

PUBLIC HEARING – ITEM 1



REQUEST FOR COMMUNITY SERVICES COMMISSION ACTION

MEETING DATE: OCTOBER 17, 2018

TITLE: BOMMER CANYON COMMUNITY PARK CATTLE CAMP
REHABILITATION PROJECT


Director of Community Services

RECOMMENDED ACTION

1. Reopen the public hearing; receive public input.
2. Close the public hearing.
3. Commission comments and questions.
4. Adopt RESOLUTION NO. 18-11 - A RESOLUTION OF THE COMMUNITY SERVICES COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING A PARK DESIGN MODIFICATION FOR THE REHABILITATION OF THE FORMER CATTLE CAMP AREA OF BOMMER CANYON COMMUNITY PARK (00754919-PPK); LOCATED AT 11 BOMMER CANYON ROAD IN PLANNING AREA 28 (BOMMER CANYON); CIP PROJECT 371801; FILED BY THE CITY OF IRVINE COMMUNITY SERVICES DEPARTMENT

EXECUTIVE SUMMARY

This public hearing was continued from the Community Services Commission meeting held at the Las Lomas Community Center on October 3, 2018. At that meeting, the Commission received a staff presentation on the proposed rehabilitation design for the former Cattle Camp at Bommer Canyon Community Park (BCCP) and opened the public hearing to receive public testimony. A copy of the October 3, 2018 staff report is included as Attachment 1, for reference. Comments received from the public and Community Services Commission, as well as responses to those comments, are provided as Attachment 2. At staff's request, the Commission continued the item to the Community Services Commission meeting on October 17, 2018.

At the October 17 meeting, staff will request the Commission reopen the public hearing to receive any additional comments from members of the public. After closing the public hearing, staff will recommend that the Community Services Commission approve Park Design Modification (00754919-PPK) for the rehabilitation of the BCCP Cattle Camp area. A copy of the draft Resolution of Approval is provided as Attachment 3 of this report.

COMMISSION/BOARD/COMMITTEE RECOMMENDATION

At its October 3, 2018 meeting, the Community Services Commission received a staff presentation on the proposed project, opened and closed the public hearing, and continued the public hearing to its October 17, 2018 meeting for final review and approval.

The Community Services Commission has approval authority over major Park Design Modifications. Once the Commission's action is final, staff will present the project to the City Council to highlight the approved renovation design and the project development and decision-making process.

ANALYSIS

The proposed conceptual design for the Bommer Canyon Cattle Camp Rehabilitation Project reflects feedback received during the project's extensive community outreach process and review by staff from the City, Irvine Ranch Conservancy, and Orange County Fire Authority (OCFA) (Attachment 4). The proposed project constitutes replacement of existing facilities with fully accessible, pre-fabricated modular buildings in compliance with the California Building Code and Americans with Disabilities Act, and does not modify, expand, or intensify current land uses at the park. In fact, the proposed design will result in an overall reduction in structural footprint within the Cattle Camp area. Overall, the proposed design balances the objective to provide a unique, rustic recreational setting for the community while ensuring environmental preservation and increased public safety.

On October 3, 2018, City staff presented the proposed conceptual park design to the Community Services Commission at its regular meeting; the Community Services Commission then received public input and provided comments on the proposed project. A total of three Irvine residents submitted comments during the public hearing portion of the meeting. Two residents questioned whether the rehabilitated site would result in an expansion or intensification of use. One resident suggested the City request that OCFA fund any on-site fire suppression improvements using any surplus funds the City pays for participation in the OCFA. Commissioners suggested ways to further improve the project's design, and provided comments related to trail access, funding and fire protection. A summary of comments received from the public and Community Services Commission, as well as staff's responses to those comments, are provided as Attachment 2.

Staff recommends the Community Services Commission approve the proposed Park Design Modification for the Bommer Canyon Cattle Camp Rehabilitation Project.

ENVIRONMENTAL REVIEW

In coordination with the City Attorney, staff has reviewed the proposed project in compliance with California Environmental Quality Act (CEQA) Statutes and Guidelines. The proposed project is categorically exempt from the requirements of CEQA pursuant to the following: Section 15301, Class 1, Existing Facilities; Section 15302, Class 2, Replacement or Reconstruction; Section 15303; Class 3, New Construction or Conversion of Small Structures; and, Section 15304, Class 4, Minor Alterations of Land. A draft Notice of Exemption is provided as Attachment 5.

ALTERNATIVES CONSIDERED

The Community Services Commission could choose to deny or modify the proposed park design. If either alternative is selected, staff recommends that the public hearing be continued to a date certain in order to bring forward the appropriate Resolution. Please note that the approval of an alternative action may result in additional project delays, which would affect the City's ability to comply with state spending requirements associated with the HRPP grant.

FINANCIAL IMPACT

The Bommer Canyon Rehabilitation CIP project (CIP No. 371801) total approved allocation is \$2,715,000 for design and construction. A summary of expense and fund allocations for the project is as follows in the table below:

<i>BCCP Rehabilitation CIP - Current Budget</i>	
<u>EXPENSE</u>	
Preliminary Design/Planning	\$180,000
Final Design	\$335,000
Construction	<u>\$2,200,000</u>
<i>Total Project Budget Expense</i>	<i>\$2,715,000</i>
<u>FUNDING SOURCE</u>	
SDC Fees - Non-Circ	\$1,777,625
HRPP Grant	<u>\$937,375</u>
<i>Total Project Budget Funding</i>	<i>\$2,715,000</i>

Given current funding constraints and deadlines associated with the State grant, staff will follow a phased construction process consistent with the City's 10-year CIP. Future phases may be requested through the City's budget process, if needed.

REPORT PREPARED BY: Darlene Nicandro, Project Development Administrator
Kathleen Haton, Senior Planner

ATTACHMENTS

1. Community Services Commission Staff Report dated October 3, 2018
2. Comments Received at October 3, 2018 Community Services Commission Meeting
3. Community Services Commission Resolution No. 18-11 recommending approval of a park design modification for the rehabilitation of the former cattle camp area of Bommer Canyon Community Park (00754919-PPK)
4. Draft Conceptual Design
5. Notice of Exemption

cc: Darin Loughrey, Manager, Parks and Recreation



REQUEST FOR COMMUNITY SERVICES COMMISSION ACTION

MEETING DATE: OCTOBER 3, 2018

TITLE: BOMMER CANYON COMMUNITY PARK CATTLE CAMP
REHABILITATION PROJECT

Director of Community Services

RECOMMENDED ACTION

1. Receive staff report.
2. Open the public hearing, receive public input.
3. Close the public hearing.
4. Commission comments and questions.
5. Continue the public hearing to the Community Services Commission meeting on October 17, 2018.

EXECUTIVE SUMMARY

The City of Irvine Parks Master Plan, adopted by the City Council in June 2017, prioritized Bommer Canyon Community Park (BCCP) as the City's first rehabilitation project due to the park's popularity within the community, age of the facilities and importance as a gateway to the southern open space preservation area.

In accordance with the City's adopted purchasing policies and procedures, in February 2018, the City retained RJM Design Group to develop a conceptual design for rehabilitation of the former Irvine Ranch Cattle Camp (Cattle Camp) portion of the park, which is actively used for events and programming. In order to proceed with final design and construction, a Park Design Modification is required per Zoning Ordinance Section 2-22-10, and is subject to approval by the Community Services Commission.

Given the project scope and the site's popularity, and further facilitate transparency, staff has scheduled this item for two Community Services Commission meetings on October 3 and October 17, 2018. The October 3, 2018 Community Services Commission meeting will be held at the Las Lomas Community Center to provide a convenient opportunity for neighboring communities to comment on the proposed project through a formal public hearing. No formal action from the Commission is required at the October 3 meeting. The October 17, 2018 meeting includes the continuation of a public hearing, final consideration, and action.

COMMISSION/BOARD/COMMITTEE RECOMMENDATION

The Community Services Commission has approval authority over major Park Design Modifications. Once the Commission's action is final, staff will present the project to the City Council to highlight the approved renovation design and the project development and decision-making process.

ANALYSIS

Background

BCCP is located in the heart of the City's southern open space preservation area, approximately 1.2 miles off Shady Canyon Drive in Planning Area 28 (see Attachment 1, Vicinity Map). Built in 1967, then deeded to the City in 1982, the 15-acre community park contains land that once served as a rest area for ranch hands, known as the former Cattle Camp. Today, the approximate three-acre Cattle Camp is one of Irvine's most popular rental facilities. Covered by a lush sycamore canopy, the Cattle Camp provides a unique rustic setting for special events including, but not limited to, parties, company picnics, weddings, family reunions and campouts. The City and Irvine Ranch Conservancy (IRC) also hold recreation classes, summer day camps and docent led hikes throughout the park.

The site currently consists of a "Chuck Wagon" food service building, Drink Pavilion, trailer for staff offices, storage units, stage area, picnic tables, fire ring, barbeque spit and play/activity area. Two portable restrooms and hand washing stations are located on site, behind the stage; however, additional facilities for larger events are sometimes required to accommodate the event size. A copy of the existing Cattle Camp layout is provided as Attachment 2, for reference.

The Cattle Camp is in need of rehabilitation due to the park's age and preservation challenges. While BCCP is beloved for its location and rustic character, it is the City's oldest park with portable structures placed throughout the site in an ad-hoc fashion. According to a 2005 Facility Condition Analysis, such issues include aged structures that are not compliant with building codes; insect and rodent issues; lack of utilities (i.e., sewer, electric, etc.); accessibility limitations; and, limited availability due to logistic capabilities and inclement weather (see Attachment 3, Bommer Canyon Facility Condition Analysis). During events, such as weddings and family celebrations, visitors have access to minimal on-site portable restroom facilities, which are unattractive and problematic. In response to these factors, the Cattle Camp quickly emerged as a top priority for rehabilitation in the City. This project will update Cattle Camp facilities to a quality that is reflective of the City's established standard of care for all Irvine parks.

In June 2017, the City Council approved the Parks Master Plan, which provides guidance for development of Irvine's public parks. The Parks Master Plan highlighted BCCP as a key site for rehabilitation due to its popularity, age, and condition of the park's facilities. Within the 2017-18 and 2018-19 fiscal year budgets, the City Council approved funding for a Capital Improvement Program (CIP) project to rehabilitate BCCP (CIP No. 371801). In addition, the

City applied for and received a \$937,375-grant through the State of California's Housing-related Parks Program (HRPP) with a deadline to expend funds no later than June 30, 2019.

