

- (5) Other information as required by the Director of Community Development.
- d. After four years from the date the application for development priority was filed and accepted as complete, if development points are not available for the project, the applicant will be notified and the project removed from the development priority list.
- e. The Director of Community Development shall keep a record of development points that are subject to allocation pursuant to the provisions of Section V.E-736.5.E. or are made available by amendment of this Section V.E-736.5. When enough development points accumulate to be allocated to the next application on the priority list, the Director of Community Development shall notify the applicant. The applicant shall have 45 days from the date of notice to file an application for a conditional use permit for development in excess of the baseline limits set forth in Sections V.E-736.5.C.1. or C.2. and have the application accepted as complete. In the event the conditional use permit is approved, the points will be allocated in accordance with the approved conditional use permit. If the conditional use permit is disapproved, the next application shall be notified, if sufficient points are available for the next applicant's project, and the next application shall then have the same opportunity to apply for a conditional use permit for the allocation of the development points.
- f. Applicants for conditional use permits not withdrawn pursuant to (a) above shall not be entitled to placement on the development priority list in accordance with the filing date of the conditional use permit but may apply for addition to the priority list in accordance with subsection (b) above. Conditional use permit applications not withdrawn shall proceed to public hearing and disposition in accordance with established City procedures. The only exception to the foregoing shall be applications for conditional use permits for development above the baseline intensity limits for which the time for acting on such applications pursuant to Government Code Section 65950 et seq. expire prior to the effective date of this ordinance. Applicants for such projects shall be entitled to apply for inclusion on the development priority list pursuant to (a) above and shall be entitled to a priority based upon the filing date of the conditional use permit even though the conditional use permit may have been withdrawn by the applicant or denied by the City due to the lack of available development points.

SECTION 6: The purpose of this amendment to the Irvine Business Complex Zoning regulations is to implement the intent of the existing provisions of such regulations.

PASSED AND ADOPTED by the City Council of the City of Irvine at an adjourned meeting held on the 25th day of June, 1985.

  
DAVID G. SILLS  
MAYOR OF THE CITY OF IRVINE

ATTEST:

  
CITY CLERK OF THE CITY OF IRVINE

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS  
CITY OF IRVINE )

I, NANCY C. LACEY, City Clerk of the City of Irvine, HEREBY DO CERTIFY that the foregoing ordinance was duly adopted at an adjourned meeting of the City Council of the City of Irvine, held on the 25th day of June, 1985, by the following roll call vote:

AYES:	5	COUNCILMEMBERS:	Agran, Baker, Miller, Wiener and Sills
NOES:	0	COUNCILMEMBERS:	None
ABSENT:	0	COUNCILMEMBERS:	None

  
CITY CLERK OF THE CITY OF IRVINE

AFFIDAVIT OF POSTING

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS  
CITY OF IRVINE )

I, Nancy C. Lacey, City Clerk of the City of Irvine, HEREBY DO CERTIFY that on the 8th day of July, 1985, I caused to have posted the foregoing true and correct copy of Ordinance No. 85-19 of the City of Irvine in the following public places in the City:

1. Bulletin Board in Walnut Village Shopping Center, Culver and Walnut, Irvine
2. Bulletin Board in University Park Shopping Center, Culver at Michelson, Irvine
3. Bulletin Board in Northwood Shopping Center, Irvine Boulevard at Yale, Irvine

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of the City Council of the City of Irvine, California, the 8th day of July, 1985.

