This report summarizes a comprehensive planning analysis for the development of Planning Area 6 in the City of Irvine. The property of PA 6 is encased by the State Routes 133 and 241 to the west and north and extends to Irvine Boulevard excluding the Lambert Sisters property as well as the UC Regents land and part of the former El Toro Marine Corps Air Station. It is the intent of KemKoe to provide a high-class residential community, *The Springs*, which can provide its residents with a respite from the bustle of daily life in the tranquil environment of the surrounding untouched hills, a family friendly community promoting an active outdoor lifestyle, as well as the convenience of its prime central Orange County location near shopping, entertainment, and work. *The Springs* will offer four distinct residential
communities ranging from low-density single family dwellings to high-density multi-family units: The Ranch, The Canyon, The Trails and The Village. Additional amenities are to include a new Elementary and Middle School, to belong to the highly appraised Irvine Unified School District, numerous parks and open space, as well as a commercial center in the center of the development and some industrial units along the SR-133 perimeter of PA 6.

An Environmental Checklist can be found in Appendix D of this report. KemKoe has determined the project, The Springs, will have minimal or mitigated effects on the environment and a Mitigated Negative Declaration will be filed. In a preliminary Cost Estimate, the project is expected to cost a total of $133.2 million including a 10% mobilization fee and a 20% contingency for the project, but not to include the cost of construction of residential units. KemKoe anticipates approximately $15.6 million to be spent toward transportation improvements, $4.4 million on water improvements, $5.6 million on sewer improvements, $6.3 on storm drain improvements, $6 million on dry utilities, and $11 million toward structural improvements (incl. schools, parks). Further discussion on cost is included in Section VII as well as a comprehensive cost analysis, found in Appendix C of this report.

The Springs is expected to span approximately an amount 13 years and 9 months. This will include three phases of development: a planning phase, an engineering design phase and a construction phase. Allocated to the planning phase is 671 working days, 392 days have been allocated to the engineering design and an additional 2,503 working days of construction.

KemKoe Consulting looks forward to developing PA6 into the beautiful community of The Springs, which has been carefully planned to be luxuries, environmentally friendly, and with the theme sought out by the owner. The planning process for this project was created on the basic prerequisites that need to be
meet prior to the creating a development plan for the land, such understanding and using the owner’s input. Furthermore, Kemokoe is equipped with consultants whose expertise are superb and whose inputs have contributed to the development plan and who will be there every step of the way.