

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

WHEREAS, the City Council of the City of Irvine has determined that an opportunity exists to establish significant open space areas for the benefit of the citizens of the City of Irvine and, with the cooperation of the major landowner, to achieve public ownership of significant portions of that open space by transferring development opportunities from these open space areas to other areas which can better accommodate development in exchange for the transfer of the open space to the public; and

WHEREAS, the City Council has determined that such a major issue ought to be subject to the electoral process and has therefore submitted this resolution directing the amendments of the Conservation and Open Space Element and Land Use Element of the Irvine General Plan to the voters of the City of Irvine for their approval.

THE PEOPLE OF THE CITY OF IRVINE HEREBY RESOLVE AS FOLLOWS:

Section 1. Purposes and Intent

It is the intent of this resolution that the City of Irvine establish a program to implement and accomplish the following objectives, consistent with the following Sections of this initiative resolution, and to assure that the conservation and open space areas designated in this resolution for public ownership will be obtained through the provision of a phased dedication and compensating development opportunities program as described herein.

- a. To consolidate important conservation and open space areas into large contiguous areas that may be integrated into local and regional open space areas.
- b. To establish a network of open space spines linking the consolidated conservation and open space areas.
- c. To assure the preservation of conservation and open space areas through a phased dedication and compensating development opportunities program, acceptable to the City and the owner of the land involved, which transfers development opportunities from conservation and open space areas and consolidates them in appropriate development areas.

Section 2. Conservation and Open Space and Land Use Map Changes

The City's General Plan shall be amended to reflect the changes shown on the Conservation and Open Space and Land Use Map attached hereto as Exhibit "A".

Section 3. Conservation and Open Space General Plan Policies

The City Council shall incorporate, as a minimum, the following conservation and open space policies into the General Plan for the conservation and open spaces areas shown on Exhibit "A":

- a. Mitigation of adverse biotic habitat impacts through the programmatic enhancement of other, more significant open space resources shall be encouraged.
- b. Roads, transit related facilities, arterial highways, transportation corridors, and utilities, and other necessary infrastructure may be located in preservation areas.
- c. Prior to transfer to public ownership, agricultural uses in preservation areas shall be permitted uses.
- d. The designation of specific preservation areas and development opportunities in the Conservation and Open Space Element and Land Use Element are made to implement a planning principle of clustering development within an open space system, and special development criteria shall be adopted which allows realization of such development opportunities within hillside areas.

Section 4. Phased Dedication and Compensating Development Opportunities Program Directives

The City Council shall adopt a phased dedication and compensating development opportunities program in the General Plan in accordance with the following components.

a. Phased Dedication Program

The policies set forth in the Phased Dedication Program are to be considered integral components of both the Conservation and Open Space Element and the Land Use Element of the General Plan. The Phased Dedication Program shall integrate the Land Use and Conservation and Open Space Elements together by establishing a program which links the dedication of conservation and open space areas to the development entitlement process. The purpose of the Phased Dedication Program is to provide permanent protection of open space by means of public ownership.

With the completion of the Phased Dedication Program, all major open space preservation areas required to assure the appropriate balance of development and open space will be secured. No additional open space dedication exactions will be imposed except as ordinarily required for compliance with provisions of the City's subdivision ordinance on a project by project basis.

b. Compensating Development Opportunities Program

The City Council shall establish a Program for acquisition of conservation and open space areas by transferring development opportunities from the conservation and open space areas to appropriate development areas in the following manner:

1. Development potential in the upper Lomas de Santiago Hills reaches of the Santiago Hills (Lomas Ridge) shall be shifted to areas in the northern foothills and flatlands, and;
2. Development potential in Quail Hill (Village 16), portions of Villages 12 and 17, portions of Shady and Bommer Canyons (Village 22) and portions of the San Joaquin Marsh Area (Village 19) shall be shifted to Villages 12, 13, 17, 18, 19, 25, 26 and 33.

The Program shall be implemented consistent with the following guidelines:

1. The Program shall be the subject of an agreement between the City and the landowner prior to implementation.
2. Open space spines shall generally be dedicated in conjunction with development of adjoining lands.
3. Relatively isolated preservation areas may be dedicated in conjunction with development of adjoining lands.
4. The major preservation areas shall be incrementally dedicated in phases in conjunction with development of the development areas.

Section 5. Required City Actions in Support of the Conservation and Open Space Element and Land Use Element Amendments

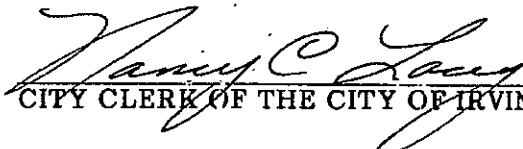
The City Council is hereby directed to take appropriate actions to assure the following:

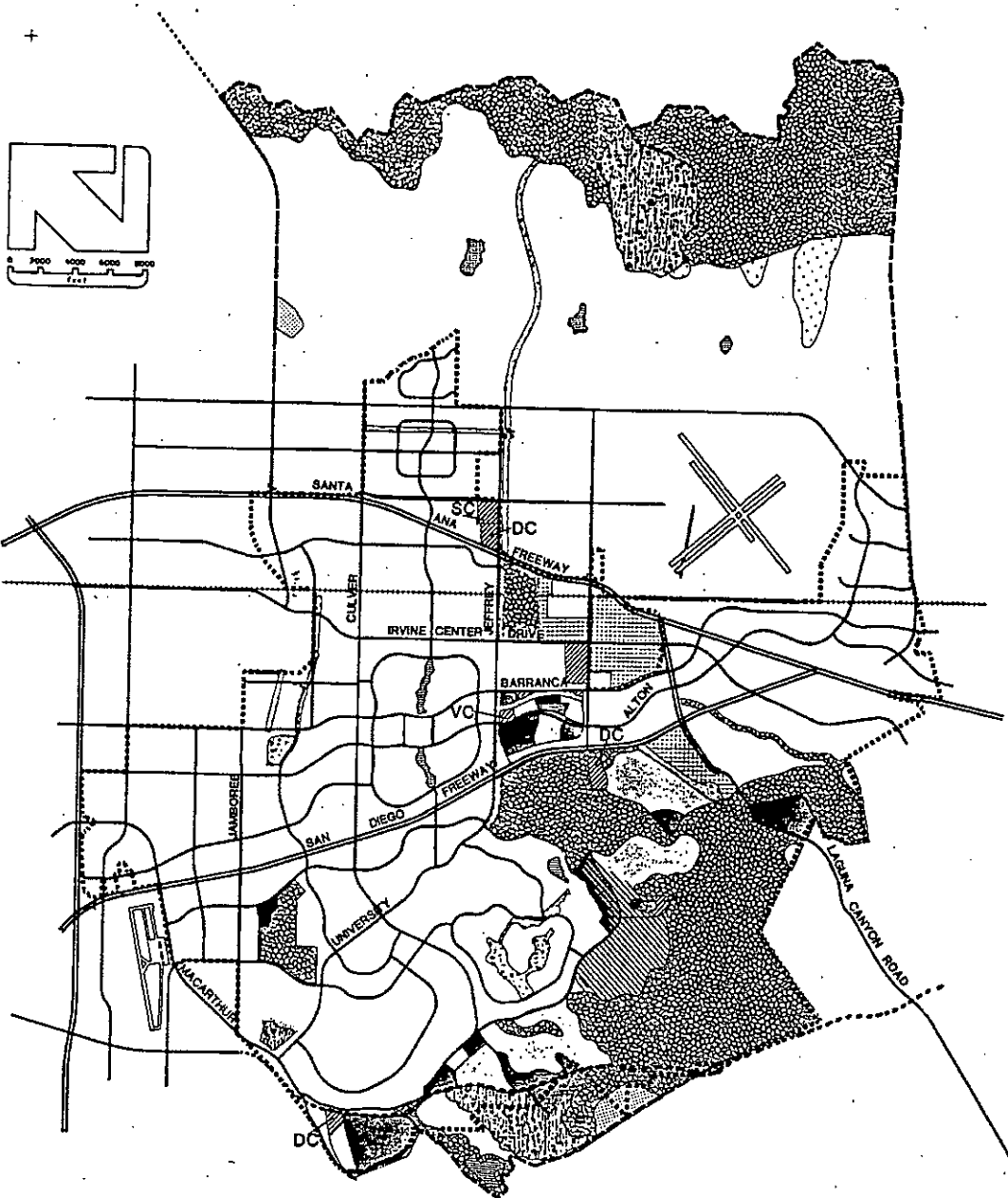
1. Amendment of any General Plan elements necessitated by this measure, by December 15, 1988.
2. Implementing and monitoring actions required to assure conformity of City zoning and subdivision ordinance with the General Plan amendments enacted pursuant to this measure shall be completed on or before June 30, 1989. These actions shall implement the phased dedication and compensating development opportunities program and revisions pursuant to the amendments of the Conservation and Open Space Element and Land Use Element.

ADOPTED by vote of the people of the City of Irvine on June 7, 1988, as certified by the Orange County Board of Supervisors on the 21st day of June, 1988.

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 adopted by the voters of the City of Irvine as an initiative measure at an election held on June 7, 1988, as certified by the Orange County Board of Supervisors on the 21st day of June, 1988, and that the Resolution became effective on June 7, 1988.


CITY CLERK OF THE CITY OF IRVINE



CONSERVATION/OPEN SPACE ELEMENT AND LAND USE ELEMENT AMENDMENTS

AMENDMENT AREAS (SHOWN AS PATTERNS):

CONSERVATION/OPEN SPACE	RESIDENTIAL	COMMERCIAL
- Preservation - Recreation - Water Bodies - Agriculture - Golf Course Overlay - Landfill Overlay	- Rural (Less than .1 DU/Acre) - Estate (0.1 to 1.0 DU/Acre) - Low (1.0 to 5 DU/Acre) - Medium (5 to 10 DU/Acre) - Medium-high (10 to 25 DU/Acre) - High (25 to 40 DU/Acre)	- VC-Village Commercial - DC-District Commercial - SC-Specialty Commercial
		- GENERAL INDUSTRIAL - MIXED USE - INSTITUTIONAL

AREAS NOT A PART OF BALLOT MEASURE (SHOWN FOR REFERENCE):

- Open Space unchanged from current General Plan.
- White areas (undesignated) are subject to uses shown on current General Plan and except for Village 33 are not a part of this measure.

NOTE: Circulation pattern is shown for reference only and is not a part of this ballot measure.