  
CITY CLERK OF THE CITY OF IRVINE

CITY COUNCIL RESOLUTION NO. 85-70

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRVINE AMENDING CITY COUNCIL RESOLUTION 84-121 ESTABLISHING A FINAL FEE FOR FUNDING CIRCULATION IMPROVEMENTS IN THE IRVINE BUSINESS COMPLEX

WHEREAS, the City Council has adopted zoning regulations for the Irvine Business Complex (81-ZC-0060); and

WHEREAS, a Final Environmental Impact Report (81-ER-0048) was prepared and certified pursuant to the provisions of the CEQA; and

WHEREAS, a Final Supplemental Environmental Impact Report has been prepared pursuant to the requirements of the California Environmental Quality Act, Guidelines thereto, and City adopted procedures and was circulated for public review from March 15, 1985 to April 15, 1985; and

WHEREAS, following review and consideration of the FEIR as supplemented, comments received from the public both oral and written, staff responses to comments received during the public review period, and other substantial evidence in the record, the City Council has certified the adequacy, accuracy, objectivity, and completeness of the FEIR as supplemented, in adopting Resolution No. 85-68 on June 11, 1985; and

WHEREAS, one of the purposes of the zoning regulations for the Irvine Business Complex is to limit the intensity of development in the Irvine Business Complex so that traffic generated by this development is within the capacity of the circulation system serving the Irvine Business Complex; and

WHEREAS, a second purpose of the zoning regulations is to insure that improvements to the City's circulation system, needed as a result of development approvals in the Irvine Business Complex, will be provided; and

WHEREAS, a third purpose of the zoning is to prevent development in the Irvine Business Complex from becoming a financial drain on the City's resources; and

WHEREAS, in order to carry out these purposes, certain provisions have been included in the zoning regulations which must be implemented by the City Council; and

WHEREAS, these provisions include establishing final fee for construction of circulation improvements.

NOW, THEREFORE, the City Council of the City of Irvine DOES HEREBY resolve as follows:

SECTION 1: Pursuant to Sections 6 & 8 of the City of Irvine CEQA Procedures and Section 15153 and 15163 of the State Environmental Guidelines, the previous EIR for the Irvine Business Complex as revised by the Supplemental EIR has been prepared, certified and considered which adequately addresses the general environmental setting of the proposed project, its significant environmental impacts, and the alternatives and

mitigation measures related to each significant environmental effect for the proposed project. The City Council, having final approval authority over this project, has reviewed and considered the information contained in the previous environmental impact as revised by the supplemental report prior to approval of this project.

SECTION 2: Changes or alterations have been incorporated into the project which mitigate or avoid certain of the significant environmental effects thereof. Pursuant to Sections 15091 and 15092 of the State CEQA Guidelines, all significant environmental effects and corresponding mitigation measures together with the requisite findings and facts related thereto have been comprehensively set forth in Exhibit A, which is incorporated herein by reference as though specifically set forth herein. Conditions have been adopted as part of this project which incorporate all of the mitigation measures identified in the EIR.

SECTION 3: The benefits of the project have been balanced and considered against its possible unavoidable environmental risks and against the project alternatives identified in the final environmental impact report and those benefits are found to be overriding, all as set forth in Exhibit A.

SECTION 4: Section 1(b) of City Council Resolution 84-121 is hereby amended to read as follows:

- a. Boundaries of the final fee district: All property within the Irvine Business Complex, as shown in Exhibit 1 (attached hereto and incorporated herein by this reference), is included in the final fee district.
- b. Final fee schedule: The zoning ordinance for the Irvine Business Complex divides the area-wide improvements needed into two groups: 1) those which would bring the current circulation system (as of the date the Irvine Business Complex zoning was adopted) up to that required under the original IC-west zoning i.e., "A" group; and 2) improvements required for the Irvine Business Complex Zoning i.e., "B" group.

The list of improvements in the "A" group and "B" group shall be as shown in Exhibit 2 (attached hereto and incorporated herein by this reference). The "A" rate shall be \$1.05 per development point; and the "B" rate shall be \$2.10 per development point with the following exception:

The following projects which had site design approved prior to the adoption of the Irvine Business Complex zoning ordinances shall pay circulation fees at the following rate: The "A" rate shall be \$.71 per development point; and the "B" rate shall be \$1.10 per development point. This reduced rate shall only apply to the square footage shown on these approved site designs and shall continue to apply even if changes in project or applicant names occur or revisions to the site designs listed are necessitated by final site layouts or designs by means of revised site designs, conditional use permits or other means provided for in City ordinances.

