

NOTICE OF PREPARATION and NOTICE OF EIR SCOPING MEETING



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 Development Department
PO Box 19575
Irvine, CA. 92623-9575
Attn: **Bill Rodrigues, AICP**
Senior Planner
(949) 724-6359

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report and EIR Scoping Meeting.

The **City of Irvine** will be the Lead Agency and will prepare an environmental impact report (EIR) for the project identified below.

We need to know the views of your agency as to the scope and content of the environmental information which is relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the probable environmental effects are summarized below and contained in the project's initial study. A copy of the initial study is available for review online at www.cityofirvine.org/vistaverde or at Irvine City Hall by contacting Bill Rodrigues, AICP, Senior Planner by phone at (949) 724-6359 or by email at brodrigues@cityofirvine.org.

Because of the time limits mandated by State law, your response must be sent at the earliest possible date *but not later than 30 days* after receipt of this notice. Please send your response to **Bill Rodrigues, AICP, Senior Planner** at the address shown above. Please include the name of a designated contact person in your agency.

Additionally, the City of Irvine hereby gives notice of an EIR Scoping Meeting to be held on **Wednesday, May 19, 2010 from 7:30pm to 8:30pm at Irvine City Hall in the Conference and Training Center (CTC)**. Public comments as to the scope and content of the project's Environmental Impact Report will be welcomed that evening.

Project Title: William Lyon Homes' Vista Verde Residential Project

Project Location: 5144 Michelson Drive in University Park (PA 20) on the site of the former Vista Verde Elementary School.

Project Description: The applicant seeks approvals to develop the site with up to 66 detached single-family homes on approximately 8.47 gross acres. Applications submitted in support of the project include a General Plan Amendment, Zone Change, Tentative Tract Map, Master Plan, and Park Plan.

The General Plan Amendment and Zone Change applications each propose to change the property's existing land use designation from Institutional to Residential, increase the allowable number of residential units, and decrease the non-residential square footage limits, by amending, as needed, applicable tables and exhibits. The tentative tract map defines the size, shape, location, and orientation of lots proposed for residential development, landscape parcels, and roadways. The Master Plan establishes design relative to building size, height, and setbacks; residential floor plans; architectural elevations; parking; and landscaping. The Park Plan proposes payment of in-lieu fees to satisfy the proposal's community park obligation and payment of park in-lieu fees or developer-constructed improvements at the existing Dave Robins Park to fulfill the project's neighborhood park requirement.

Probable

Environmental Effects: The following environmental factors may be potentially affected by the scope of this project and will be evaluated in the EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Greenhouse Gas Emissions
- Land Use/Planning
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic
- Mandatory Findings of Significance

Pursuant to CEQA Guidelines, the EIR will analyze several project alternatives including, but not limited to, no project and lower density alternatives.

Project Applicant: William Lyon Homes
4490 Von Karman Avenue
Newport Beach, California 92660
Attn: Carl Morabito
(949) 476-1361