RJM Design Group prepared a conceptual rehabilitation design for the Cattle Camp area and it is ready for review. Zoning Ordinance Sections 2-22-10.C (Modifications to park designs and existing parks) and 2-22-5.C (Approval authority) require processing a park rehabilitation project of this nature as a Major Modification to an existing Park Design, which is subject to the review and approval of the Community Services Commission. BCCP is a popular park site that is beloved by the community. The Cattle Camp is located in the center of preserved open space covered under the Southern Subregion Natural Communities Conservation Plan. For these reasons, the City is processing the rehabilitation design as a Major Modification to an existing park.

Community Engagement

Community feedback is integral to the rehabilitation design process. Prior to developing a conceptual rehabilitation design, the project team implemented an extensive community outreach process to identify project priorities and objectives. The outreach effort utilized multiple methods of public engagement, such as a dedicated project webpage on the City's website, information booths at the City's Open Space Celebration and Wilderness Access Day events, and the establishment of a public project interest list.

On April 25, 2018, a public workshop at the Las Lomas Community Center provided the community an opportunity to provide feedback. During the event, participants provided their "vision" of the rehabilitated site, identify program needs and prioritize facility improvements for the Cattle Camp. Following the workshop, the City posted an on-line survey for a two-week period from April 26, 2018 to May 9, 2018. Over 200 individuals completed the survey. Results from the community engagement process were universal and the following themes were evident throughout the outreach process:

- Top three rehabilitation priorities: replacing aging structures; providing amenities and equipment; and, increasing access to facilities
- The project must include formal restroom facilities
- Project vision: natural; historic; ranch/farm ambiance and setting

Proposed Draft Conceptual Rehabilitation Design

The proposed draft conceptual rehabilitation design reflects the community's vision for the BCCP Cattle Camp. The design package consists of several plan sheets including site layout, landscape, surface materials, building floor plans, architectural renderings and building elevations (see Attachment 4, Draft BCCP Cattle Camp Park Design Modification). It specifically focuses on preserving existing development boundaries, enhancing utility efficiencies, updating access to park facilities and maintaining existing programs and intensity of the site.

The proposed project does not modify, expand or intensify current land uses at the park. The design actually reduces the total structural footprint and overall activity area (from approximately 3,670 s.f. to 3,430 s.f. and 2.7 acres to 2.6 acres). As part of the proposed rehabilitation design, facility will be replaced and relocated toward the northern side of the Cattle Camp, which currently consists of a vacant dirt area. This will provide park users with a full view of the sycamore grove and the attractive scenery that surrounds the adjacent creek bed. Areas of the park will interconnect through a fully ADA-accessible internal loop trail system. The existing fire ring and horseshoe areas will remain in their current location and the eastern boundary of the Cattle Camp will included a small thematic interpretive play area. Play area design will be reflective of the natural and historical roots of the park.

Replacement of all existing structures includes fully accessible, pre-fabricated modular buildings customized to mimic the existing ranch style aesthetic. Incorporated throughout the park, are repurposed elements of the existing buildings. This reconfiguration minimizes tree root impact and provides more protection to the park's existing landscape. Uses formerly provided by the Chuck Wagon and Drink Pavilion will be consolidated into a single kitchen/food/drink service building with a restroom facility surrounded by an accessible wood deck. Service to all structures will include a small access drive located along Bommer Canyon Road.

Construction of a new stage along the northwest corner of the Cattle Camp area, oriented, as it exists today, facing toward the creek bed and lush landscaping. A small building will be included at the back of the stage to house a private restroom, a "green" room and a storage room. Replacement and reorientation of picnic tables will align with the stage. Building elevations and floor plans are included in the proposed design package.

Consistent with feedback received during the community engagement process, all proposed building architecture will reflect an agriculture/farm/ranch theme, representative of the historic use of the site. The proposed design will incorporate ranch equipment and materials throughout the Cattle Camp, including a wood and cable fence that will surround the area. An internal trail constructed with decomposed granite will provide access to areas around the sycamore grove.

Installation of a native landscape throughout the park is consistent with guidelines established by the Orange County Fire Authority (OCFA) for fuel modification areas. Planting additional canopy trees (including several oak trees) in the spaces around the new structures. The sycamore grove, itself, will remain intact and protected in place. The proposed design calls for an additional 60 trees planted along the northern perimeter of the Cattle Camp to diversify the tree inventory and provide additional buffers for any residences in neighboring communities.

The proposed hardscape is decomposed granite and gravel for use along vehicular drives. The stage, facility service area and accessible parking spaces will be constructed on pads consisting of natina-reactive concrete with color treatment to imitate a natural, organic look. Similarly, the interpretive play area will include resilient surfacing designed to be consistent with the park's character.

The closest residence (in Shady Canyon) is located over 1,000 feet away from the park. The proposed project will not adversely affect residential areas near Bommer Canyon, as the park's existing uses, maintaining operations and intensity after the rehabilitation is complete. In addition, planting new trees and other landscape along the boundary of the Cattle Camp and the structures will be oriented toward the San Joaquin Toll Road, away from any residential communities.

Interdepartmental and Interagency Review

The proposed draft conceptual design has undergone an extensive and collaborative review process. The City's Public Works, Building, and Water Quality teams, the IRC, and OCFA have reviewed the proposed Park Design Modification. City staff continues to work closely with OCFA staff proactively addressing fire prevention, protection, and life-safety requirements, such as a Fuel Modification Plan and Fire Access Plan, as permissible through the Central Coastal Natural Communities Conservation Plan/Habitat Conservation Plan. Staff acknowledges that the proposed project design may require refinement based upon the OCFA Fuel Modification Plan and Fire Access Plan requirements.

Next Steps

Once the Commission approves the proposed conceptual rehabilitation design, the project will enter the final design process. The Public Works Department oversees this process, which produces a set of construction drawings. These documents require approval by the City Council, and putting the project out to bid for construction. Due to the scope of the proposed project, a phased construction approach is anticipated and contingent upon available funding. Should the Community Services Commission approve the proposed conceptual design, the tentative project schedule anticipates that Phase I construction would commence by the beginning of 2019 with an understanding that the State of California's HRRP grant must be expended by June 30, 2019.

ENVIRONMENTAL REVIEW

Staff has reviewed the proposed project in compliance with California Environmental Quality Act (CEQA) procedures and guidelines and determined that the proposed project is categorically exempt from the requirements of CEQA under Sections 15301, Class 1, Existing Facilities; Section 15302, Class 2, Replacement or Reconstruction, Section 15303; Class 3, New Construction or Conversion of Small Structures; and, Section 15304, Class 4, Minor Alterations of Land.

FINANCIAL IMPACT

The Bommer Canyon Rehabilitation CIP project (CIP No. 371801) total approved allocation is \$2,715,000 for design and construction. A summary of expense and fund allocations for the project is as follows in the table below:

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<i>Total Project Budget Funding</i>	<i>\$2,715,000</i>

Given current funding constraints and deadlines associated with the State grant, staff will follow a phased construction process consistent with the City's 10-year CIP. Future phases will be requested through the City's budget process if needed.

REPORT PREPARED BY: Darlene Nicandro, Project Development Administrator
Kathleen Haton, Senior Planner

ATTACHMENTS:

1. Vicinity Map
2. Existing BCCP Cattle Camp Layout
3. Bommer Canyon Facility Condition Analysis
4. Draft BCCP Cattle Camp Park Design Modification

cc: Laurie Hoffman, Director of Community Services
Lisa Rudloff, Deputy Director of Community Services
Darin Loughrey, Manager, Parks and Recreation, Community Services

BOMMER CANYON COMMUNITY PARK REHABILITATION PROJECT
Comments Received at CSC Meeting on October 3, 2018

Reviewer	Comments	Staff Response
Kevin Trussell - CSC Chair	Introduce Prickly Pear Cactus back into the area.	Comment noted. Final landscape design will incorporate comment and focus on local, native plants.
	Consider adding a hose reel for reclaimed water to assist with fire suppression.	Comment noted. Staff will coordinate with OCFA.
	Relook at the "resilient" playground surfacing to provide a more natural look. Park standards may call for rubber surfacing but this is not a typical park.	Comment noted. Final design will incorporate comment to the extent it is compliant with current building standards.
	Provide a non-gender specific/family restroom by (1) incorporating it into the restroom building design or (2) re-designing the stage storage room to include the restroom. If additional storage space is necessary, use a portion of the drinking pavilion.	Comment noted. Architect will try to incorporate request into final design of stage.
	Restroom location needs to be re-designed so that it is no longer upwind of the eating area and kitchen.	Comment noted. Final design will reconfigure deck to incorporate request.
	Suggest applying for a CDBG grant to fund any ADA improvements as this would help minimize impacts on the general fund.	Comment noted. Staff will explore this idea as part of the CDBG Annual Plan development process.
	Repurpose sycamore, pine or oak (without cutting trees down) as bar top slabs instead of concrete counter tops in the Drink Pavilion. Using the live edge slabs will be more consistent with the park theme and building style.	Comment noted. Architect will try to incorporate request into final design of the Drink Pavilion.
	Ensure fire pits are removed from the site.	There is no proposal to replace the barbeque fire spit or underground pit as part of the rehabilitation design. These items will be removed from the site.
	Are existing water pipes sufficient?	Currently the site has access to a 2-inch water line that is sufficient to accommodate the proposed site plan, including restroom facilities. A 6-inch water pipe is required to support a new fire hydrant. The City and OCFA are exploring fire suppression options for the site as part of this project, including possible access to reclaimed water lines.

ATTACHMENT 2

BOMMER CANYON COMMUNITY PARK REHABILITATION PROJECT
Comments Received at CSC Meeting on October 3, 2018

Reviewer	Comments	Staff Response
Lauren Johnson-Norris - CSC Commissioner	Continue to look for ways to allow additional access to the Cattle Camp and Bommer trails without impacting environmental resources.	Comment will be forwarded to the Irvine Ranch Conservancy (IRC). Topic to be discussed at standing meeting between the City and IRC.
Laurie Hoffman - CS Director	Incorporate adjacencies between the Cattle Camp and trails/IRC nature walk through navigational signs. Improve signage to identify uses and facilities in Bommer Canyon.	The BCCP's sign design will be updated during the final design phase to incorporate comment. Topic to be discussed at standing meeting between the City and IRC.
Joe Kelsen - Resident	25-year resident. Members of the public like the Cattle Camp facility as it is. Mr. Kelsen was part of the committee that looked at updating the site 15 years ago and the design was the same. Does not want to see any expansion. Do not consider this site a revenue center. He would rather the City commit funds to providing more access to the trail system.	Comment noted. No expansion, reuse or use intensification is proposed as part of this rehabilitation project. This project is necessary to update facilities to current building and accessibility standards. Site is not a source of revenue for the City.
George Burns - Resident	Likes the idea of updating the site with restroom amenities. Mr. Burns read the report, looked at the plans, and inferred that this project may result in an expansion or intensification of park use. He would like the park to stay quiet, serene and natural. Do not encourage expansion.	Comment noted. No expansion, reuse or use intensification is proposed as part of this rehabilitation project. This project is necessary to update facilities to current building and accessibility standards. Site is not a source of revenue for the City.
Pat Fiero - Resident	An idea for funding a portion of the project - City Council could negotiate with OCFA to cover the cost of any fire suppression improvements at the site using the surplus funds that are provided by the City for participation in the OCFA.	Comment noted. City and OCFA staff are coordinating efforts to ensure adequate fire suppression systems are in place without impact to project feasibility or environmental agreements.

