	92614	435-053-16	N	Irvine Business Complex P	IBC Multi-Use	30	no max	1.85	approx 36K SF off &	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	38	332	370	Existing high opportu	Highly Ranked School District	
IRVINE	2652 McGaw Ave	92614	435-053-20	N	Irvine Business Complex P	IBC Multi-Use	30	no max	1.99	approx 41K SF off,	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Existing high opportu	Highly Ranked School District	
IRVINE	2712 McGaw Ave	92614	435-053-25	N	Irvine Business Complex P	IBC Multi-Use	30	no max	2.06	approx. 28K SF off	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Existing high opportu	Highly Ranked School District	
IRVINE	2802 Kelvin Ave	92614	435-071-16		Irvine Business Complex P	IBC Multi-Use	30	no max	3.45	approx. 46K SF off	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	22	195	217	Existing high opportu	Highly Ranked School District	
IRVINE	17032 Murphy Ave	92614	435-082-11		Irvine Business Complex P	IBC Multi-Use	30	no max	1.17	approx. 21K SF off	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	7	66	73	Existing high opportu	Highly Ranked School District	
IRVINE	2640 Main St	92614	435-101-39		Irvine Business Complex P	IBC Multi-Use	30	no max	2.86	approx 52K SF off &	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	18	162	180	Existing high opportu	Highly Ranked School District	
IRVINE	17221 Von Karman Ave	92614	435-122-11		Irvine Business Complex P	IBC Multi-Use	30	no max	4.43	CUP for commerica	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	28	251	279	Existing high opportu	Highly Ranked School District	
IRVINE	18542 MacArthur Blvd	92612	430-211-15		Irvine Business Complex P	IBC Multi-Use	30	no max	0.65	10,000 SF Restaura	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	36	40	Existing high opportu	Highly Ranked School District	
IRVINE	2152 Dupont Dr	92612	445-111-10		Irvine Business Complex P	IBC Multi-Use	30	no max	1.08	14,500 SF office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	7	61	68	Existing high opportu	Highly Ranked School District	
IRVINE	1582 Browning	92612	430-211-15		Irvine Business Complex P	IBC Multi-Use	30	no max	0.78	3,018 SF off & 12,9	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	5	44	49	Existing high opportu	Highly Ranked School District	
IRVINE	1691 Browning Ave	92606	430-213-12	O	Irvine Business Complex P	IBC Multi-Use	30	no max	0.84	8,134 SF off & 6,41	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	10	88	98	Existing high opportu	Highly Ranked School District	
IRVINE	1621 Browning Ave	92606	430-213-10	O	Irvine Business Complex P	IBC Multi-Use	30	no max	0.74	Warehouse	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0			0	Existing high opportu	Highly Ranked School District	
IRVINE	17451 Von Karman Ave	92614	435-111-06		Irvine Business Complex P	IBC Multi-Use	30	no max	5.91	Warehouse	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	37	335	372	Existing high opportu	Highly Ranked School District	
IRVINE	2091 Business Center Dr	92612	445-081-18		Irvine Business Complex P	IBC Multi-Use	30	no max	1.24	18,296 SF office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	8	70	78	Existing high opportu	Highly Ranked School District	
IRVINE	17672 Cowan Ave	92614	427-271-12		Irvine Business Complex P	IBC Multi-Use	30	no max	1.86	23,436 SF off;27,87	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	12	105	117	Existing high opportu	Highly Ranked School District	
IRVINE	17622 Armstrong Ave	92614	430-072-04	P	Irvine Business Complex P	IBC Multi-Use	30	no max	1.84	17,906 SF office;6,1	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	24	207	231	Existing high opportu	Highly Ranked School District	
IRVINE	17632 Armstrong Ave	92614	430-072-03	P	Irvine Business Complex P	IBC Multi-Use	30	no max	1.85	1,936 SF office;30,3	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Existing high opportu	Highly Ranked School District	
IRVINE	17572 Armstrong Ave	92614	430-082-01	Q	Irvine Business Complex P	IBC Multi-Use	30	no max	1.82	20,500 SF manuf	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	35	316	351	Existing high opportu	Highly Ranked School District	
IRVINE	17522 Armstrong Ave	92614	430-082-06	Q	Irvine Business Complex P	IBC Multi-Use	30	no max	3.77	35,807 SF off;74,69	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Existing high opportu	Highly Ranked School District	
IRVINE	18800 MacArthur Blvd	92612	445-013-05		Irvine Business Complex P	IBC Multi-Use	30	no max	6.64	153,720 SF hotel w	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	418	0	0	418	Existing high opportu	Highly Ranked School District	
IRVINE	18007 Von Karman Ave	92612	445-081-39	R	Irvine Business Complex P	IBC Multi-Use	30	no max	1.56	Former 24 Hour Fit	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	541	0	0	541	Vacant building	Existing high opportu	Highly Ranked Schoo
IRVINE	Northwest corner of Quartz &	92612	445-081-44	R	Irvine Business Complex P	IBC Multi-Use	30	no max	6.63	Landscape & Hards	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Existing high opportu	Highly Ranked School District	
IRVINE	18051 Van Karman Ave	92612	445-081-34	R	Irvine Business Complex P	IBC Multi-Use	30	no max	0.42	Il Fornaio Restaura	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Existing high opportu	Highly Ranked School District	
IRVINE	18872 MacArthur Blvd	92612	445-012-01	S	Irvine Business Complex P	IBC Multi-Use	30	no max	2.3	49,104 SF office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	442	0	0	442	Existing high opportu	Highly Ranked School District	
IRVINE	18912 MacArthur Blvd	92612	445-012-02	S	Irvine Business Complex P	IBC Multi-Use	30	no max	1.35	9,821 SF restauran	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Existing high opportu	Highly Ranked School District	