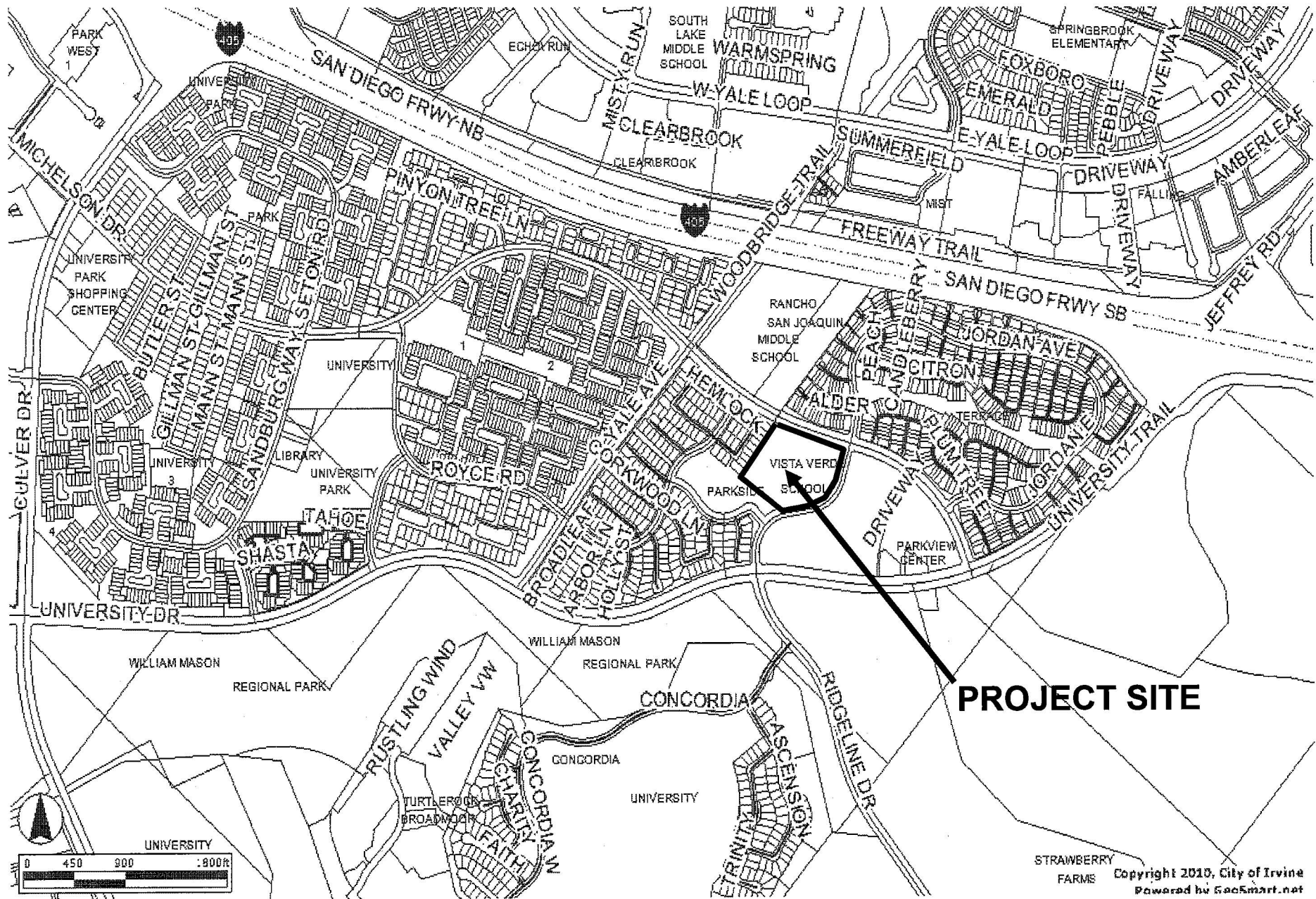
Date: May 5, 2010

Signature: 
Bill Rodriguez, AICP

Title: Senior Planner

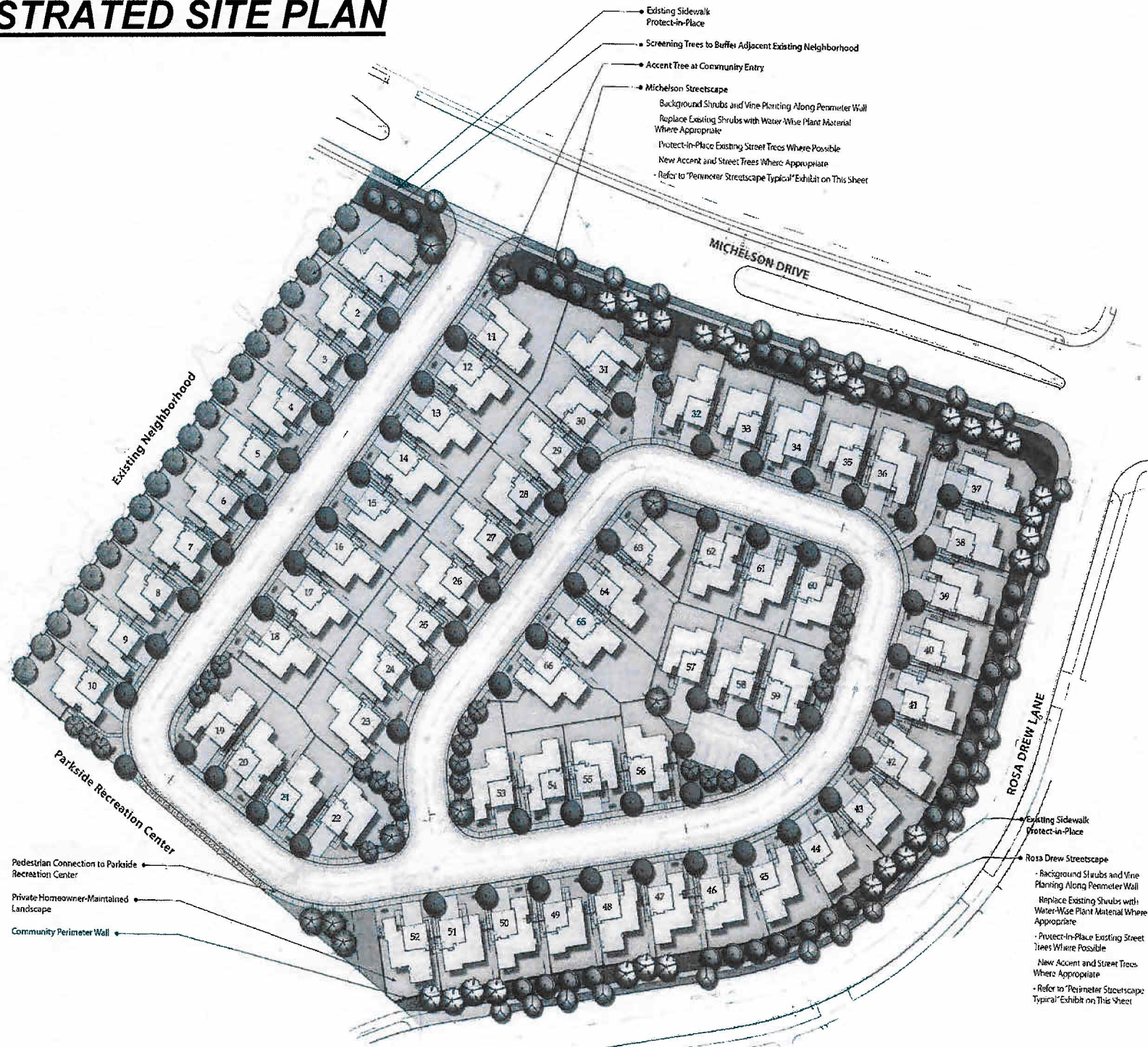
Telephone: (949) 724-6359

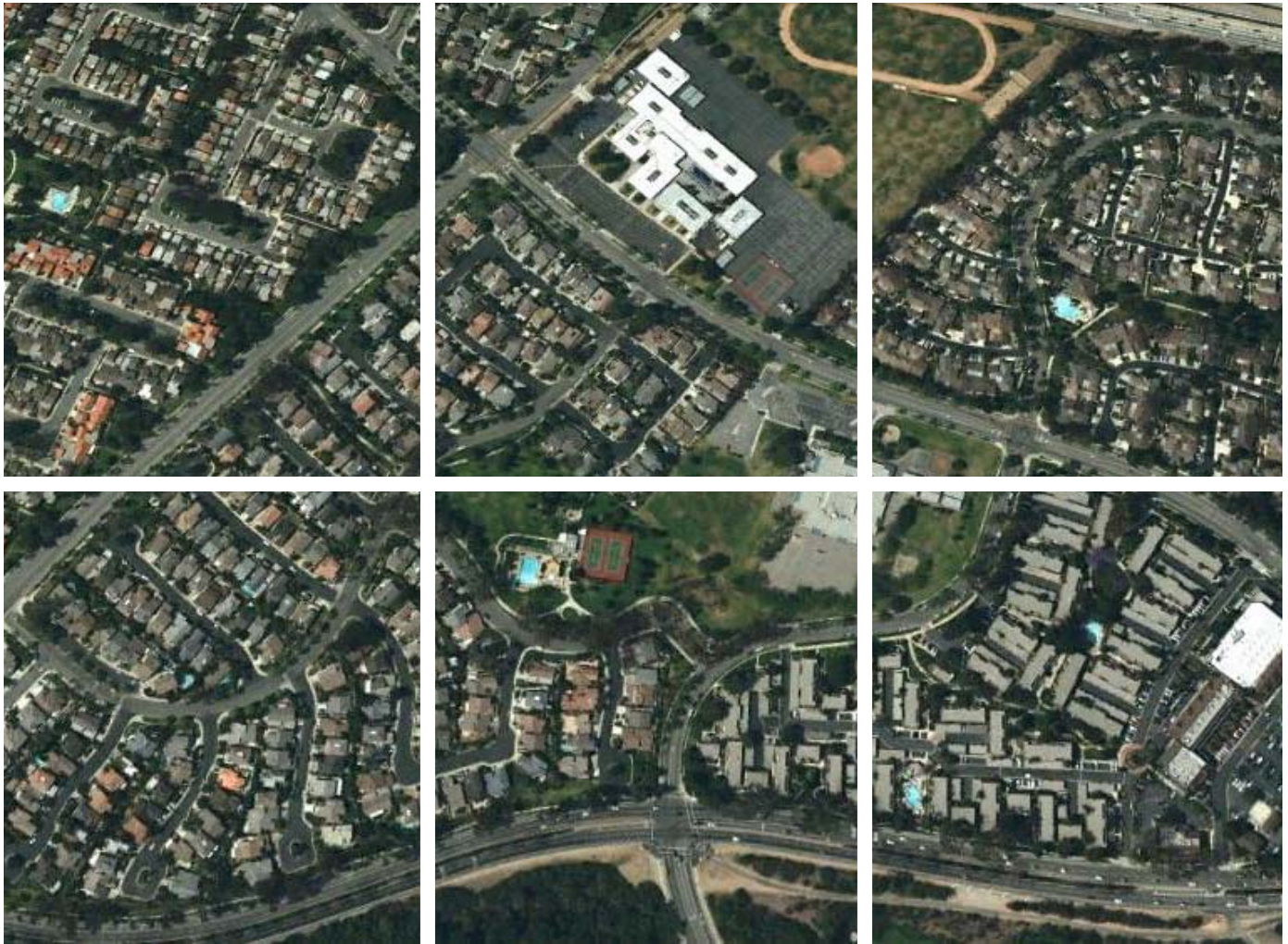
VICINITY MAP



PROJECT SITE

ILLUSTRATED SITE PLAN





Initial Study and Environmental Evaluation Form

William Lyon Homes

Vista Verde Residential Project

City of Irvine ■ May 5, 2010



Michael Brandman Associates
220 Commerce, Suite 200
Irvine, CA 92602

CITY OF IRVINE

INITIAL STUDY AND ENVIRONMENTAL EVALUATION FORM

1. **Project Title:** William Lyon Homes' Vista Verde Residential Project.
2. **Lead Agency Name and Address:** City of Irvine, One Civic Center Plaza, Irvine, CA 92623-9575, Attn: Bill Rodrigues, AICP, Senior Planner (949) 724-6359
3. **Project Sponsor's Name and Address:** William Lyon Homes, 4490 Von Karman Avenue, Newport Beach, California 92660, Attn: Carl Morabito (949) 476-1361
4. **Project Location:** The project site consists of an approximately 8.5-acre parcel (453-150-01) located at 5144 Michelson Drive, the site of the former Vista Verde Elementary School, in the village of University Park (PA 20), Irvine, CA. Exhibit 1 identifies the Regional Location and Exhibit 2 depicts the Local Vicinity.