COMMUNITY SERVICES COMMISSION RESOLUTION NO. 18-11

A RESOLUTION OF THE COMMUNITY SERVICES COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING A PARK DESIGN MODIFICATION FOR THE REHABILITATION OF THE FORMER CATTLE CAMP AREA OF BOMMER CANYON COMMUNITY PARK (00754919-PPK); LOCATED AT 11 BOMMER CANYON ROAD IN PLANNING AREA 28 (BOMMER CANYON); CIP PROJECT 371801; FILED BY THE CITY OF IRVINE COMMUNITY SERVICES DEPARTMENT

WHEREAS, an application for a Park Design Modification (00754919-PPK) has been filed by the City of Irvine to allow the rehabilitation of the former Cattle Camp Area of Bommer Canyon Community Park (BCCP); and

WHEREAS, the City's General Plan Land Use Element designates the site as Open Space Preserve which allows passive, noncommercial public recreation use; and

WHEREAS, the City's Zoning Ordinance designates the site as 1.5 Recreation which allows community parks as a permitted use; and

WHEREAS, the City adopted the 2005 ISES Facility Condition Analysis Report which indicated that former Cattle Camp facilities needed to be rehabilitated to maintain recreational service levels; and

WHEREAS, the Parks Master Plan, adopted by the City Council of the City of Irvine on June 13, 2017, identified the former Cattle Camp area of Bommer Canyon Community Park as a priority rehabilitation site; and

WHEREAS, the City Council of the City of Irvine approved the former Cattle Camp rehabilitation design project as part of the FY 2017-18 Capital Improvement Program (CIP) on June 13, 2017 and expanded the CIP to include construction during the FY 2018-19 budget adoption process; and

WHEREAS, on February 5, 2018, the City retained RJM Design Group, through the City's Consultant Team Request for Proposal (RFP) process, to analyze the former Cattle Camp site, conduct community outreach and develop a conceptual design to rehabilitate the area; and

WHEREAS, the Park Design Modification is considered a "project" as defined by the California Environmental Quality Act (CEQA); and

WHEREAS, the site is identified as reserve ("existing use") as part of the Central Coastal Subregion Natural Communities Conservation Plan (NCCP); and

WHEREAS, "existing uses" in the NCCP reserve are identified as "permitted uses" within the NCCP document; and

WHEREAS, the Central Coastal NCCP's implementation document, the City of Irvine Open Space Preserve - South Recreation & Resource Management Plan (2007), designates the site as an approved existing use that may continue to be used for City Recreation/Open Space programs, group reservations and special events; and

WHEREAS, mitigation measures identified in the Central Coastal NCCP have been incorporated into the project design or have been previously applied; and

WHEREAS, a public workshop for the CIP project was held on April 25, 2018 and an on-line survey was conducted from April 26, 2018 to May 9, 2018 to solicit public feedback on the rehabilitation design; and

WHEREAS, the proposed Park Design Modification is determined to be consistent with the City's General Plan, Zoning Ordinance, Open Space Preserve - South Recreation & Resource Management Plan and the Parks Master Plan; and

WHEREAS, the Community Services Commission of the City of Irvine considered information presented by the Community Services Department and other interested parties at a duly noticed public hearing held on October 3, 2018 and October 17, 2018.

NOW, THEREFORE, the Community Services Commission of the City of Irvine DOES HEREBY RESOLVE as follows:

SECTION 1. The above recitals are true and correct and incorporated herein by this reference.

SECTION 2. Pursuant to Section 4 of the City of Irvine CEQA procedures and Article 19 of the CEQA Guidelines, it has been determined that the proposed project is categorically exempt from the requirements of CEQA under Section 15301, Class 1 (Existing Facilities), Section 15302, Class 2 (Replacement or Reconstruction), Section 15303, Class 3 (New Construction or Conversion of Small Facilities) and Section 15304, Class 4 (Minor Alterations to Land). The proposed project involves negligible or no expansion of the existing park use; involves the replacement or reconstruction of existing structures and facilities where the new structure/s will be located on the same site and will have substantially the same purpose and capacity as the original structure/s; includes small accessory structures; and, involves minor land alterations that do not involve the removal of healthy, mature or scenic trees.

SECTION 3. The findings required to be made by the Community Services Commission for the approval of a park design modification as set forth in Chapters 2-19 and 2-22 of the Zoning Ordinance have been made as follows:

- A. The proposed Park Design Modification is consistent with the approved park plan or Master Plan.

The Cattle Camp site is located within the 1.5 Recreation Zoning District where public park facilities are permitted subject to City approval. The proposed Park Design Modification is considered a modification to the original master plan for Bommer Canyon Community Park, titled the 1974 Community Level Parks.

Recreation and Cultural Facilities Master Plan. The former Cattle Camp facilities are existing uses that were established at the time the 1974 Plan was developed. Furthermore, the proposed rehabilitation implements the City adopted 2017 Parks Master Plan approved in June 2017, which establishes Bommer Canyon Community Park as the top park candidate for rehabilitation within the City's public park system. In addition, the proposed Park Design Modification implements 2005 ISES Facility Condition Analysis Report recommendations for Bommer Canyon Community Park. Design and construction of the rehabilitation project has been funded in the City's FY 2017-18 and FY 2018-19 Capital Improvement Plans. The project is consistent with and implements these master planning documents.

- B. For parks receiving park dedication credit, the proposed Park Design Modification is consistent with the park/facility standards manual.

Existing facilities did not receive park credit since the land improvements were installed prior to the development of the area. The property was deeded to the City in 1981 as part of an agreement with the City regarding the cancellation of Williamson Act agricultural preserve status for the development of Shady Canyon. Many of the original Cattle Camp buildings exist on site today. None of the facilities is compliant with the current Building Code or American with Disabilities Act (ADA) requirements. The proposed rehabilitation will bring the site and structures into conformity with these regulations. Updated facilities will undergo a Public Facilities Design Review to ensure they are constructed per City Park Design Standards.

- C. The proposed Park Design Modification is in the best interests of the public health, safety and welfare.

The proposed Park Design Modification is in the best interest of the public health, safety and welfare as it replaces dilapidated buildings and updates a site that is currently non-compliant with the City's Park and Park Facilities Standards. It also addresses safety and security issues associated with the site. It renovates the former Cattle Camp area to be consistent with current Zoning requirements and Building Codes. The proposed rehabilitation is consistent with the City's Zoning Ordinance, the southern open space preserve implementation agreement, and all park planning standards. Design and construction of all improvements and facilities will be in accordance with City standards and under City inspection and operation.

- D. The proposed Park Design Modification does not alter or affect the intent of the findings and conditions of the original project approval.

The proposed Park Design Modification does not alter or affect the intent of the findings and conditions of the original project approval. The site was developed prior to the City's incorporation. Several original structures remain on site. The Cattle Camp is in need of rehabilitation due to the park's age and preservation challenges. The proposed rehabilitation does not expand, intensify or modify the current uses at the park. It includes the replacement and reorientation of

facilities and site enhancements to make the site compliant with the Americans with Disabilities Act (ADA) requirements. The project will update the site to be consistent with the City's standards and more accessible for public use.

SECTION 4. That the Secretary to the Community Services Commission of the City of Irvine shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

SECTION 5. Based on the above findings the Community Services Commission of the City of Irvine DOES HEREBY APPROVE Park Design Modification 00754919-PPK, subject to the following conditions:

PRIOR TO THE ISSUANCE OF GRADING PERMITS

Standard Condition 2.6

SITE SPECIFIC GEOTECHNICAL STUDY

Prior to the issuance of grading permits, the applicant shall provide to the Chief Building Official a site-specific geotechnical study for each proposed structure. The geotechnical report shall be prepared by a registered civil engineer or certified engineering geologist, having competence in the field of seismic hazard evaluation and mitigation. The geotechnical report shall contain site-specific evaluations for the seismic hazard affecting the project, and shall identify portions of the project site containing seismic hazards. The report shall also identify any known off-site seismic hazards that could adversely affect the site in the event of an earthquake. The contents of the geotechnical report shall include, but shall not be limited to, the following:

- a. Project description.
- b. A description of the geologic and geotechnical conditions at the site, including an appropriate site location map.
- c. Evaluation of site-specific seismic hazards based on geological and geotechnical conditions, in accordance with current industry standards of practice.
- d. Recommendations for earthwork and construction.
- e. Name of report preparer(s), and signature(s) of a certified engineering geologist and/or registered civil engineer, having competence in the field of seismic hazard evaluation and mitigation.
- f. Include the official professional registration or certification number and license expiration date of each report preparer in the signature block of the report.

Standard Condition 2.12

WATER QUALITY - NOTICE OF INTENT

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

Standard Condition 2.13

WATER QUALITY MANAGEMENT PLAN

Prior to the issuance of preliminary or precise grading permits, the applicant shall submit to the Chief Building Official for review and approval, a Water Quality Management Plan (WQMP). The WQMP shall identify the Best Management Practices (BMPs) that will be used on the site to control predictable pollutant runoff.

Standard Condition 2.19

OPEN SPACE FUEL MODIFICATION

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

Standard Condition 2.21 (Modified)

PARK PLAYGROUND

Prior to issuance of the first precise grading plan for any park, that includes a playground, the applicant shall submit for review and obtain approval of a Playground Plan by the Director of Community Services. The playground plan shall include all information specified in the City of Irvine Parks and Park Facilities Standards, Section VII-B.3.4. The Playground Plan shall also be included within the precise grading plan and provide sufficient plan and detail information to demonstrate compliance with the accessibility standards of the California Building Code.

Standard Condition 2.22 (Modified)

PUBLIC PARK/ TRAIL FACILITY REVIEW

Prior to the issuance of a precise grading permit for a public park or trail, the applicant shall submit a Public Facility Design Review (PFDR) application to the Director of Community Development and obtain approval of the application by the Director of Community Services.

Standard Condition 2.24

SOLID WASTE RECYCLING

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

Standard Condition 2.25

DIGITAL FILES - AUTOCAD

Prior to the issuance of a grading permit, the design engineer shall submit the drawings in DXF or AutoCAD .dwg file to the City.