IRVINE	18952 MacArthur Blvd	92612	445-012-03	S	Irvine Business Complex P	IBC Multi-Use	30	no max	2.31	47,118 SF office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Existing high opportu	Highly Ranked School District	
IRVINE	Northwest corner of Martin &	92612	445-012-06	S	Irvine Business Complex P	IBC Multi-Use	30	no max	1.08	Parking lot & lands	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Existing high opportu	Highly Ranked School District	
IRVINE	18512 MacArthur Blvd	92612	445-081-15	T	Irvine Business Complex P	IBC Multi-Use	30	no max	1.4	5,325 SF restauran	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	93	828	921	Existing high opportu	Highly Ranked School District	
IRVINE	18482 MacArthur Blvd	92612	445-081-16	T	Irvine Business Complex P	IBC Multi-Use	30	no max	1.6	10,167 SF restaurar	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Existing high opportu	Highly Ranked School District	
IRVINE	2151 Michelson Dr	92612	445-081-10	T	Irvine Business Complex P	IBC Multi-Use	30	no max	5.19	93,480 SF office bld	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Existing high opportu	Highly Ranked School District	
IRVINE	2021, 2041 & 2061 Business C	92612	445-081-05	T	Irvine Business Complex P	IBC Multi-Use	30	no max	3.67	62,700 SF office bld	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Existing high opportu	Highly Ranked School District	
IRVINE	2081 Business Center Dr	92612	445-081-17	T	Irvine Business Complex P	IBC Multi-Use	30	no max	1.84	48,444 SF office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Existing high opportu	Highly Ranked School District	
IRVINE	2081 Business Center Dr	92612	445-081-17	T	Irvine Business Complex P	IBC Multi-Use	30	no max	0.98	Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Existing high opportu	Highly Ranked School District	
IRVINE	19782 MacArthur Dr	92612	445-132-14		Irvine Business Complex P	IBC Multi-Use	30	no max	2.3	1 building & parkin	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	14	130	144	Existing high opportu	Highly Ranked School District	
IRVINE	17421 Von Karman Ave	92614	435-121-12		Irvine Business Complex P	IBC Multi-Use	30	no max	7.03	16,673 SF office &	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	44	398	442	Existing high opportu	Highly Ranked School District	
IRVINE	18700 MacArthur Blvd	92612	445-111-04		Irvine Business Complex P	IBC Multi-Use	30	no max	6.45	215 room hotel in	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	406	0	0	406	Existing high opportu	Highly Ranked School District	
IRVINE	19762 MacArthur Blvd	92612	445-132-16	U	Irvine Business Complex P	IBC Multi-Use	30	no max	2.2	37,018 SF office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	60	534	594	Existing high opportu	Highly Ranked School District	
IRVINE	19712 MacArthur Blvd	92612	445-132-18	U	Irvine Business Complex P	IBC Multi-Use	30	no max	2.2	24,000 SF office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Existing high opportu	Highly Ranked School District	
IRVINE	19722 & 19732 MacArthur Bl	92612	445-132-19	U	Irvine Business Complex P	IBC Multi-Use	30	no max	2.68	19,456 SF office;5,7	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Existing high opportu	Highly Ranked School District	
IRVINE	19752 MacArthur Blvd	92612	445-132-09	U	Irvine Business Complex P	IBC Multi-Use	30	no max	1.05	19,344 SF office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Existing high opportu	Highly Ranked School District	
IRVINE	19742 MacArthur Blvd	92612	445-132-11	U	Irvine Business Complex P	IBC Multi-Use	30	no max	1.34	24,261 SF office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Highly Ranked School	District	
IRVINE	8808 Irvine Center Drive	92618	588-291-10		Los Olivos PA39	Medium-High Density	0	50	17.53	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	30	268	298	Highly Ranked Schoo	Proximity to transit (Irvine Station)	
IRVINE	Southeast corner of Alton Pk	92618	590-174-04		Orange County Great Park	Trails and Transit Orier	5	50	19.35	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	677	0	0	677	Highly Ranked Schoo	Proximity to transit (Irvine Station)	
IRVINE	Southwest corner of Alton Pk	92618	590-174-01		Orange County Great Park	Trails and Transit Orier	5	50	7.04	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	25	221	246	Highly Ranked Schoo	Proximity to transit (Irvine Station)	
IRVINE	Northeast corner of Bake Pkw	92618	590-174-02	V	Orange County Great Park	Trails and Transit Orier	5	50	30.18	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	492	4434	4926	Highly Ranked Schoo	Proximity to transit (Irvine Station)	
IRVINE	Northeast corner of Bake Pkw	92618	590-174-02	V	Orange County Great Park	Trails and Transit Orier	5	50	42.38	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Highly Ranked Schoo	Proximity to transit (Irvine Station)	
IRVINE	Northeast corner of Bake Pkw	92618	590-174-02	V	Orange County Great Park	Trails and Transit Orier	5	50	36.09	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Highly Ranked Schoo	Proximity to transit (Irvine Station)	
IRVINE	Northeast corner of Bake Pkw	92618	590-174-02	V	Orange County Great Park	Trails and Transit Orier	5	50	32.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Highly Ranked Schoo	Proximity to transit (Irvine Station)	
IRVINE	Southwest corner of Alton Pk	92618	590-172-01		Orange County Great Park	Trails and Transit Orier	5	50	5.86	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	205	0	0	205	Highly Ranked Schoo	Proximity to transit (Irvine Station)	
IRVINE	Southwest corner of Magnet	92618	580-491-14		Orange County Great Park	Trails and Transit Orier	5	50	5.49	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	192	0	0	192	Highly Ranked Schoo	Proximity to transit (Irvine Station)	