<u>Applicant</u>	<u>Site Design Numbers of Projects</u>
Koll	80-SD-0632, 80-SD-0720, 80-SD-0743, 81-SD-0829
Douglas	81-SD-0832
Trammel-Crow	81-SD-0867, 81-SD-0873
Carter	81-SD-0846
Irvine Company	79-SD-0449, 79-SD-0502

The "A" and "B" rate shall be adjusted upward to reflect the California Construction Price Index as of April 1, 1985 (Long Beach Index). All rates are subject to escalation based on the California Construction Price Index as of April 1, 1985. This rate shall be adjusted on an annual basis.

- c. **Applicability of final fee:** The requirement to pay fees for circulation improvements shall apply to any project in the Irvine Business Complex for which building permits are issued after the effective date of the zoning ordinance, July 22, 1982. This provision applies to permits for new structures, additions, and conversion of buildings from one use to another. The method used for calculating how much a specific project must pay in fees for circulation improvements shall be as stated in the Irvine Business Complex Zoning Ordinance, using the "A" and "B" rates stated in Section 2.b of this resolution.

In cases where an existing structure is located on the site of a proposed project, and this structure is being demolished, credit can be granted for the building square footage being removed for the purpose of calculating fee as specified in Section 736.6H of the Irvine Business Complex ordinance. In cases where an existing building is being converted from one use to a different use, the square footage in the building shall be translated into development points based upon existing use and based upon the proposed uses. These two amounts shall be compared. If the new uses result in a higher number of development points, then fees shall be paid only on a difference in the number of points.

- d. **Payment of the final fee:** The fee shall be paid at the time of issuance of the first building permits.

In cases where the developer has bonded or provided surety for fees due prior to adoption of this fee resolution (June 11, 1985), the Director of Community Development shall adjust the amount owed to reflect the final fee schedule and the total amount shall be paid to the City within six (6) months of the adoption of this resolution (December 11, 1985), or issuance of certificates of use and occupancy permit, whichever comes first.

- e. **Prioritization of Circulation Improvements:** The Technical Advisory Committee will prepare a report to the Irvine Business Complex Task Force on an annual basis. This report will make recommendations on prioritizing the circulation improvements to be built within the upcoming five year period. The report shall incorporate the latest information on projected development, traffic volumes and anticipated fee revenues. The Irvine Business Complex Task Force shall evaluate this report and make recommendations on the prioritization of improvements to the Transportation Commission and Planning Commission for final review and approval by the City Council.

- f. Credit for the construction of area wide circulation improvements: The value of circulation improvements constructed by a developer may be credited against the amount of final fees due if the Transportation Commission determines that it is desirable for the area wide improvements to be constructed in conjunction with the development of the project. The applicant shall then submit an estimate of the construction cost for each improvement they propose to construct. The Manager of Transportation Services shall verify the estimated construction costs, or if they disagree with the applicant's estimate, the applicant shall revise it. Credit shall only be approved for improvements that are identified as being funded by the final fee (see Exhibit 2 to this resolution).

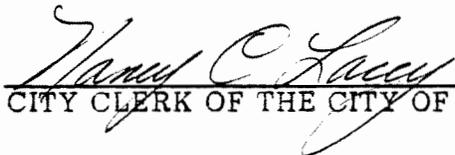
Funds spent by a developer on area wide circulation improvements, identified in Exhibit 2, that were required by the zoning regulations adopted under zone change 80-ZC-0055 or 80-ZC-0057, are eligible for credit towards fees imposed by the Irvine Business Complex zoning regulations on development of these sites.

- g. Credit for the dedication of right-of-way: The value of any land dedicated for the construction of improvements identified as being funded by the final fee may be credited against the amount of final fees due if it is determined by the Transportation Commission it is desirable for the area-wide improvement to be constructed in conjunction with the development project. The value of the dedicated land shall be determined by an independent third party appraisal. This appraisal shall be paid for by the applicant.