Condition 2.26

WILDLIFE SURVEY

Prior to the issuance of grading permits, the applicant shall conduct appropriate wildlife surveys (including coastal California 'gnatcatcher and Least Bell's Vireo) within 100 feet of the outer extent of projected soil disturbance areas. To the maximum extent practicable, no

grading of CSS habitat that is occupied by nesting gnatcatchers should occur during the breeding season (February 25 through July 15).

PRIOR TO THE ISSUANCE OF BUILDING PERMITS

Standard Condition 3.6

SITE LIGHTING REQUIREMENTS

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

- a. Electrical plan showing light fixture locations, type of light fixture, height of light fixture, and point-by-point photometric lighting analysis overlaid on the landscape plan with a tree legend. The photometric plan should only show those fixtures used to meet the Uniform Security Code requirements.
- b. Corresponding fixture cut-sheets (specifications) of those lights used to meet the Irvine Uniform Security Code.
- c. Site plan demonstrating that landscaping shall not be planted so as to obscure required light levels.
- d. Site plans that are full-scale and legible.

Standard Condition 3.7

SOLID WASTE RECYCLING

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

Standard Condition 3.11

PARK DESIGN CONSISTENCY

Prior to the issuance of a building permit for any park, the applicant shall demonstrate that all related construction plans are consistent with Park Design Modification 00754919-PPK.

Standard Condition 3.13

OPEN SPACE EDUCATION

Prior to issuance of the first building permit for a project adjacent to open space, location, design, and text for wild land interface signage shall be approved by the Director of Community Services in conjunction with the approval of the Master Landscape and Trails Plan, if any, or the Landscape Plan. The signage shall be located at all trailheads adjacent to the development. The signage shall educate users of the responsibilities associated with wild land interface and shall address relevant issues including the role of natural predators in the wild lands and how to minimize impacts of human and domestic pets on native communities and their inhabitants.

Standard Condition 3.17

EMERGENCY ACCESS PLAN

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

Standard Condition 3.20

CONSTRUCTION SITE SECURITY PLAN

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

Standard Condition 3.21

RECORD DRAWINGS - PDF & AUTOCAD

Prior to final approval of a grading, landscaping, or improvement permit, and following final inspection, the applicant shall submit to the City individual PDF files of the drawing and AutoCAD files. The permit number and the words "RECORD DRAWING" shall appear on all of the sheets.

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

Standard Condition 4.2

PLAYGROUND INSPECTION

Prior to authorization to use, occupy, and/or operate the playground, the applicant shall submit to the Chief Building Official a letter stating that the play equipment installation has been inspected by a person authorized by the manufacturer, that the equipment has been installed per manufacturer's specifications, and that it complies with minimum playground safety regulations, adopted by the State of California (CA Code of Regulations, Title 22, Division 4, Chapter 22, Article 1-4).

Standard Condition 4.9

EMERGENCY ACCESS INSPECTION

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

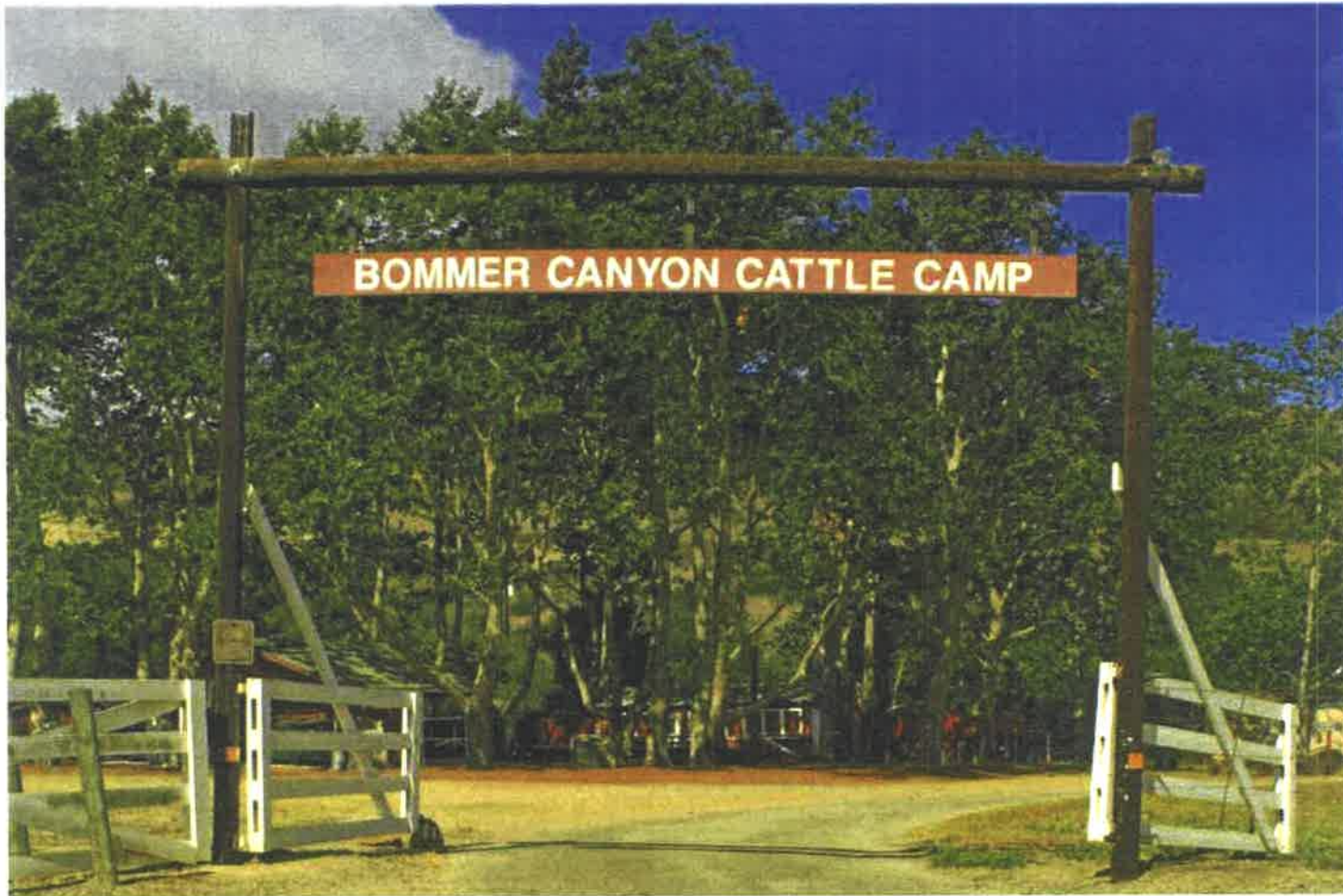
PASSED AND ADOPTED by the Community Services Commission of the City of Irvine at a regular meeting held on the 17th day of October 2018.

AYES	0	COMMISSIONERS:
NOES	0	COMMISSIONERS:
ABSENT	0	COMMISSIONERS:
ABSTAIN	0	COMMISSIONERS:

Unless an appeal is filed prior to the expiration of the fifteen (15)-day appeal period at 5:00 p.m. on Thursday, November 1, 2018, this approval shall become effective Friday, November 2, 2018.

CHAIR OF THE COMMUNITY SERVICES
COMMISSION FOR THE CITY OF IRVINE

SECRETARY



09/07/2018

BOMMER CANYON CATTLE CAMP REHABILITATION
CITY OF IRVINE, CALIFORNIA

BUILDINGS AND STRUCTURES

- 1 BOMMER CANYON WATER TOWER
- 2 BOMMER CANYON ENTRY PORTAL
- 3 CATTLE CAMP MAIN PEDESTRAIN GATE, MURAL & GARDEN PERGOLA
- ENTRANCE PLAZA
- 4 STAGE WITH GREENROOM & RESTROOM
- "NATINA" COLORED CONCRETE STAGE FLOOR/OUTDOOR CLASSROOM
- PICNIC TABLES/OUTDOOR CLASSROOM
- 5 KITCHEN / FOOD SERVICE
- WOOD DECK
- 6 DRINK PAVILION
- WOOD DECK
- 7 RESTROOMS
- WOOD DECK
- 8 PICNIC SHADE STRUCTURE ON CONCRETE PAD W/2 PICNIC TABLES EACH
- 9 TRASH ENCLOSURE WITH "NATINA" CONCRETE PAD / SERVICE YARD
- 10 STORAGE BUILDING

TRAILS

- ▲ STABILIZED DECOMPOSED GRANITE
- ▲ RELOCATED MONUMENTS
- ▲ RANCH ARTIFACTS / IMPLEMENTS FOR INTERPRETIVE PROGRAM
- ▲ INTERPRETIVE / EDUCATION SIGNS

PARKING AND CIRCULATION

- ① GRAVEL RECONFIGURED ONE-WAY DRIVE - 15' WIDE
- ② GRAVEL TURNAROUND (ONE-WAY)
- ③ GRAVEL LOADING & UNLOADING ZONE
- ④ CONCRETE ACCESSIBLE PARKING
- ⑤ GRAVEL SERVICE DRIVE