IRVINE	Southwest corner of Chinon &	92618	580-766-21	W	Orange County Great Park	Trails and Transit Orier	5	50	0.23	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	6	53	59	Highly Ranked Schoo	Proximity to transit (Irvine Station)	
IRVINE	Southwest corner of Chinon &	92618	580-766-20	W	Orange County Great Park	Trails and Transit Orier	5	50	1.48	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Highly Ranked Schoo	Proximity to transit (Irvine Station)	
IRVINE	Southwest corner of Chinon &	92618	591-131-39	X	Orange County Great Park	Trails and Transit Orier	5	50	1.21	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	40	44	Highly Ranked Schoo	Proximity to transit (Irvine Station)	
IRVINE	Southwest corner of Chinon &	92618	591-131-07	X	Orange County Great Park	Trails and Transit Orier	5	50	0.06	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Highly Ranked Schoo	Proximity to transit (Irvine Station)	
IRVINE	Barranca Pkwy & Marine Way	92618	590-171-02		Orange County Great Park	Trails and Transit Orier	5	50	10.3	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	36	324	360	Highly Ranked Schoo	Proximity to transit (Irvine Station)	
IRVINE	Barranca Pkwy & Marine Way	92618	590-171-02		Orange County Great Park	Trails and Transit Orier	5	50	10.01	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	35	315	350	Highly Ranked Schoo	Proximity to transit (Irvine Station)	
IRVINE	Barranca Pkwy & Marine Way	92618	590-171-03		Orange County Great Park	Trails and Transit Orier	5	50	8.28	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	289	0	0	289	Highly Ranked Schoo	Proximity to transit (Irvine Station)	
IRVINE	Southeast corner of Bake Pkw	92618	591-071-03	Y	Orange County Great Park	Trails and Transit Orier	5	50	0.98	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	8	73	81	Highly Ranked Schoo	Proximity to transit (Irvine Station)	
IRVINE	Southeast corner of OCTA Me	92618	591-071-08	Y	Orange County Great Park	Trails and Transit Orier	5	50	1.35	Rectangular buildir	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					Existing high opportu	Highly

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
IRVINE	Northwest corner of Dreamca	92618	591-501-03	AB	Portola Springs PA6				2.16	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					Highly Ranked School District		
IRVINE	86 Canyon Creek	92603	481-143-39	AC	Shady Canyon PA22				0.78	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0		5	5	Highly Ranked School District		
IRVINE	54 Boulder View	92603	481-162-17	AC	Shady Canyon PA22				0.63	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					Highly Ranked School District		
IRVINE	33 Needle Grass	92603	481-171-15	AC	Shady Canyon PA22				0.9	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					Highly Ranked School District		
IRVINE	125 Canyon Creek	92603	481-181-09	AC	Shady Canyon PA22				0.57	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					Highly Ranked School District		
IRVINE	124 Canyon Creek	92603	481-181-14	AC	Shady Canyon PA22				0.57	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					Highly Ranked School District		
IRVINE	Northeast corner of Miramon	92603	588-291-08		Los Olivos PA39				4.9	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	330	330	Highly Ranked School District		
IRVINE	Sand Canyon and Trabuco	92618	104-584-51		Cypress Village PA40				12.31	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	157	157	Highly Ranked School District		
IRVINE	Sand Canyon and Trabuco	92618	104-584-52		Cypress Village PA40				7.75	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	175	0	0	175	Highly Ranked School District		
IRVINE	Trabuco Rd and Ridge Valley	92618	580-765-23	AD	Orange County Great Park PA51				56.5	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	373	373	Highly Ranked Schoo	Proximity to transit (Irvine Station)	
IRVINE	Trabuco Rd and Ridge Valley	92618	580-765-24	AD	Orange County Great Park PA51				1.06	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					Highly Ranked Schoo	Proximity to transit (Irvine Station)	
IRVINE	Trabuco Rd and Ridge Valley	92618	580-765-25	AD	Orange County Great Park PA51				0.82	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					Highly Ranked Schoo	Proximity to transit (Irvine Station)	
IRVINE	Trabuco Rd and Ridge Valley	92618	580-765-26	AD	Orange County Great Park PA51				1.11	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					Highly Ranked Schoo	Proximity to transit (Irvine Station)	
IRVINE	Trabuco Rd and Ridge Valley	92618	580-765-27	AD	Orange County Great Park PA51				0.72	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					Highly Ranked Schoo	Proximity to transit (Irvine Station)	
IRVINE	Trabuco Rd and Ridge Valley	92618	580-765-29	AD	Orange County Great Park PA51				0.31	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					Highly Ranked Schoo	Proximity to transit (Irvine Station)	
IRVINE	Trabuco Rd and Ridge Valley	92618	580-765-28	AD	Orange County Great Park PA51				2.14	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					Highly Ranked Schoo	Proximity to transit (Irvine Station)	
IRVINE	Southwest of Alton Pkwy and	92618	591-131-61	AE	Orange County Great Park PA51				52.04	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	1335	1335	Highly Ranked Schoo	Proximity to transit (Irvine Station)	
IRVINE	Southwest of Alton Pkwy and	92618	591-131-08	AE	Orange County Great Park PA51				0.42	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					Highly Ranked Schoo	Proximity to transit (Irvine Station)	
IRVINE	Southwest of Alton Pkwy and	92618	591-131-09	AE	Orange County Great Park PA51				1.29	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					Highly Ranked Schoo	Proximity to transit (Irvine Station)	