PASSED AND ADOPTED by the City Council of the City of Irvine at an adjourned meeting held on the 11th day of June, 1985.

\_\_\_\_\_  
DAVID G. SILLS  
MAYOR OF THE CITY OF IRVINE

ATTEST:

  
\_\_\_\_\_  
CITY CLERK OF THE CITY OF IRVINE

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS  
CITY OF IRVINE )

I, NANCY C. LACEY, City Clerk of the City of Irvine, HEREBY DO CERTIFY that the foregoing resolution was duly adopted at an adjourned meeting of the City Council of the City of Irvine, held on the 11th day of June, 1985, by the following roll call vote:

AYES:	5	COUNCILMEMBERS:	Agran, Baker, Miller, Wiener and Sills
NOES:	0	COUNCILMEMBERS:	None
ABSENT:	0	COUNCILMEMBERS:	None

  
CITY CLERK OF THE CITY OF IRVINE

FINDINGS OF FACT AND A STATEMENT OF OVERRIDING  
CONSIDERATIONS PERTAINING TO THE CITY COUNCIL'S  
ADOPTION OF A FINAL FEE AND CIRCULATION IMPROVEMENT  
LIST FOR THE IRVINE BUSINESS COMPLEX AND GENERAL PLAN  
AMENDMENT (85-GP-0032) INCLUDING CERTAIN OF THESE  
IMPROVEMENTS WITHIN THE CIRCULATION ELEMENT OF  
THE GENERAL PLAN

It is the policy of the State of California and the City of Irvine, as provided in the provisions of the California Environmental Quality Act of 1970, as amended, and the provisions of Title XIV, California Administrative Code, Guidelines for Implementation of the California Environmental Quality Act of 1970 (hereinafter "CEQA" and "Guidelines," respectively), that the City shall not approve a project unless any significant environmental effects of the project have been reduced to an "acceptable level" within the meaning of Sections 15091 and 15093 of the Guidelines.

The City is proposing the enactment of a circulation improvement fee and establishment of circulation improvement list for the Irvine Business Complex as required by the adopted zoning regulations for IBC; and

A Final Environmental Impact Report (81-ER-0048) has been prepared and supplemented (84-ER-0065) pursuant to the requirements of the California Environmental Quality Act, Guidelines thereto, and City adopted procedures.

Following review and consideration of the FEIR, comments received from the public both oral and written, staff responses to comments received during the public review period, and other substantial evidence in the record, the City Council has certified the adequacy, accuracy, objectivity, and completeness of the FEIR in adopting Resolution No. 85-68 on June 11, 1985.

Section 21081 of CEQA and Sections 15091 of the Guidelines require that the City Council make one or more of the following findings in approving a project for which a FEIR has been completed identifying one or more significant effects of the project, along with statements of fact supporting each finding:

FINDING 1 - Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the FEIR.

FINDING 2 - Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

FINDING 3 - Specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the FEIR.

Section 15093 (a) of the Guidelines requires the City Council to balance the benefits of a proposed project against its unavoidable environmental risks in determining whether to approve the project.

EXHIBIT A

Section 15093 (b) requires, where the decision of the City Council allows the occurrence of significant effects which are identified in the FEIR but are not at least substantially mitigated, the City must state in writing the reasons to support this action based on the FEIR or other information in the record.

Based upon is review and consideration of the FEIR and other substantial evidence in the record, the City Council of the City of Irvine has made the following findings pursuant to Section 15091 of the CEQA Guidelines:

1. Findings and facts in support of findings for significant environmental effects associated with the development of IBC. The FEIR prepared for IBC discusses all potential impacts associated with the buildout of IBC based upon currently available information and projections for the future. The environmental issues evaluated, and the mitigation measures adopted both by the present action and by previous approvals to reduce the effects of the project are set forth in Attachment 1, which is hereby incorporated in this document. After incorporation if all feasible mitigation measures noted in Attachment 1, the City Council has found that the following significant effects associated with the development contemplated for IBC are unavoidable:

The following arterials and intersections are projected to be over capacity at full development of the Complex. The FEIR has determined that the cause of these overcapacity conditions is the result of several factors beyond development solely within IBC.