AMENITIES / FEATURES

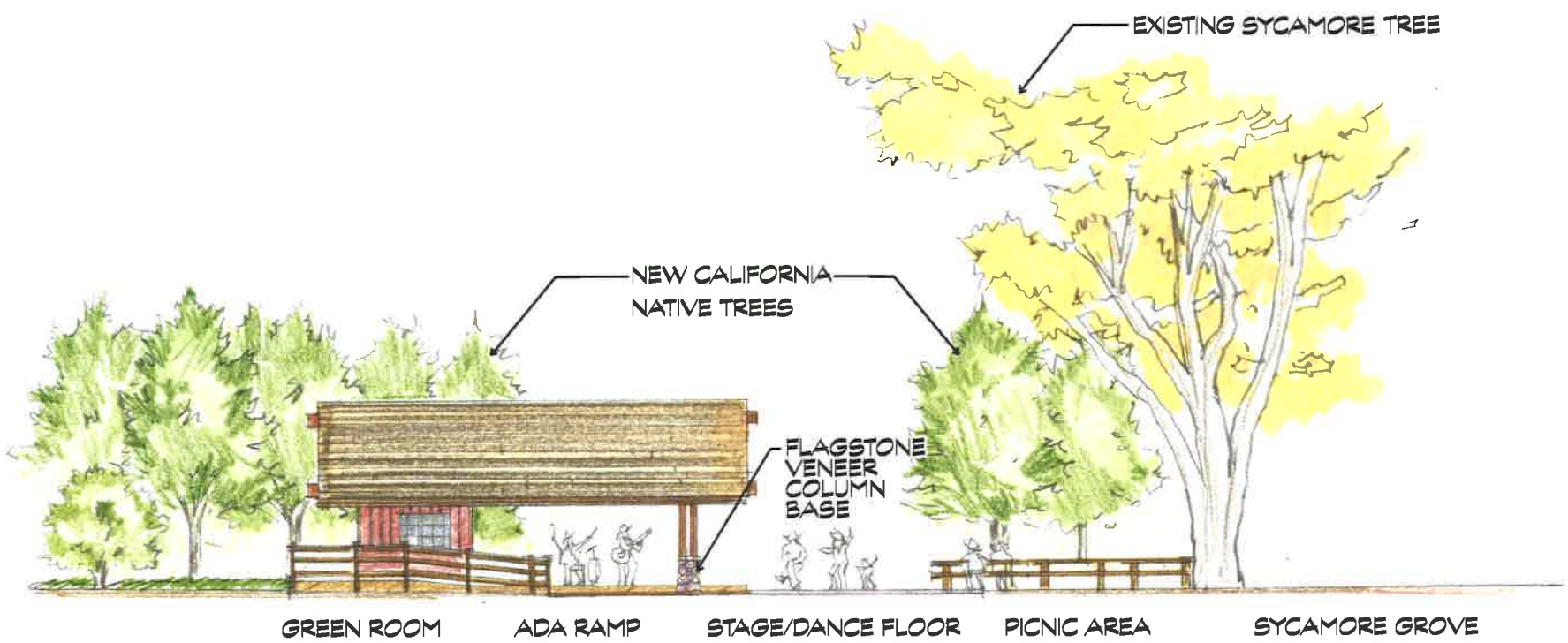
- ① CEREMONY AREA FOR OUTDOOR WEDDINGS
- ② PROGRAM AREA
- YOGA
- TAI CHI
- ③ PROGRAM AREA
- CAMPING
- STAR GAZING
- ④ FIRE RING
- ⑤ HORSE SHOES
- ⑥ THEME INTERPRETIVE PLAY
- ⑦ DRINKING FOUNTAIN
- ⑧ WOOD & CABLE FENCE
- ⑨ VEHICULAR ACCESS GATE
- ⑩ PEDESTRIAN ACCESS GATE
- ⑪ MAINTENANCE ACCESS GATE
- ⑫ WASTE AND RECYCLE RECEPTACLES -TYP.
- ⑬ PEDESTRIAN LIGHT BOLLARD -TYP.
- ⑭ PEDESTRIAN POST TOP LIGHT -TYP.
- ⑮ VEHICULAR LIGHTING -TYP.



09/07/2018

CONCEPTUAL SITE PLAN
BOMMER CANYON COMMUNITY PARK REHABILITATION
CITY OF IRVINE, CALIFORNIA

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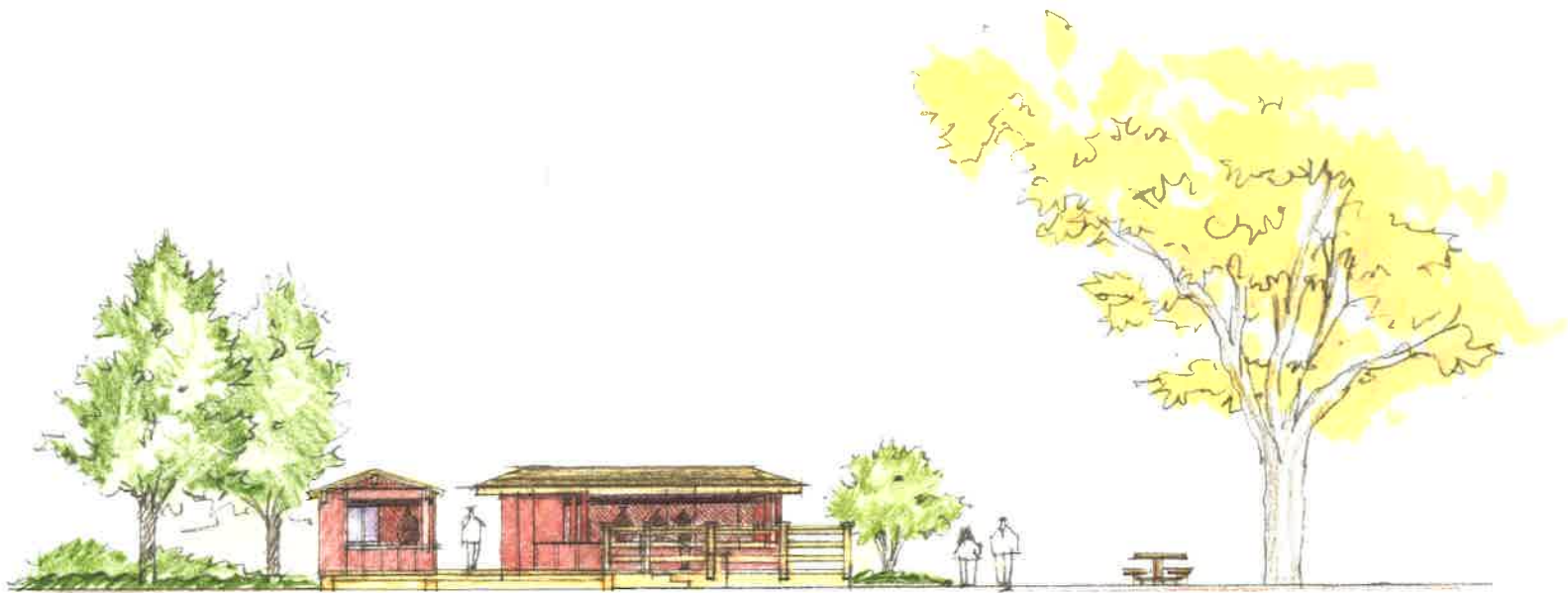


RJM DESIGN GROUP 09/07/2018



STAGE / SYCAMORE GROVE SECTION
 BOMMER CANYON COMMUNITY PARK REHABILITATION
 CITY OF IRVINE, CALIFORNIA

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KITCHEN BUILDING

DRINK PAVILION & OUTDOOR DECK

SYCAMORE GROVE



09/07/2018



KITCHEN / DRINK PAVILION SYCAMORE GROVE SECTION
BOMMER CANYON COMMUNITY PARK REHABILITATION
CITY OF IRVINE, CALIFORNIA

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TREE LEGEND	
BOTANICAL NAME	COMMON NAME
T-1	ARBUTUS MENZIESII MADROSE
T-2	CEGROD OCCIDENTALIS FOGHORN REDBUD
T-3	PLATANUS RACEMOSA CALIFORNIA SYCAMORE
T-4	QUERCUS ABRFOLIA COAST LIVE OAK
E-1	EXISTING CALIFORNIA SYCAMORE (PROTECT-IN-PLACE)
E-2	EXISTING PINE (PROTECT-IN-PLACE)
E-3	EXISTING BLUE ELDERBERRY (PROTECT-IN-PLACE)
E-4	EXISTING BRISBANE BOXCARBOOTHOOD (REMOVE)
E-5	EXISTING PILLON (PROTECT-IN-PLACE)
E-6	EXISTING SOUTHOOD (PROTECT-IN-PLACE)

PROPOSED LEGEND	
BOTANICAL NAME	COMMON NAME
CAMISSONIA CHERANTHIFOLIA	BEACH DYERWOOD FRUITWOOD
DICHELIDOSTEMMA CAPITATUM	BLUE DICKS
ERIGONUM CONCERTIFLORUM	GOLDEN YARBOND
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY
PLANTAGO OVATA	PLANTAIN
HAELLEA LUPIDA	FOOTBALL NEEDLEGRASS
HAELLEA PULCHRA	PURPLE NEEDLEGRASS
VALPA MICROSTACHYS	ZORRO ANNUAL FESCUE

SHRUB / GROUNDCOVER LEGEND	
BOTANICAL NAME	COMMON NAME
BACCHARIS PILULARIS	PIGEON POINT COYOTE BUSH (ROUND LEAF)
CELANOTHUS BLENDEDUS	POINT REDWOOD
LETOUS DOORANUS	DEERWEED
RHOIS SPECIOSUM	FLORIDA-FLYING DUTCHMAN
HETEMOMELIS ARBUTIFOLIA	TOYON
HAELLEA PULCHRA	PURPLE NEEDLEGRASS
ACRITOSTAPHYLOS UVA-URSI	BLANDBERRY
CELANOTHUS BLENDUS	HEARTS DESIRE
OPUNTIA LITTORALIS	PRICKLY PEAR
SALVIA ORESSII	AUTUMN SAGE
WOOD MULCH (6" DEPTH)	



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Natina-Reactive Concrete/Steel Color Treatment



Decomposed Granite Paving



LEGEND

- Vehicular Gravel Drive
19,750 SF
- Stabilized Decomposed Granite
"Organic Lock"
13,150 SF
- Natina-Reactive Stamped Concrete
1,700 SF
- Natina-Reactive Concrete Color Treatment
2,525 SF
- Wood Deck / Accessible Ramps
3,325 SF
- Resilient Surfacing
725 SF