IRVINE	Southwest of Alton Pkwy and	92618	591-131-10	AE	Orange County Great Park PA51				1.22	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					Highly Ranked Schoo	Proximity to transit (Irvine Station)	
IRVINE	Southwest of Alton Pkwy and	92618	580-766-39	AE	Orange County Great Park PA51				15.18	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					Highly Ranked Schoo	Proximity to transit (Irvine Station)	
IRVINE	Southwest of Alton Pkwy and	92618	591-131-62	AE	Orange County Great Park PA51				21.91	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					Highly Ranked Schoo	Proximity to transit (Irvine Station)	
IRVINE	Southwest of Alton Pkwy and	92618	591-131-62	AE	Orange County Great Park PA51				60.4	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					Highly Ranked Schoo	Proximity to transit (Irvine Station)	
IRVINE	Southwest of Alton Pkwy and	92618	591-131-41	AE	Orange County Great Park PA51				18.73	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					Highly Ranked Schoo	Proximity to transit (Irvine Station)	
IRVINE	106 Magnet	92618	580-491-30		Orange County Great Park PA51				0.7	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	22	0	0	22	Highly Ranked School District		
IRVINE	Southwest of Alton Pkwy and	92618	591-563-04		Orange County Great Park PA51				6.45	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	144	0	0	144	Highly Ranked School District		
IRVINE	N/A	N/A	N/A		N/A				N/A	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	181	0	0	181	Required by Development Agreement between City and Prope		
IRVINE	201-258 Moccasin	92618	580-481-01		Portola Springs PA6				1.36	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	36	0	36	Highly Ranked School District		

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Optional Information1	Optional Information2	Optional Information3
IRVINE	5481 Bryan Ave	92620	551-081-11	0	0	27	247	Shortfall of Sites	7.85	Northwood PA8	Neighborhood Commercial		Base: Neighborh	30	70	274	Non-Vacant	Retail	Existing high op	Highly Ranked	School District
IRVINE	14001-14221 Jeffrey Rd	92620	529-401-22	0	0	63	562	Shortfall of Sites	17.87	Northwood PA8	Community Commercial		Base: Communit	30	70	625	Vacant	Vacant	Highly Ranked	School District	
IRVINE	21 Post	92618	466-013-02	0	0	5	45	Shortfall of Sites	1.44	Oakcreek PA12	General Industrial		Base: General In	30	70	50	Non-Vacant	Former AT&T U	Existing high op	Highly Ranked	School District
IRVINE	3405 & 3409 Michelson Dr (includes 3415 Michels	92612	453-251-09	0	0	42	382	Shortfall of Sites	12.12	Rancho San Juaquin PA19	Commercial Recreation		Base: Commerci	30	70	424	Non-Vacant	Amusement Pa	Existing high op	Highly Ranked	School District
IRVINE	3405 Michelson Dr	92612	453-251-04	0	0	6	52	Shortfall of Sites	1.68	Rancho San Juaquin PA19	Commercial Recreation		Base: Commerci	30	70	58	Non-Vacant	Amusement Pa	Existing high op	Highly Ranked	School District
IRVINE	5301 University Dr	92612	453-160-10	0	0	0	13	Shortfall of Sites	0.64	University Park PA20	Neighborhood Commercial		Base: Neighborh	30	70	13	Non-Vacant	In-line retail, qr	Existing high op	Highly Ranked	School District
IRVINE	5305, 5331 (Zion Mart), 5351, and 5359 University	92612	453-160-08	0	0	0	127	Shortfall of Sites	6.05	University Park PA20	Neighborhood Commercial		Base: Neighborh	30	70	127	Non-Vacant	Gas Station	Existing high op	Highly Ranked	School District
IRVINE	5333 University Dr	92612	453-160-09	0	0	0	12	Shortfall of Sites	0.58	University Park PA20	Neighborhood Commercial		Base: Neighborh	30	70	12	Vacant	Vacant	Highly Ranked	School District	
IRVINE	North of Discovery & Laguna Canyon Rd	92618	466-231-04	0	0	37	329	Shortfall of Sites	10.48	Spectrum PA32	Medical and Science		Base: Medical ar	30	70	366	Vacant	Vacant	Highly Ranked S	Proximity to transit	(Irvine Station
IRVINE	North of Discovery & South of Technology & US 5	92618	466-231-05	0	0	34	302	Shortfall of Sites	9.61	Spectrum PA32	Medical and Science		Base: Medical ar	30	70	336	Vacant	Vacant	Highly Ranked S	Proximity to transit	(Irvine Station
IRVINE	Between Discovery & US 5	92618	466-231-06	0	0	14	125	Shortfall of Sites	3.98	Spectrum PA32	Medical and Science		Base: Medical ar	30	70	139	Vacant	Vacant	Highly Ranked S	Proximity to transit	(Irvine Station
IRVINE	Between Discovery & US 5	92618	466-231-07	0	0	18	161	Shortfall of Sites	5.14	Spectrum PA32	Medical and Science		Base: Medical ar	30	70	179	Vacant	Vacant	Highly Ranked	School District	
IRVINE	Use 1 acre for on-site cul de sac	92618	None	0	0	8	69	Shortfall of Sites	2.21	Spectrum PA32	Medical and Science		Base: Medical ar	30	70	77	Non-Vacant	Retail	2 acre public roa	Existing high op	Highly Ranked Sc
IRVINE	95, 101, 107 Technology Dr W	92618	590-101-16	0	0	141	1265	Shortfall of Sites	26.05	Spectrum PA32	Community Commercial		Base: Communit	30	70	1406	Non-Vacant	Parking lot	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	Northwest of Pavilion & Technology Dr	92618	590-101-15	0	0	25	228	Shortfall of Sites	4.69	Spectrum PA32	Community Commercial		Base: Communit	30	70	253	Non-Vacant	Del Taco	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	59 Technology Dr W	92618	590-101-17	0	0	3	24	Shortfall of Sites	0.5	Spectrum PA32	Community Commercial		Base: Communit	30	70	27	Non-Vacant	Shell Gas & Ca	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	51 & 55 Technology Dr W	92618	590-101-18	0	0	18	165	Shortfall of Sites	3.39	Spectrum PA32	Community Commercial		Base: Communit	30	70	183	Non-Vacant	Retail	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	15336 - 15382 Alton Pkwy	92618	590-112-04	0	0	12	106	Shortfall of Sites	2.19	Spectrum PA32	Community Commercial		Base: Communit	30	70	118	Non-Vacant	Office	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	26 Technology Dr W & 15326 Barranca