#### Arterials

- a. Redhill Avenue - North of Alton Parkway
- b. Myford Avenue - North of Irvine Center Drive
- c. Jamboree Extension - Barranca to Irvine Center Drive
- d. Jamboree Road - Alton to Barranca, and I-405 to Main Street
- e. MacArthur Boulevard - I-405 to Main, and Michelson to I-405
- f. Harvard Avenue - Michelson to Main, and Irvine Center Drive to Walnut
- g. Culver Drive - I-405 to Main Street

#### Intersections

- a. Redhill at Barranca/Dyer
- b. Jamboree at Barranca
- c. Jamboree at Alton
- d. MacArthur at Main

Circulation improvements in the form of overcrossings have been identified in the FEIR as potential mitigation for the several intersections, among these are the intersections at Jamboree/Alton and Redhill/Barranca. After considering intersection improvements at these locations, the City Council has determined not to include them in the final list of improvements because of specific economic and aesthetic considerations. Table P of the FEIR (Supplement EIR page 67) shows the results of the cost benefit analysis for the proposed overcrossings. This analysis concludes that the Jamboree/Alton overcrossing is not cost effective (-\$200,000) on an annual basis. It also shows that of the remaining overcrossings with a positive cost ratios, the Redhill/Barranca overcrossing is the lowest (+\$200,000). Such cost savings are not considered sufficient to offset the negative visual aspects of the proposal, as discussed on pages 28-34 of the FEIR, even after implementation of

measures designed to improve the visual character of these structures. Therefore, the City Council has determined that these two overcrossings are infeasible based upon their cost and/or their overall environmental effects, and have not been included within the final circulation improvement list.

2. Statement of Overriding Considerations. The City Council of the City of Irvine has found that the mitigation measures identified in FEIR and summarized in Attachment 1, will when implemented, mitigate or substantially reduce all significant impacts discussed in the FEIR. Nonetheless, the City Council of the City of Irvine has also found that certain significant environmental effects of the project are unavoidable even after the incorporation of all feasible mitigation measures with the exception of those listed above. For such effects, the City Council has balanced the benefits of the proposed project against such unavoidable environmental risks in determining whether or not to approve IBC. In this regard, the City Council hereby finds that all feasible mitigation measures with the exception of those listed above as identified in the FEIR and Attachment 1 have been and will be implemented with the project, and that any remaining significant unavoidable effects are acceptable due to the following specific economic, social and other considerations, based upon the facts set forth above, in the FEIR, and in the public record of the consideration of this project:

1. The project provides for the best utilization of the land;
2. The project's environmental effects represent a reduction over those associated with the previous planned community district regulations for IBC (IIC-West);
3. The project will allow continued growth of employment opportunities adjacent to largely existing residential areas in southeast Orange County;
4. The project and associated mitigation measures will establish a process for the long-term systematic review of the local circulation system, its operation and needs;
5. The project will establish a system for funding local and area wide circulation system improvements (as currently proposed);
6. The project recognizes and directs support of a study, by the City of Irvine and surrounding communities, of the area wide system and its needs;
7. The project establishes new opportunities for the construction of housing near employment within the Irvine Business Complex, and provides development incentives, especially for units priced in the affordable range.

Any of the foregoing specific economic, social and other considerations constitute benefits of the completion of IBC sufficient to outweigh the public costs and unavoidable significant impacts caused by the project as described in the FEIR.