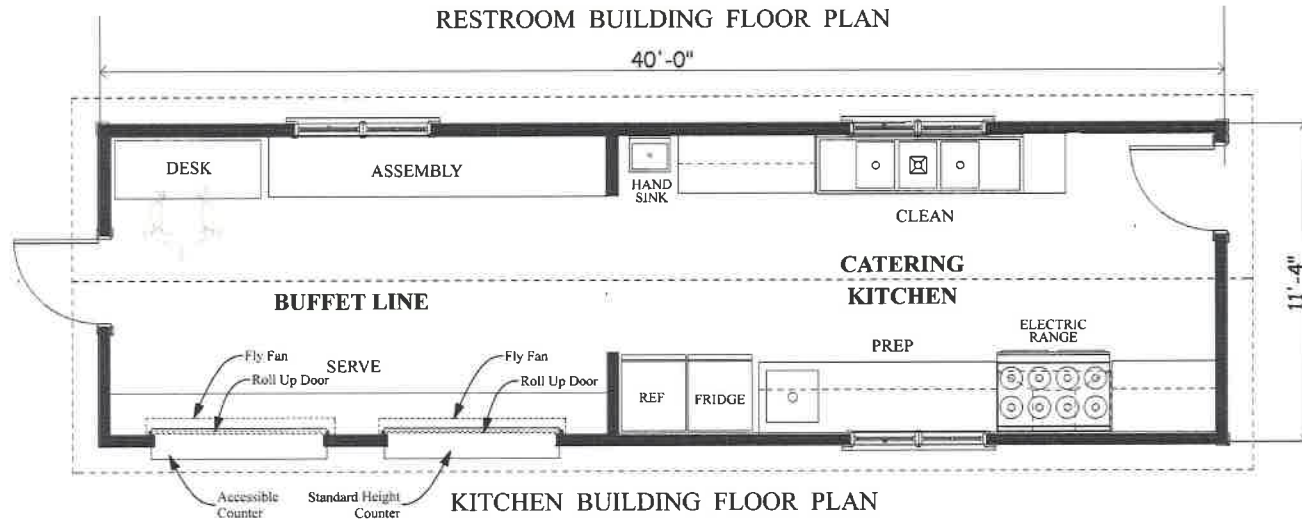
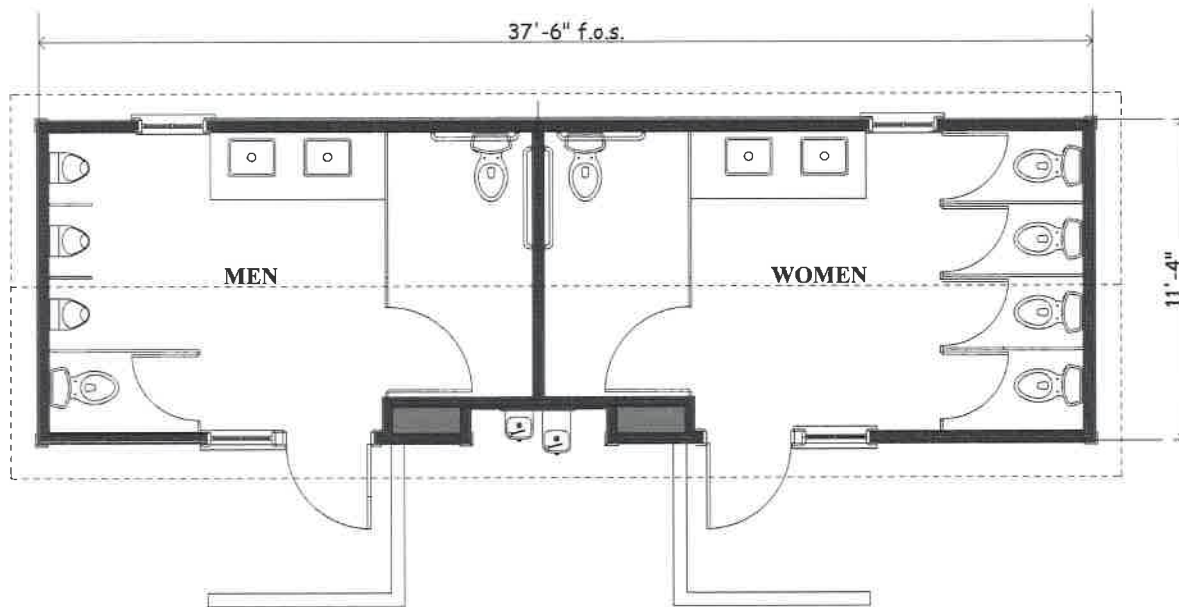
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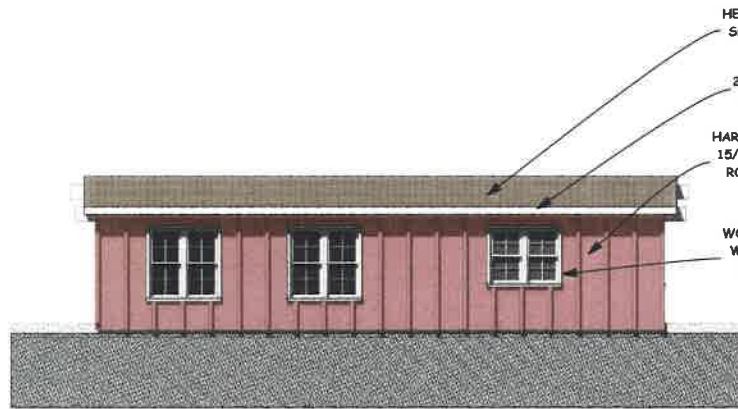


CHUCKWAGON

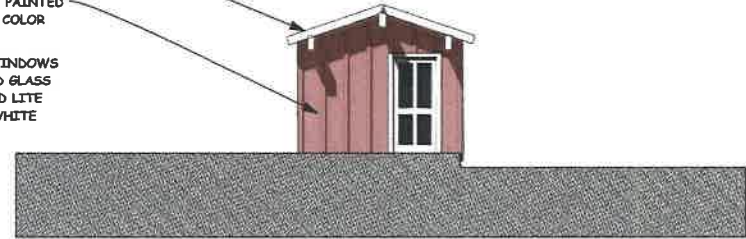
DRINK PAVILION

RESTROOMS





REAR ELEVATION



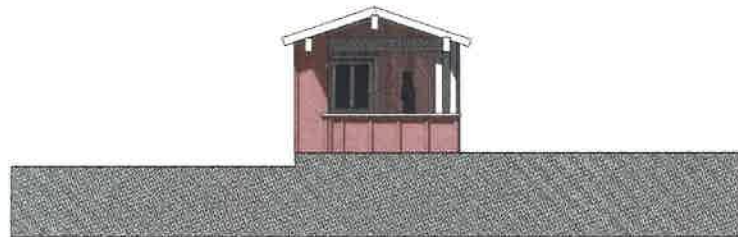
RIGHT SIDE ELEVATION

HEAVY TEXTURE COMPOSITION SHINGLE ROOF TO SIMULATE WOOD SHAKE ROOF

2 X 8 ROUGH SAWN WOOD FASCIA PAINTED WHITE

HARDY CEMENT BOARD SIDING OVER 15/32 OSB SHEATHING WITH 1 X 4 ROUGH SAWN BATTEN, PAINTED BARN RED - BROWN COLOR

WOOD DOUBLE HUNG WINDOWS WITH 1/2" LAMINATED GLASS SET IN TRUE DIVIDED LITE MULLIONS. PAINT WHITE



LEFT SIDE ELEVATION



FRONT ELEVATION

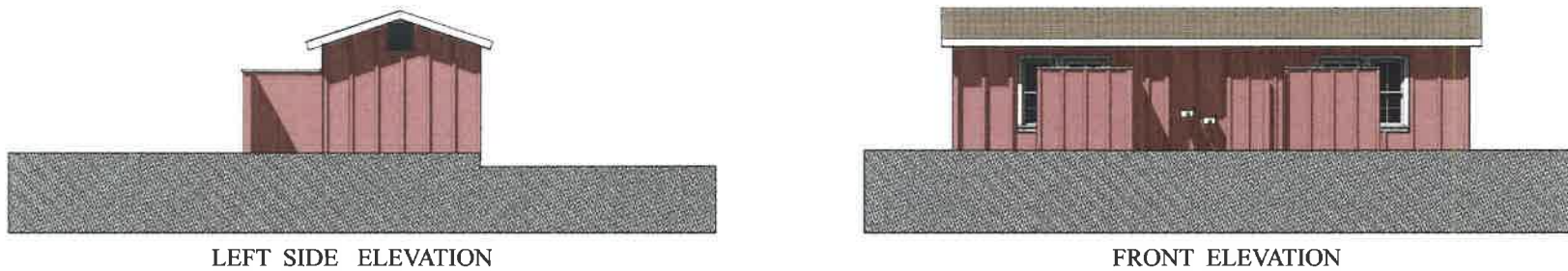
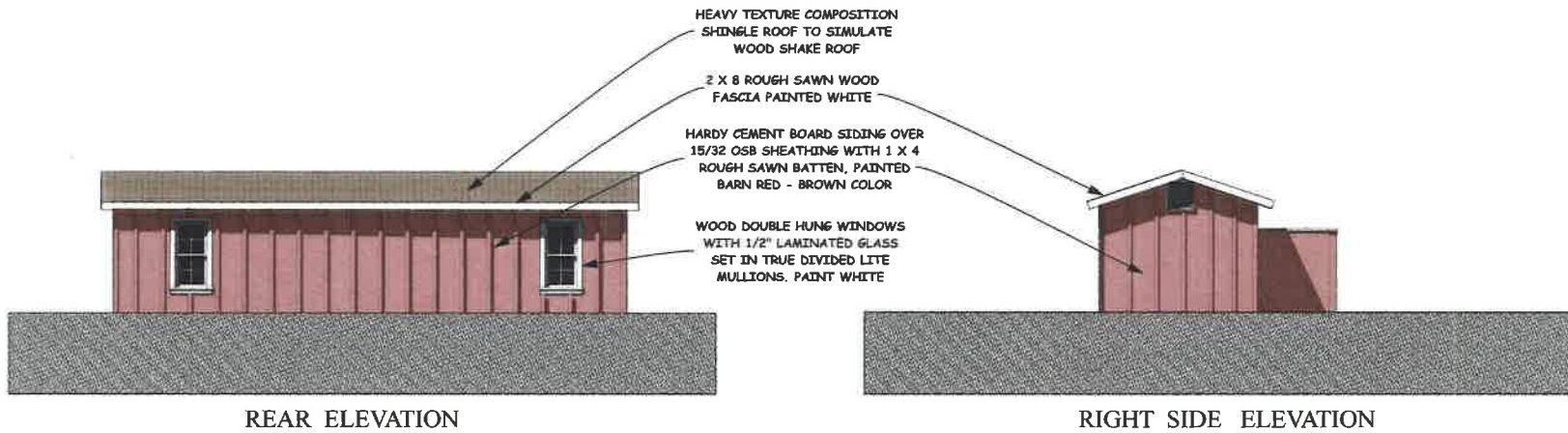


09/07/2018



KITCHEN EXTERIOR ELEVATIONS
 BOMMER CANYON COMMUNITY PARK REHABILITATION
 CITY OF IRVINE, CALIFORNIA

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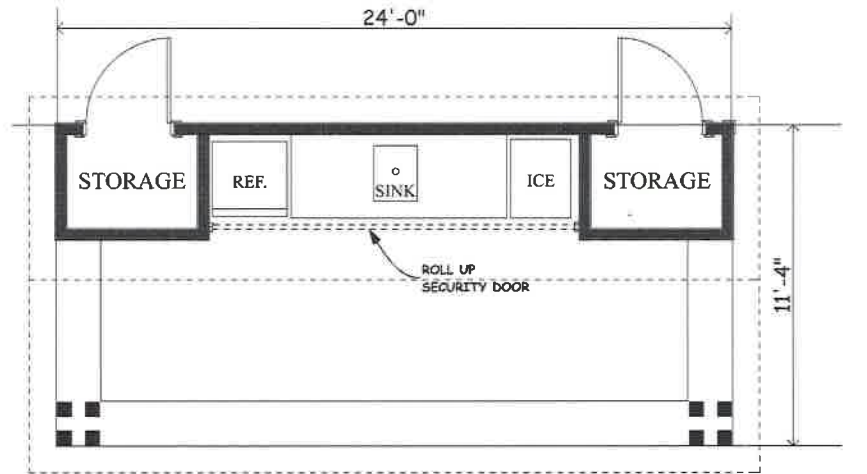
JAMES MICKALITZ ARCHITECT