Pkwy	92618	590-133-06	0	0	22	195	Shortfall of Sites	4.03	Spectrum PA32	General Industrial		Base: General In	30	70	217	Non-Vacant	Office	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	18 Technology Dr W	92618	590-133-07	0	0	50	445	Shortfall of Sites	9.17	Spectrum PA32	General Industrial		Base: General In	30	70	495	Non-Vacant	Office	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	16 Technology Dr W	92618	590-133-08	0	0	52	464	Shortfall of Sites	9.56	Spectrum PA32	General Industrial		Base: General In	30	70	516	Non-Vacant	R&D	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	2 & 4 Technology Dr E	92618	590-133-09	0	0	19	170	Shortfall of Sites	3.5	Spectrum PA32	General Industrial		Base: General In	30	70	189	Non-Vacant	149 room hotel	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	30 Technology Dr W	92618	590-112-03	0	0	18	160	Shortfall of Sites	3.3	Spectrum PA32	Community Commercial		Base: Communit	30	70	178	Non-Vacant	Office / Office a	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	27 & 29 Technology Dr W	92618	590-113-08	0	0	41	365	Shortfall of Sites	7.52	Spectrum PA32	General Industrial		Base: General In	30	70	406	Non-Vacant	Off and R&D/C	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	31 & 33 Technology Dr W	92618	590-113-10	0	0	48	436	Shortfall of Sites	8.97	Spectrum PA32	General Industrial		Base: General In	30	70	484	Non-Vacant	Office	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	25 Technology Dr W	92618	590-121-01	0	0	15	133	Shortfall of Sites	2.75	Spectrum PA32	General Industrial		Base: General In	30	70	148	Non-Vacant	Parking lot	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	Between Technology Dr & US 5	92618	590-121-02	0	0	6	55	Shortfall of Sites	1.13	Spectrum PA32	General Industrial		Base: General In	30	70	61	Non-Vacant	Off, Manuf, WH	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	19 & 21 Technology Dr W	92618	590-121-09	0	0	39	347	Shortfall of Sites	7.15	Spectrum PA32	General Industrial		Base: General In	30	70	386	Non-Vacant	Office & Wareh	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	1 Technology Dr E	92618	590-121-13	0	0	79	709	Shortfall of Sites	14.61	Spectrum PA32	General Industrial		Base: General In	30	70	788	Non-Vacant	Parking lot	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	Northeast corner of US 5 & CA 405	92618	590-121-14	0	0	10	91	Shortfall of Sites	1.88	Spectrum PA32	General Industrial		Base: General In	30	70	101	Non-Vacant	Office & Wareh	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	5 Technology Dr W	92618	590-121-15	0	0	12	108	Shortfall of Sites	2.23	Spectrum PA32	General Industrial		Base: General In	30	70	120	Non-Vacant	Office	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	7 Technology Dr W	92618	590-121-16	0	0	11	97	Shortfall of Sites	2	Spectrum PA32	General Industrial		Base: General In	30	70	108	Non-Vacant	Office	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	9 Technology Dr W	92618	590-121-17	0	0	10	87	Shortfall of Sites	1.8	Spectrum PA32	General Industrial		Base: General In	30	70	97	Non-Vacant	Office	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	11 Technology Dr W	92618	590-121-18	0	0	13	120	Shortfall of Sites	2.47	Spectrum PA32	General Industrial		Base: General In	30	70	133	Non-Vacant	Parking lot for	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	Southeast corner of Alton Pkwy & Ada	92618	590-131-05	0	0	9	76	Shortfall of Sites	1.59	Spectrum PA32	General Industrial		Base: General In	30	70	85	Non-Vacant	Office/Manuf/W	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	2 Ada	92618	590-131-06	0	0	7	66	Shortfall of Sites	1.36	Spectrum PA32	General Industrial		Base: General In	30	70	73	Non-Vacant	22,868 SF offic	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	23 Mauchley	92618	590-131-09	0	0	10	86	Shortfall of Sites	1.79	Spectrum PA32	General Industrial		Base: General In	30	70	96	Non-Vacant	36,836 SF offic	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	25 Mauchley (& portion of 27 Mauchley)	92618	590-131-08	0	0	14	127	Shortfall of Sites	2.62	Spectrum PA32	General Industrial		Base: General In	30	70	141	Non-Vacant	22,868 SF offic	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	27 Mauchley	92618	590-131-01	0	0	6	57	Shortfall of Sites	1.17	Spectrum PA32	General Industrial		Base: General In	30	70	63	Non-Vacant	31,240 SF offic	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	1 Mauchley	92618	590-131-04	0	0	22	200	Shortfall of Sites	4.12	Spectrum PA32	General Industrial		Base: General In	30	70	222	Non-Vacant	Office	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	1-3 Ada	92618	590-142-02	0	0	28	254	Shortfall of Sites	5.24	Spectrum PA32	Community Commercial		Base: Communit	30	70	282	Non-Vacant	Office	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	36 & 38 Technology Dr15300 & 15310 Barranca Pl	92618	590-142-02	0	0	63	564	Shortfall of Sites	11.62	Spectrum PA32	Community Commercial		Base: Communit	30	70	627	Vacant	Vacant	Highly Ranked S	Proximity to transit	(Irvine Station
IRVINE	Southeast corner of Voyager & Technology Dr	92618	590-062-05	0	0	6	58	Shortfall of Sites	1.19	Spectrum PA32	General Industrial		Base: General In	30	70	64	Vacant	Vacant	Highly Ranked S	Proximity to transit	(Irvine Station
IRVINE	East of Voyager & OCTA Metrolink RR	92618	590-062-04	0	0	11	100	Shortfall of Sites	2.07	Spectrum PA32	General Industrial		Base: General In	30	70	111	Vacant	Vacant	Highly Ranked S	Proximity to transit	(Irvine Station
IRVINE	Between Voyager & OCTA Metrolink RR	92618	590-062-03	0	0	6	58	Shortfall of Sites	1.19	Spectrum PA32	General Industrial		Base: General In	30	70	64	Vacant	Vacant	Highly Ranked S	Proximity to transit	(Irvine Station