IRVINE BUSINESS COMPLEX  
MITIGATION MATRIX

EIR ISSUE	MITIGATION MEASURES	SOURCE	IM
LAND USE	1. Amend General Plan Land Use Element	FEIR	GP
	2. Amend Planned Community Regulations	FEIR	Zon 198
	3. Require conditional use permits for residential development in the mixed use district	FEIR	Zon
	4. Prohibit industrial and commercial activities injurious to health, safety, or welfare of persons residing or working in the Complex	FEIR	Zon
	5. Replant materials removed during roadway widening projects within remaining landscape strip.	SEIR	Imp
	6. Texture and landscape vertical walls of overcrossings	SEIR	Imp
WATER RESOURCES	7. Require erosion control plans.	FEIR	IBC Sta
	8. Require compliance with the Grading Ordinance	FEIR	UBC
	9. Prohibit discharge of industrial wastes	FEIR	Mur Sec
	10. Require submittal of drainage plans	FEIR	Sub
	11. Control fertilizers/pesticides and irrigation runoff	FEIR	Lar
	12. Require routine maintenance of Parking lots and streets.	FEIR	IBC Sta
TRAFFIC & CIRCULATION	13. Circulation improvements listed in FEIR, Table I. (As revised by the improvements under measure 20)	FEIR	Int
	14. Establish an IBC Circulation Improvement Program for local and areawide circulation improvements	FEIR	IBC Ter Rev

Notes: FEIR - IBC Final EIR Certified June 8, 1982  
SEIR - IBC Supplemental EIR

ATTACHMENT 1

RESOLUTION NO. 8570

IRVINE BUSINESS COMPLEX  
MITIGATION MATRIX  
(Cont.)

EIR	ISSUE	MITIGATION MEASURES	SOURCE	IMPL
		15. Implement a Traffic Signal Improvement Program	FEIR	Ten
		16. Conduct an areawide traffic study with other public agencies	FEIR	Co w/a
		17. Implement a Sidewalk Improvement Program for IBC	FEIR	Dev
		18. Park-N-Ride Projects	FEIR	Ir
		19. Public Transit Transfer Terminal Projects	FEIR	O.C
		20. Circulation improvements listed in SEIR Table M	SEIR	Fin
AIR QUALITY		21. Implement dust control measures	FEIR	IBC Sta Per
		22. Support Air Quality Management Plan measures	FEIR	Co sup mea
		23. Housing near employment centers	FEIR	Zon
		24. AQMD approval of pollution generating equipment	FEIR	AQM
NOISE		25. Restrict hours of construction activities	FEIR	Noi
		26. Additional restrictions on activities within 1000' of existing residents	FEIR	CUP
		27. Acoustical reports required for residential uses to assure compliance with City noise standards	FEIR	Gen Sta Ord
		28. Aircraft noise notification statements required for residential uses	FEIR	Ten
		29. Continued enforcement of City's Noise Ordinance	FEIR	Noi
		30. Careful review of residential CUP's for Noise considerations	FEIR	CUP