RESTROOM EXTERIOR ELEVATION
 BOMMER CANYON COMMUNITY PARK REHABILITATION
 CITY OF IRVINE, CALIFORNIA

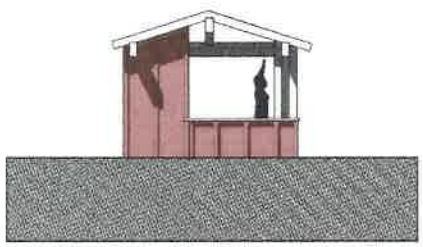
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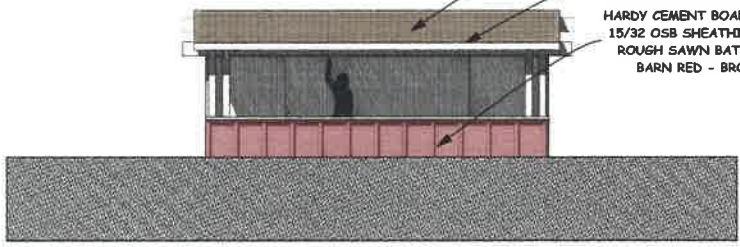
REAR ELEVATION



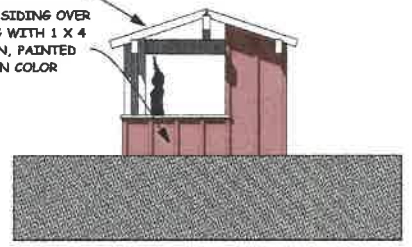
DRINK PAVILION FLOOR PLAN



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION

- HEAVY TEXTURE COMPOSITION SHINGLE ROOF TO SIMULATE WOOD SHAKE ROOF
- 2 X 8 ROUGH SAWN WOOD FASCIA PAINTED WHITE
- HARDY CEMENT BOARD SIDING OVER 15/32 OSB SHEATHING WITH 1 X 4 ROUGH SAWN BATTEN, PAINTED BARN RED - BROWN COLOR

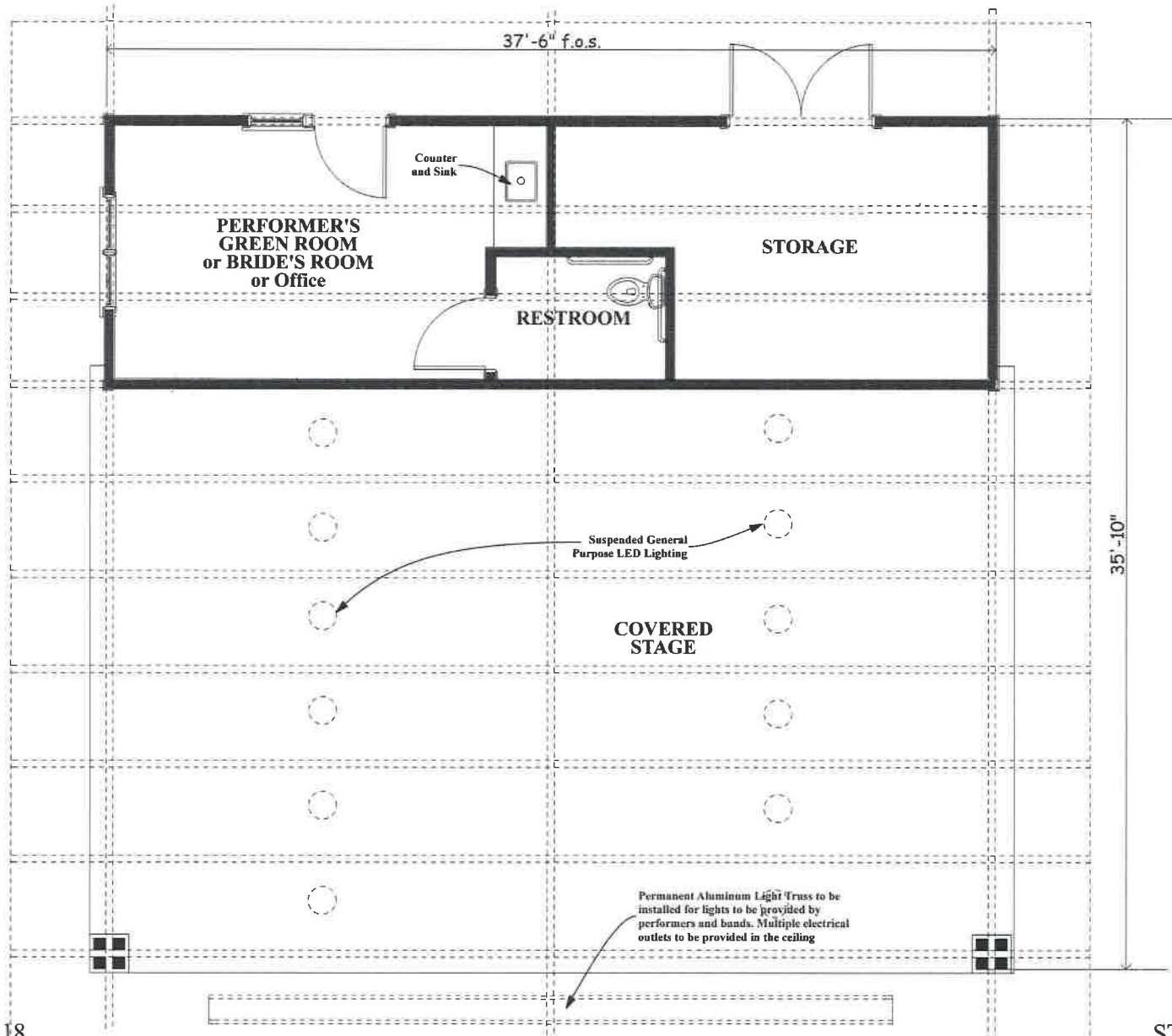


09/07/2018



DRINK PAVILION FLOOR PLAN AND ELEVATIONS
 BOMMER CANYON COMMUNITY PARK REHABILITATION
 CITY OF IRVINE, CALIFORNIA

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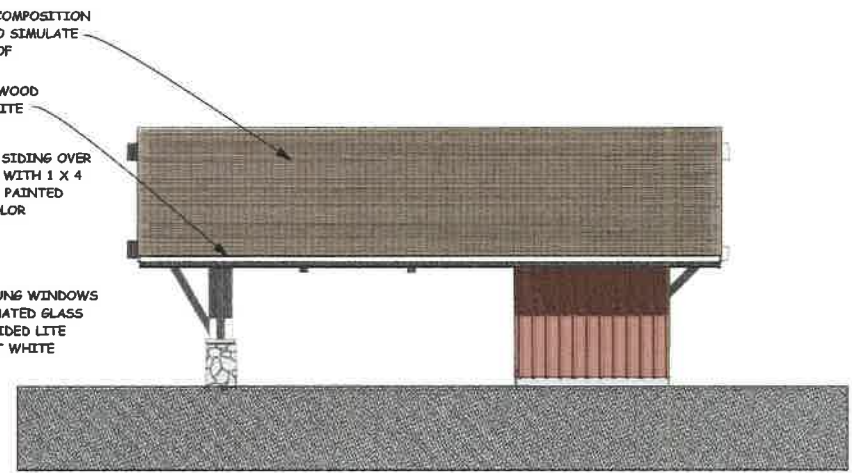
JAMES MCKAY ARCHITECT

STAGE FLOOR PLAN
BOMMER CANYON COMMUNITY PARK REHABILITATION
 CITY OF IRVINE, CALIFORNIA

PROJECT: BOMMER CANYON COMMUNITY PARK REHABILITATION, 10000 BOMMER CANYON DRIVE, IRVINE, CA 92618
 ARCHITECT: JAMES MCKAY ARCHITECT, 10000 BOMMER CANYON DRIVE, IRVINE, CA 92618
 DATE: 09/07/2018
 DRAWING NO.: 2018-09-07-01



REAR ELEVATION



RIGHT SIDE ELEVATION

HEAVY TEXTURE COMPOSITION SHINGLE ROOF TO SIMULATE WOOD SHAKE ROOF

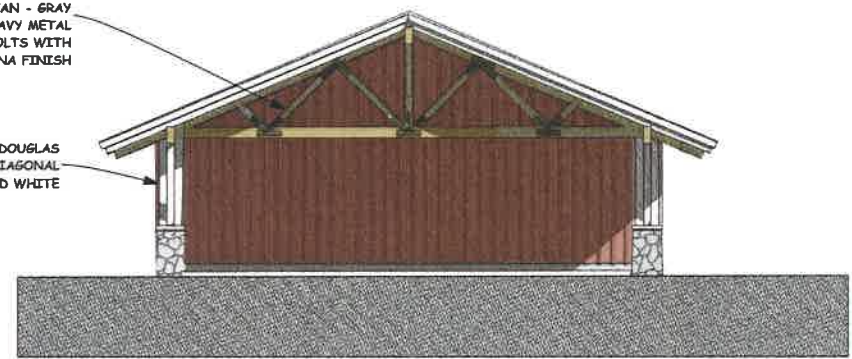
2 X 8 ROUGH SAWN WOOD FASCIA PAINTED WHITE

HARDY CEMENT BOARD SIDING OVER 15/32 OSB SHEATHING WITH 1 X 4 ROUGH SAWN BATTEN, PAINTED BARN RED - BROWN COLOR

WOOD DOUBLE HUNG WINDOWS WITH 1/2" LAMINATED GLASS SET IN TRUE DIVIDED LITE MULLIONS. PAINT WHITE



LEFT SIDE ELEVATION



FRONT ELEVATION

ROUGH SAWN DOUGLAS FIR WOOD TRUSSES WITH WEATHERED TAN - GRAY STAIN. USE HEAVY METAL BRACKETS AND BOLTS WITH DARK GRAY PATINA FINISH

6 X 6 ROUGH SAWN DOUGLAS FIR POSTS AND DIAGONAL KICKERS PAINTED WHITE



09/07/2018



JAMES MICKARTZ ARCHITECT

STAGE EXTERIOR ELEVATIONS
 BOMMER CANYON COMMUNITY PARK REHABILITATION
 CITY OF IRVINE, CALIFORNIA

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RJM



09/07/2018

JAMES MICHAEL
ARCHITECT

STAGE RENDING
BOMMER CANYON COMMUNITY PARK REHABILITATION
CITY OF IRVINE, CALIFORNIA

NOTICE OF EXEMPTION



TO: State of California
 Office of Planning & Research
 PO Box 3044
 Sacramento, CA 95812-3044

County Clerk
 County of Orange
 PO Box 238
 Santa Ana, CA 92702

FROM: City of Irvine
 Community Services Department
 PO Box 19575
 Irvine, CA 92623-9575
Attn: Darlene Nicandro
Project Development Administrator
949-724-7462

Subject: Filing of **Notice of Exemption** in compliance with Section 15062 of the Public Resources Code.