IRVINE	Northeast of Voyager & Technology Dr	92618	590-062-02	0	0	8	75	Shortfall of Sites	1.55	Spectrum PA32	General Industrial		Base: General In	30	70	83	Vacant	Vacant	Highly Ranked S	Proximity to transit	(Irvine Station
IRVINE	East of Technology Dr & OCTA Metrolink RR	92618	590-062-01	0	0	9	77	Shortfall of Sites	1.6	Spectrum PA32	General Industrial		Base: General In	30	70	86	Non-Vacant	21,058 SF offic	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	184 Technology Dr	92618	590-151-01	0	0	7	59	Shortfall of Sites	1.23	Spectrum PA32	General Industrial		Base: General In	30	70	66	Non-Vacant	30,760 SF offic	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	220 Technology Dr	92618	590-151-01	0	0	8	74	Shortfall of Sites	1.53	Spectrum PA32	General Industrial		Base: General In	30	70	82	Non-Vacant	121,064 SF off	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	188, 192, 196, 200, 204, 208, 212, 216 Technolog	92618	590-151-01	0	0	44	398	Shortfall of Sites	8.2	Spectrum PA32	General Industrial		Base: General In	30	70	442	Non-Vacant	22,612 SF offic	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	152 Technology Dr	92618	590-161-02	0	0	10	93	Shortfall of Sites	1.92	Spectrum PA32	General Industrial		Base: General In	30	70	103	Non-Vacant	18,012 SF offic	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	142 Technology Dr	92618	590-161-03	0	0	15	130	Shortfall of Sites	2.7	Spectrum PA32	General Industrial		Base: General In	30	70	145	Non-Vacant	27,428 SF offic	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	140 Technology Dr	92618	590-161-04	0	0	15	132	Shortfall of Sites	2.73	Spectrum PA32	General Industrial		Base: General In	30	70	147	Non-Vacant	17,192 SF offic	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	170 Technology Dr	92618	590-161-01	0	0	14	121	Shortfall of Sites	2.51	Spectrum PA32	General Industrial		Base: General In	30	70	135	Non-Vacant	100 T: 30,263	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	100 Technology Dr, 15370 Barranca Pkwy, 15360	92618	590-092-03	0	0	82	742	Shortfall of Sites	15.27	Spectrum PA32	General Industrial		Base: General In	30	70	824	Non-Vacant	107,405 SF off	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	15375 Barranca Pkwy	92618	590-161-05	0	0	74	668	Shortfall of Sites	13.75	Spectrum PA32	General Industrial		Base: General In	30	70	742	Non-Vacant	15353 not in C	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	15353 & 15355 Barranca Pkwy	92618	590-091-07	0	0	16	142	Shortfall of Sites	2.93	Spectrum PA32	General Industrial		Base: General In	30	70	158	Non-Vacant	81,360 SF offic	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	15345 Barranca Pkwy	92618	590-091-08	0	0	27	238	Shortfall of Sites	4.91	Spectrum PA32	General Industrial		Base: General In	30	70	265	Non-Vacant	10,232 SF offic	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	15281 Barranca Pkwy	92618	590-091-04	0	0	14	129	Shortfall of Sites	2.65	Spectrum PA32	General Industrial		Base: General In	30	70	143	Non-Vacant	Industrial	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	15921 Barranca Pkwy	92618	590-091-04	0	0	1	10	Shortfall of Sites	0.21	Spectrum PA32	General Industrial		Base: General In	30	70	11	Non-Vacant	5,727 SF office	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	15301 Barranca Pkwy	92618	590-091-04	0	0	2	19	Shortfall of Sites	0.4	Spectrum PA32	General Industrial		Base: General In	30	70	21	Non-Vacant	Industrial	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	15311 Barranca Pkwy	92618	590-091-04	0	0	2	13	Shortfall of Sites	0.28	Spectrum PA32	General Industrial		Base: General In	30	70	15	Non-Vacant	5,466 SF office	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	15321 Barranca Pkwy	92618	590-091-04	0	0	2	15	Shortfall of Sites	0.32	Spectrum PA32	General Industrial		Base: General In	30	70	17	Non-Vacant	Industrial	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	15331 Barranca Pkwy	92618	590-091-04	0	0	1	12	Shortfall of Sites	0.25	Spectrum PA32	General Industrial		Base: General In	30	70	13	Non-Vacant	4,600 SF office	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	15339 Barranca Pkwy	92618	590-091-04	0	0	1	9	Shortfall of Sites	0.2	Spectrum PA32	General Industrial		Base: General In	30	70	10	Non-Vacant	Parking Lot	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	Northeast of Barranca Pkwy & Ada	92618	590-091-04	0	0	27	244	Shortfall of Sites	5.03	Spectrum PA32	General Industrial		Base: General In	30	70	271	Non-Vacant	28,530 SF offic	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	15363 Barranca Pkwy	92618	590-091-06	0	0	19	170	Shortfall of Sites	3.5	Spectrum PA32	General Industrial		Base: General In	30	70	189	Non-Vacant	10,293 SF offic	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	15365 Barranca Pkwy	92618	590-091-05	0	0	19	169	Shortfall of Sites	3.49	Spectrum PA32	General Industrial		Base: General In	30	70	188	Vacant	Vacant	Highly Ranked S	Proximity to transit	(Irvine Station
IRVINE	South of Technology Dr & OCTA Metrolink RR	92618	590-061-22	0	0	12	112	Shortfall of Sites	2.31	Spectrum PA32	General Industrial		Base: General In	30	70	124	Vacant	Vacant	Highly Ranked S	Proximity to transit	(Irvine Station
IRVINE	Northwest of Technology Dr & Voyager	92618	590-061-21	0	0	7	63	Shortfall of Sites	1.3	Spectrum PA32	General Industrial		Base: General In	30	70	70	Vacant	Vacant	Highly Ranked S	Proximity to transit	(Irvine Station