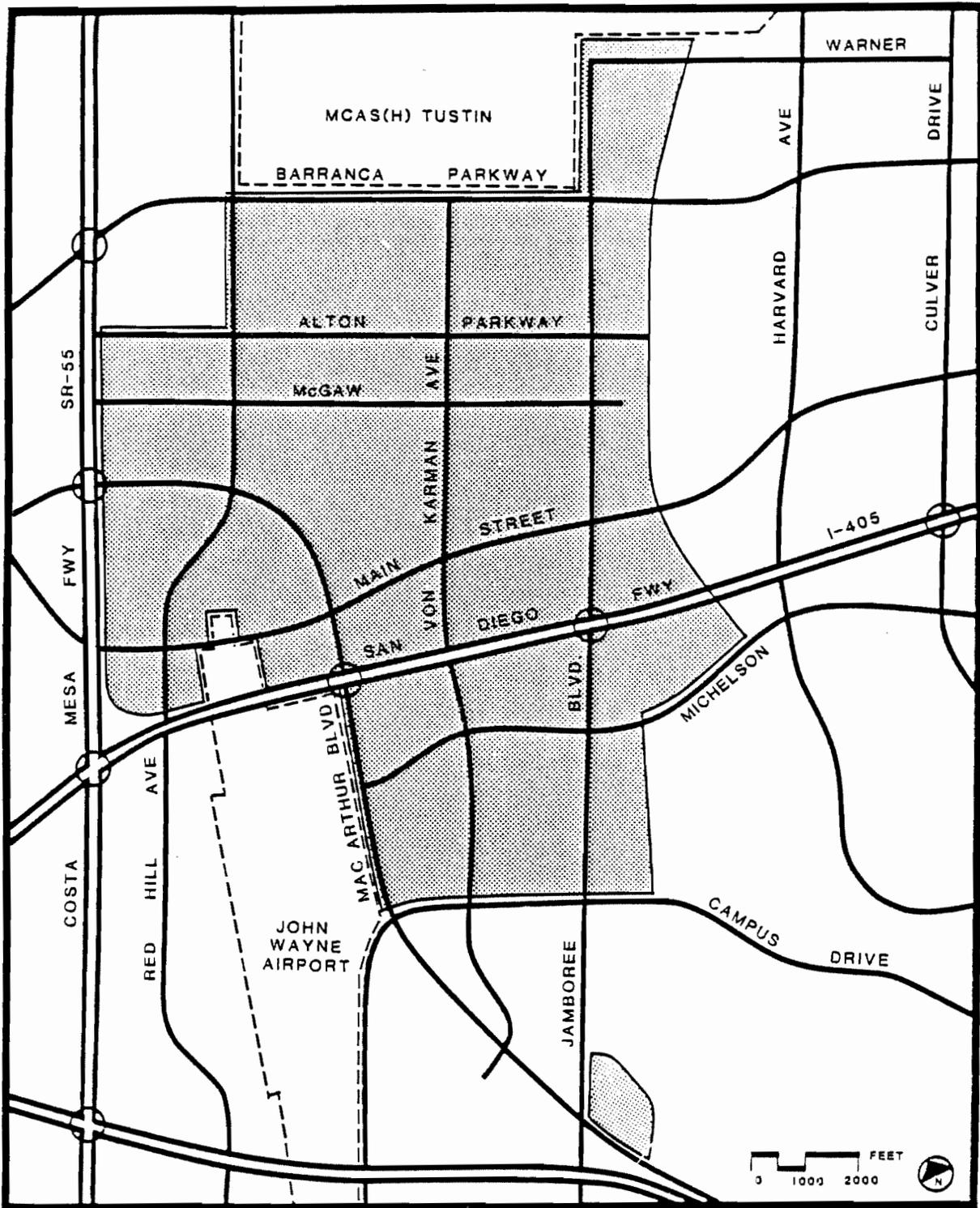
Notes: FEIR - IBC Final EIR Certified June 8, 1982  
SEIR - IBC Supplemental EIR



IRVINE BUSINESS COMPLEX  
MITIGATION MATRIX  
(Cont.)

EIR ISSUE	MITIGATION MEASURES	SOURCE	IMPL
Electrical & Natural Gas:	43. Require consultation with the City's crime prevention unit	FEIR	Ten Des
	Refer to measures listed under "Energy"		
Water & Sewers:	44. Continue annual evaluation of potable water availability	FEIR	Cit
	45. Continue requiring homebuyers be supplied water conservation information	FEIR	Ten
	46. Continue to require water and sewer line installation in accordance with applicable regulations	FEIR	Imp Rev
	47. Encourage use of reclaimed water	FEIR	Cit
	48. Implement water conservation measures for landscaping	FEIR	Lan
Schools:	49. Consider requiring school districts to certify availability of facilities as part of CUP approval	FEIR	CUP
	50. Investigate transferring students to Irvine Schools	FEIR	Cit
	51. Consider establishing satellite schools as part of large residential projects	FEIR	Cit
	52. Require residential developers to ensure transportation for students	FEIR	CUP
Housing:	53. Require 15% of all new units be affordable	FEIR	Sp Sta
	54. Provide office development bonus for development residential units	FEIR	Zon
	55. Continue implementation of the City's Housing Element	FEIR	Cit