Project Title and File No.: Park Design Modification for Bommer Canyon Community Park Cattle Camp (File No. 00754919-PPK)

Project Location: The project is located in the City of Irvine, County of Orange, at 11 Bommer Canyon Road, Irvine, CA 92603

Project Description: The project is a Park Design Modification to rehabilitate Bommer Canyon Community Park Cattle Camp area including replacement and reorientation of structures, utilities and other landscape enhancements

Approving Public Agency: City of Irvine
 Community Services Department
 PO Box 19575
 Irvine, CA 92623-9575

Applicant: Ms. Darlene Nicandro
 City of Irvine
 Community Services Department
 P.O. Box 19575
 Irvine, CA 92623-9575

Exempt Status:
 (check one)

- Ministerial (Section 21080(b)(1); 15268)
- Declared Emergency (Section 21080(b)(3); 15269(a))
- Emergency Project (Section 21080(b)(4); 15269(b)(c))
- Statutory Exemption: Identify Code Number: _____
- Categorical Exemption: Section 15301, Class 1 for "Existing Facilities;" Section 15302, Class 2 for "Replacement or Reconstruction;" Section 15303, Class 3 for "New Construction or Conversion of Small Structures;" and, Section 15304, Class 4 for "Minor Alterations of Land."

Reasons Why Project Is Exempt:

Pursuant to Section 4 of the City of Irvine CEQA procedures and Article 19 of the State of California Environmental Quality Act (CEQA) Guidelines, it has been determined that the proposed project has been found to be categorically exempt from the requirements of CEQA as it is an existing facility, rehabilitation does not change use or intensity, structures are being replaced as deferred maintenance and site is being updated to be compliant with ADA accessibility requirements.

Darlene Nicandro, Project Development Administrator

October 17, 2018


Name and Title

Signature

Date

Date received for filing at OPR:

FORM 45-02 (Rev. 10/2006)



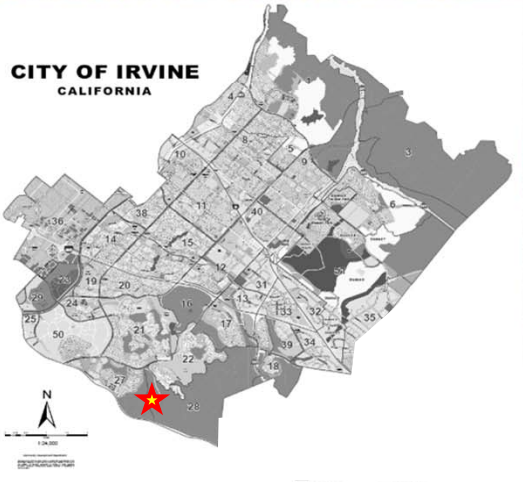
Bommer Canyon Community Park Cattle Camp Rehabilitation Draft Conceptual Design

Community Services Commission
October 17, 2018

CITY OF IRVINE



BOMMER CANYON COMMUNITY PARK (15 ACRES)



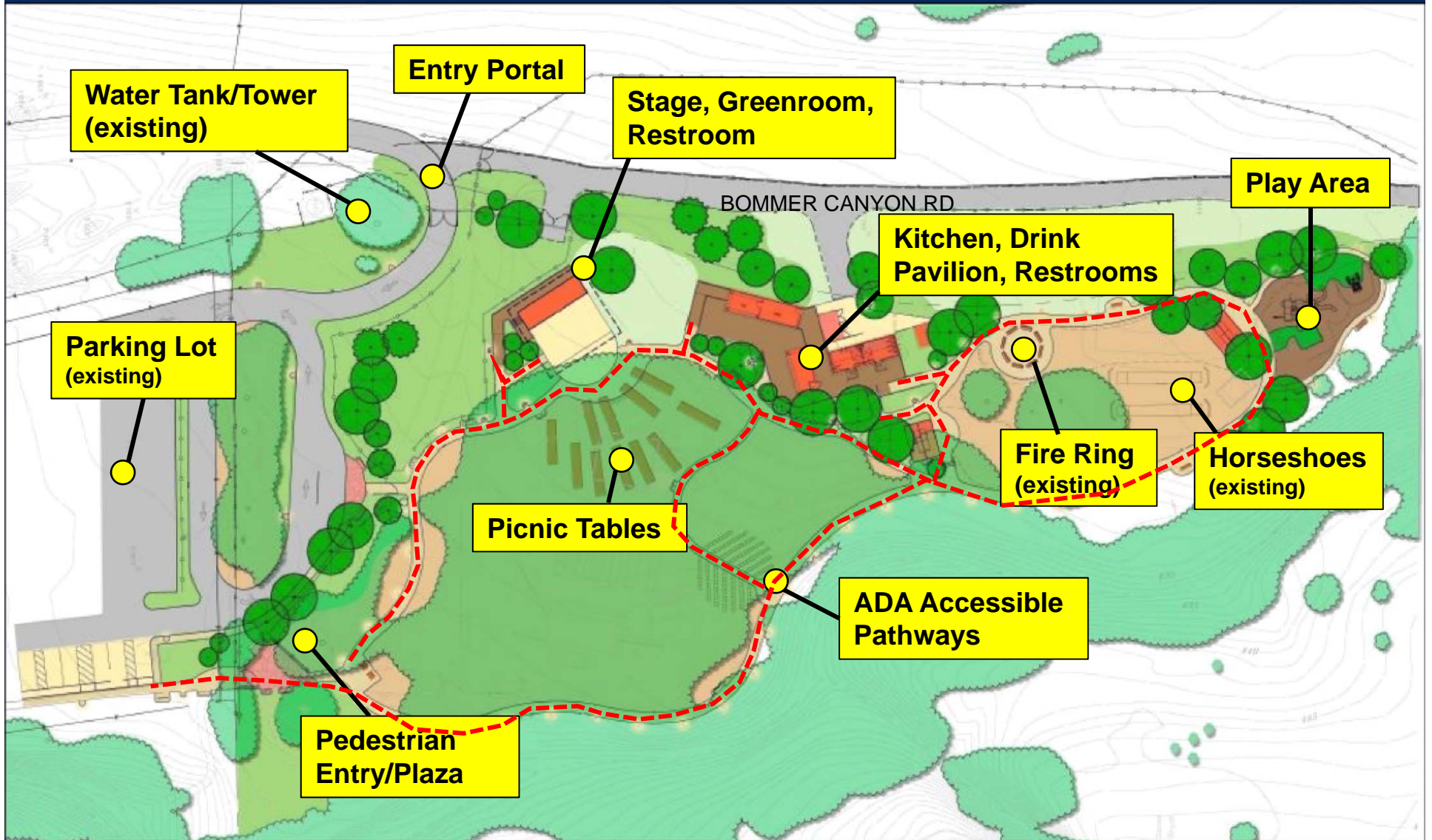
CITY OF IRVINE

FORMER IRVINE RANCH CATTLE CAMP (3 acres)

Existing Conditions



PROPOSED CONCEPTUAL DESIGN



OCTOBER 3RD CSC MEETING COMMENTS

Attachment 2 to Staff Report

Commenter	Comment Issue Areas
Irvine Residents (3)	<ul style="list-style-type: none">• Questioned whether project would result in expansion or intensification of use• Suggested that Orange County Fire Authority fund any additional on-site fire suppression improvements
CSC Commissioners	Suggested ways to further improve the project's design, and provided comments related to trail access, funding and fire protection



STAFF RECOMMENDATION

1. Reopen public hearing; receive input
2. Close public hearing
3. Commission comments and questions
4. Adopt Community Services Commission Resolution No. 18-11 Approving a Park Design Modification for the Rehabilitation of the Former Cattle Camp Area of Bommer Canyon Community Park (00754919-PPK)





COMMUNITY SERVICES COMMISSION

Bommer

REQUEST TO SPEAK

FOR RECORDING SECRETARY USE ONLY

TIME SUBMITTED _____

ITEM NO. _____

MEETING DATE CHECK APPROPRIATE BOX Bommer

Oct 17 2018

AGENDIZED ITEM 1 PUBLIC COMMENT

AGENDA TITLE OR SUBJECT TO BE ADDRESSED

BOMMER

NAME

SCOTT HANSEN

ORGANIZATION/GROUP AFFILIATION

RESIDENT OF TURTLE ROCK

PHONE* (Optional)

949-400-6553

ADDRESS* (Optional)

19431 Sierra Santo Irvine CA 92603

EMAIL* (Optional)

SCOTT.HANSEN@VikingipLaw.com

REGISTERED WITH THE CITY OF IRVINE AS A LOBBYIST?

YES If YES, provide name of lobbyist and client(s) representing:

NO

If you desire to speak before the Commission/Committee, complete one form for each item to be addressed and return to the Recording Secretary. Public Comment on all items (including Consent Calendar, Committee Business and the Public Comment portion of the agenda) is limited to three (3) minutes each, unless further time is granted by the presiding officer. NOTE: Completing this form is voluntary unless you are a lobbyist representing a client in the City of Irvine pursuant to Irvine Municipal Code Section 1-7-101 through 1-7-110. This form is intended to assist the Chair in ensuring that all persons wishing to address the Commission/Committee are recognized and names of speakers are accurately reflected in the record.

The personal information marked with an asterisk (*) on this form will be utilized by the City for the specific and limited purpose of future City correspondence regarding the agenda title(s) or subject(s) on which you have requested to speak. Pursuant to Measure S, an initiative ordinance passed by City voters in 2008, such personal information will be kept confidential unless you expressly indicate to us otherwise or unless compelled by a court order to disclose it.

From: Bruno Dacquay <BDacquay1@cox.net>
Sent: Tuesday, October 16, 2018 10:31 AM
To: 'dnicandro@cityofirvine.org.' <dnicandro@cityofirvine.org.>
Cc: Soha Vazirnia <sohavaz@gmail.com>
Subject: Boomer Canyon

Hello, I am a resident of Turtle Ridge and was a Turtle Rock resident for a combined 25 years
I am in favor a doing as little as possible besides mandatory upgrades to current structure to the building codes and safety requirements at the Boomer Canyon ranch and to be solely focused on improving the Hiking Experience which is one of the best in SoCal
No Horses, no sterile attractions, no vanilla style Irvine park looking, no additional parking, no disruption of the current hiking experience
I saw in the survey that very few are asking for stables, how many people will benefit from stables, 20 - 30 ? How many will benefit improved hiking experience, thousands for certain
And one is exclusive of the other
Thank you for listening
Bruno