IRVINE	Southwest of Technology Dr & Voyager	92618	590-061-20	0	0	6	53	Shortfall of Sites	1.1	Spectrum PA32	General Industrial		Base: General In	30	70	59	Non-Vacant	27,004 SF R&I	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	201, 205, 209, 213, 217 Technology Dr	92618	590-152-06	0	0	48	434	Shortfall of Sites	8.93	Spectrum PA32	General Industrial		Base: General In	30	70	482	Non-Vacant	35,467 SF offic	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	181, 185, 189, 195, 199 Technology Dr	92618	590-152-08	0	0	62	554	Shortfall of Sites	11.42	Spectrum PA32	General Industrial		Base: General In	30	70	616	Non-Vacant	62,040 SF R&I	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	173 & 175 Technology Dr	92618	590-162-06	0	0	35	316	Shortfall of Sites	6.5	Spectrum PA32	General Industrial		Base: General In	30	70	351	Non-Vacant	42,985 SF offic	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	163, 165 & 167 Technology Dr	92618	590-162-10	0	0	38	340	Shortfall of Sites	7	Spectrum PA32	General Industrial		Base: General In	30	70	378	Non-Vacant	42,713 SF R&I	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	153 & 157 Technology Dr	92618	590-162-07	0	0	42	380	Shortfall of Sites	7.83	Spectrum PA32	General Industrial		Base: General In	30	70	422	Non-Vacant	42,713 SF offic	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	133 & 135 Technology Dr	92618	590-162-09	0	0	35	310	Shortfall of Sites	6.4	Spectrum PA32	General Industrial		Base: General In	30	70	345	Non-Vacant	52,313 SF offic	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	123 & 125 Technology Dr	92618	590-162-08	0	0	36	320	Shortfall of Sites	6.61	Spectrum PA32	General Industrial		Base: General In	30	70	356	Non-Vacant	50 T: 55,425 S	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	50, 56, & 60 Technology Dr;15320, 15330, & 1534	92618	590-092-04	0	0	81	729	Shortfall of Sites	15.01	Spectrum PA32	General Industrial		Base: General In	30	70	810	Non-Vacant	15205: 8,656 S	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	15205, 15215, 15225, 15231, 15235, 15245, 1525	92618	590-132-03	0	0	78	704	Shortfall of Sites	14.49	Spectrum PA32	General Industrial		Base: General In	30	70	782	Non-Vacant	13,432 SF offic	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	10 Mauchley	92618	590-132-02	0	0	5	49	Shortfall of Sites	1	Spectrum PA32	General Industrial		Base: General In	30	70	54	Non-Vacant	19.5K SF off, P	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	20 Ada	92618	590-143-01	0	0	6	58	Shortfall of Sites	1.2	Spectrum PA32	General Industrial		Base: General In	30	70	64	Non-Vacant	18K SF office	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	22 Mauchley	92618	590-143-05	0	0	6	58	Shortfall of Sites	1.2	Spectrum PA32	General Industrial		Base: General In	30	70	64	Non-Vacant	5,540 SF office	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	15221 Barranca Pkwy	92618	590-141-01	0	0	4	38	Shortfall of Sites	0.79	Spectrum PA32	General Industrial		Base: General In	30	70	42	Non-Vacant	Industrial	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	15231 Barranca Pkwy	92618	590-141-01	0	0	2	20	Shortfall of Sites	0.42	Spectrum PA32	General Industrial		Base: General In	30	70	22	Non-Vacant	5,078 SF office	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	15241 Barranca Pkwy	92618	590-141-01	0	0	2	15	Shortfall of Sites	0.32	Spectrum PA32	General Industrial		Base: General In	30	70	17	Non-Vacant	Industrial	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	15251 Barranca Pkwy	92618	590-141-01	0	0	2	15	Shortfall of Sites	0.33	Spectrum PA32	General Industrial		Base: General In	30	70	17	Non-Vacant	4,819 SF office	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	15261 Barranca Pkwy	92618	590-141-01	0	0	1	13	Shortfall of Sites	0.27	Spectrum PA32	General Industrial		Base: General In	30	70	14	Non-Vacant	2,853 SF office	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	15271 Barranca Pkwy & parking lot	92618	590-141-01	0	0	25	228	Shortfall of Sites	4.69	Spectrum PA32	General Industrial		Base: General In	30	70	253	Non-Vacant	Enclosed equip	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	Northwest corner of CA 133 & CA 405	92618	585-051-03	0	0	13	113	Shortfall of Sites	2.34	Spectrum Center PA33	Irvine Center Garden Commercial		Base: Irvine Cen	30	70	126	Non-Vacant	Rectangular cc	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	Northeast corner of CA 133 & CA 405	92618	585-051-08	0	0	26	231	Shortfall of Sites	4.76	Spectrum Center PA33	Irvine Center Garden Commercial		Base: Irvine Cen	30	70	257	Vacant	Vacant	Highly Ranked S	Proximity to transit	(Irvine Station
IRVINE	88 Pacifica	92618	585-081-02	0	0	23	203	Shortfall of Sites	4.2	Spectrum Center PA33	Irvine Center Garden Commercial		Base: Irvine Cen	30	70	226	Vacant	Vacant	Highly Ranked S	Proximity to transit	(Irvine Station
IRVINE	501 Wald	92618	588-202-12	0	0	9	76	Shortfall of Sites	2.44	Spectrum 5 PA34	General Industrial		Base: General In	30	70	85	Vacant	Vacant	Highly Ranked S	Proximity to transit	(Irvine Station
IRVINE	15500-15560 Rockfield Blvd	92618	590-036-02	0	0	40	361	Shortfall of Sites	11.46	Spectrum 2 PA35	General Industrial		Base: General In	30	70	401	Non-Vacant	15791: 11,177	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	15791, 15795, and 15801 Rockfield Blvd2, 4, 6, 8,	92618	590-025-03	0	0	39	353	Shortfall of Sites	11.21	Spectrum 2 PA35	General Industrial		Base: General In	30	70	392	Non-Vacant	Industrial	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	76 Fairbanks	92618	591-081-05	0	0	20	176	Shortfall of Sites	5.6	Spectrum 2 PA35	General Industrial		Base: General In	30	70	196	Non-Vacant	Industrial	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	72 Fairbanks	92618	591-081-06	0	0	13	121	Shortfall of Sites	3.85	Spectrum 2 PA35	General Industrial		Base: General In	30	70	134	Non-Vacant	Industrial	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	68 Fairbanks	92618	591-081-07	0	0	14	122	Shortfall of Sites	3.9	Spectrum 2 PA35	General Industrial		Base: General In	30	70	136	Non-Vacant	Industrial	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	64 Fairbanks/2 Astor	92618	591-081-08	0	0	11	102	Shortfall of Sites	3.24	Spectrum 2 PA35	General Industrial		Base: General In	30	70	113	Non-Vacant	1.2 MM Wareh	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	9300 Toledo Way	92618	591-061-08	0	0	262	2361	Shortfall of Sites	74.96	Spectrum 2 PA35	General Industrial		Base: General In	30	70	2623	Non-Vacant	baseball field	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	Northwest corner of Parker & Cromwell	92618	591-074-04	0	0	40	364	Shortfall of Sites	11.56	Spectrum 2 PA35	General Industrial		Base: General In	30	70	404	Non-Vacant	linear parking l	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	Northwest corner of Parker & Cromwell	92618	591-074-04	0	0	64	573	Shortfall of Sites	18.2	Spectrum 2 PA35	General Industrial		Base: General In	30	70	637	Non-Vacant	linear parking l	Existing high op	Highly Ranked S	Proximity to tran