Notes: FEIR - IBC Final EIR Certified June 8, 1982  
SEIR - IBC Supplemental EIR



IRVINE BUSINESS COMPLEX - VICINITY MAP  
 CITY OF IRVINE

EXHIBIT 1

RESOLUTION NO. 85 70

IMPROVEMENTS TO BE FUNDED BY THE  
FINAL FEE

A. Group Improvements

- Widen Red Hill Ave. to six lanes overcrossing I-405	2.1
- Construct four lanes Alton Ave./S.R. 55 overcrossing	1.1
- Add third westbound through lane on Barranca Pkwy. between Jamboree Blvd. and Red Hill Ave.	1.2
- Realign and construct Barranca Pkwy. to four lanes from Jamboree Blvd. to Culver Dr.	.4
- Widen Michelson Dr. to four lanes between west of San Diego Creek Channel to Harvard Ave.	.5
- One third of cost to construct Jamboree Blvd. extension as a six lane expressway from I-5 to Barranca Pkwy. Grade separations at Walnut Ave., Irvine Center Dr., Barranca Pkwy., and Michelle Dr., overcrossing at Moffette Dr.	9.2
	<u>\$14.5</u> Million

B. Group Improvements

- Reconstruct interchange in Myford Rd. and I-5	.6
- Widen Walnut Ave. to six lanes between Harvard Ave. and Jamboree Blvd.	.8
- Widen Jamboree Blvd. to eight lanes between Barranca Rd. to Michelson Dr.	2.1
- Widen I-405 overcrossing at Jamboree Blvd. to eight lanes	1.1
- Extend Armstrong Ave. to MacArthur Blvd.	.6
- Widen MacArthur Blvd. to eight lanes between S.R. 55 and Douglas Ave.	4.9

NOTE: Cost Chargeable to  
IBC (in \$ million).  
Cost Estimates as of  
April 1, 1985

- Widen MacArthur Blvd. overcrossing I-405 to eight lanes 1.6
- Widen Von Karman Ave. to six lanes between Main St. and Michelson Dr. 3.9
- Add fourth through lanes on westbound and eastbound Barranca Pkwy./Dyer Rd. from S.R.. 55 through Jamboree Blvd. Move bike trail to off-street, north side of Barranca Rd. between Jamboree Blvd. and Red Hill Ave. 6.9
- Widen Main St. to six lanes between Sunflower Ave. and Harvard Ave. 7.0
- Widen Barranca Pkwy. from four to six lanes between Harvard Ave. and Culver Dr. 1.0
- Widen Alton Ave. from four lanes to six lanes between Jamboree Blvd. and Culver Dr. 1.8
- Two-thirds of cost to construct Jamboree Blvd. extension as a six lane expressway from I-5 to Barranca Pkwy. Grade separations at Walnut Ave., Irvine Center Dr., Barranca Pkwy., and Michelle Dr., overcrossing at Moffette Dr. 18.3

**"CONCEPT" MITIGATION MEASURES**

- Intersection Improvements 2.0
- Transportation Management Program, Administration, and Planning Studies 2.0
- Reserve for I-405 Access Improvements 7.5
- Landscaping for Arterials in IBC 2.0
- \*Construct intersection improvements at Jamboree Blvd. and Main St. 6.0

\$70.1  
Million

TOTAL "A" AND "B" GROUP

= \$84.6  
Million

**\*NOTE: This improvement is not approved as a grade separation but as intersection improvement beyond the improvements identified as conditions of approval on conditional use permits. In the event a grade separation is required at this intersection the funding will be in place for the project.**