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Optional Information1	Optional Information2	Optional Information3
IRVINE	Southeast corner of Fairbanks & Alton Pkwy	92618	591-074-02	0	0	5	42	Shortfall of Sites	1.37	Spectrum 2 PA35	General Industrial		Base: General In	30	70	47	Non-Vacant	240K SF Off &	Existing high op	Highly Ranked S	Proximity to tran
IRVINE	Southeast corner of Nightmist & Sand Canyon Ave	92618	104-584-16	81	54	0	0	Shortfall of Sites	3.86	Cypress Village PA40	Medical and Science		Base: Medical ar	30	70	135	Vacant	Vacant	Publicly Owned	Highly Ranked School District	
IRVINE	Southeast corner of Nightmist & Sand Canyon Ave	92618	104-584-17	88	58	0	0	Shortfall of Sites	4.19	Cypress Village PA40	Medical and Science		Base: Medical ar	30	70	146	Vacant	Vacant	Publicly Owned	Highly Ranked School District	
IRVINE	former Neighborhood A	92618	591-133-38	34	23	0	0	Shortfall of Sites	1.65	Orange County Great Park F	Preservation		Base: Preservati	30	70	57	Vacant	Vacant	Publicly Owned	Highly Ranked S	Proximity to tran
IRVINE	former Neighborhoods A & B	92618	591-073-22	195	130	0	0	Shortfall of Sites	9.3	Orange County Great Park F	Preservation		Base: Preservati	30	70	325	Vacant	Vacant	Publicly Owned	Highly Ranked S	Proximity to tran
IRVINE	former Neighborhood B	92618	591-073-19	56	37	0	0	Shortfall of Sites	2.67	Orange County Great Park F	Preservation		Base: Preservati	30	70	93	Vacant	Vacant	Publicly Owned	Highly Ranked S	Proximity to tran
IRVINE	former Neighborhood C	92618	591-073-22	220	146	0	0	Shortfall of Sites	10.47	Orange County Great Park F	Exclusive Agriculture		Base: Preservati	30	70	366	Vacant	Vacant	Publicly Owned	Highly Ranked S	Proximity to tran
IRVINE	former Neighborhood C	92618	591-073-23	51	34	0	0	Shortfall of Sites	2.44	Orange County Great Park F	Exclusive Agriculture		Base: Preservati	30	70	85	Non-Vacant	Paved with par	Publicly Owned	Existing high op	Highly Ranked Sc
IRVINE	former Neighborhood D	92618	591-073-19	360	240	0	0	Shortfall of Sites	17.15	Orange County Great Park F	Exclusive Agriculture		Base: Preservati	30	70	600	Non-Vacant	Paved with trai	Publicly Owned	Existing high op	Highly Ranked Sc
IRVINE	former Neighborhood D	92618	591-121-01	7	5	0	0	Shortfall of Sites	0.36	Orange County Great Park F	Exclusive Agriculture		Base: Preservati	30	70	12	Vacant	Vacant	Publicly Owned	Highly Ranked S	Proximity to tran
IRVINE	100-acre County (approximately 108-acres per Cou	92618	580-765-04	720	480	0	0	Shortfall of Sites	34.3	Orange County Great Park F	Institutional		Base: Conservat	30	70	1200	Vacant	Vacant	Publicly Owned	Highly Ranked S	Proximity to tran
IRVINE	100-acre County (approximately 108-acres per Cou	92618	580-766-07	878	586	0	0	Shortfall of Sites	41.85	Orange County Great Park F	Institutional		Base: Conservat	30	70	1464	Vacant	Vacant	Publicly Owned	Highly Ranked S	Proximity to tran
IRVINE	100-acre County (approximately 108-acres per Cou	92618	580-766-01	422	281	0	0	Shortfall of Sites	20.11	Orange County Great Park F	Institutional		Base: Conservat	30	70	703	Vacant	Vacant	Publicly Owned	Highly Ranked S	Proximity to tran
IRVINE	100-acre County (approximately 108-acres per Cou	92618	580-766-04	91	60	0	0	Shortfall of Sites	4.33	Orange County Great Park F	Institutional		Base: Conservat	30	70	151	Vacant	Vacant	Publicly Owned	Highly Ranked S	Proximity to tran
IRVINE	Northeast corner of Lambert Rd & Irvine Blvd	92618	591-181-04	0	0	400	0	Shortfall of Sites	121.41	Portola Springs PA6	Conservation Open Space Reserve		Base: Conservat	30	70	400	Vacant	University Res	Estimated 400 u	Highly Ranked School District	
IRVINE	Northeast corner of Bosque & Irvine Blvd	92618	591-181-02					Shortfall of Sites	69.83	Portola Springs PA6	Conservation Open Space Reserve		Base: Conservat	30	70	0	Vacant	University Res	Estimated 400 u	Highly Ranked School District	
IRVINE	Northeast corner of Lambert Rd & Irvine Blvd	92618	591-181-01					Shortfall of Sites	0.73	Portola Springs PA6	Conservation Open Space Reserve		Base: Conservat	30	70	0	Vacant	University Res	Estimated 400 u	Highly Ranked School District	
IRVINE	Northeast corner of Lambert Rd & Irvine Blvd	92618	591-181-03					Shortfall of Sites	0.67	Portola Springs PA6	Conservation Open Space Reserve		Base: Conservat	30	70	0	Vacant	University Res	Estimated 400 u	Highly Ranked School District	

Table C: Land Use, Table Starts in A2

Zoning Designation (From Table A, Column G)	General Land Uses Allowed
LPC Regional Commercial	Commercial & Residential (25 du/ac; no max
Medium Density Residential	Medium Density Residential (0-50 du/ac)
Medium-High Density Residential	Medium-High Density Residential (0-50 du/ac
Development Reserve	1000 residential units on two separate desigr
Multi-Use	Commercial & Residential (0-50 du/ac)
Urban Commercial	Commercial & Residential (0-55 du/ac)
IBC Multi-Use	Commercial & Residential (minimum 30 du/a
Trails and Transit Oriented Development	Commercial & Residential (5-50 du/ac)