453-150-01
5. **General Plan Designations:**
 - a) Existing: Institutional – Educational Facilities
 - b) Proposed: Medium Density Residential
6. **Zoning Designations:**
 - a) Existing: 6.1 Institutional
 - b) Proposed: 2.3B Medium Density Residential
7. **Description of Project:** The applicant seeks approvals to develop the site with up to 66 detached single-family homes on approximately 8.47 gross acres. Vehicular access would be from an interior loop road that takes access from Michelson Drive, as shown in Exhibit 3. Applications submitted in support of the project include a General Plan Amendment, Zone Change, Tentative Tract Map, Master Plan, and Park Plan.

The General Plan Amendment and Zone change applications each propose to change the property's existing land use designation from Institutional to Residential, increase the

allowable number of residential units, and decrease the non-residential square footage limits, by amending, as needed, applicable tables and exhibits. The tentative tract map defines the size, shape, location, and orientation of lots proposed for residential development, landscape parcels, and roadways. The Master Plan establishes design relative to building size, height, and setbacks; residential floor plans; architectural elevations; parking; and landscaping. The Park Plan proposes payment of in-lieu fees to satisfy the proposal's community park obligation and payment of park in-lieu fees or developer-constructed improvements at the existing Dave Robins Park to fulfill the project's neighborhood park requirement. Project plans and elevations are available at the City of Irvine or at the City's website.

8. **Surrounding Land Uses and Setting:** The project site is the former Vista Verde Elementary School, currently owned by the Irvine Unified School District. Features of the site include a main school building, four portable classroom structures, playground areas, grass-covered areas, an athletic field and associated parking areas, as shown in Exhibit 4. The site is located in a predominantly residential area adjacent to a private neighborhood park.

Surrounding land uses include:

- North – Michelson Drive, residences, and Rancho San Joaquin Middle School
- South – Rosa Drew Lane, and Dave Robins Park and recreation center
- East – Rosa Drew Lane and Parkwood Apartments
- West – Single-family residences

The rear yards of the single-family homes along Cottonwood abut the project site on the west.

Overall, the site is relatively flat with an approximate elevation of 120 feet (AMSL). Soils include artificial fills underlain by native, older alluvium consisting of silty and clayey sands and sandy clays. Groundwater was encountered at approximately 45 feet below existing ground in April 2009 soil borings. Gentle slopes ranging from 3:1 to 4:1 in slope gradient and about 5 to 15 feet in height descend from the site to the adjacent streets and park site. The parking areas drain towards Michelson Drive while the asphalt and grass play areas surface drain to storm drain inlets to the south at Rosa Drew Lane.

Established trees including eucalyptus and pine are located on the site and around the site perimeter.

9. **Other public agencies whose approval is required:** None

Environmental Factors Potentially Affected

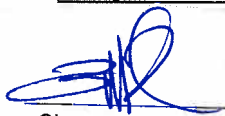
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages:

<u>X Aesthetics</u>	<u>Agriculture and Forestry Resources</u>	<u>X Air Quality</u>
<u>X Biological Resources</u>	<u>Cultural Resources</u>	<u>Geology/Soils</u>
<u>X Greenhouse Gas Emissions</u>	<u>Hazards & Hazardous Materials</u>	<u>Hydrology/Water Quality</u>
<u>X Land Use/Planning</u>	<u>Mineral Resources</u>	<u>X Noise</u>
<u>X Population/Housing</u>	<u>X Public Services</u>	<u>X Recreation</u>
<u>X Transportation/Traffic</u>	<u>Utilities/Service Systems</u>	<u>Mandatory Findings of</u>
		<u>X Significance</u>

Determination (to be completed by the lead agency):

On the basis of this initial study and environmental evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	X
I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION, pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	



Signature

Senior Planner

Title

May 5, 2010

Date

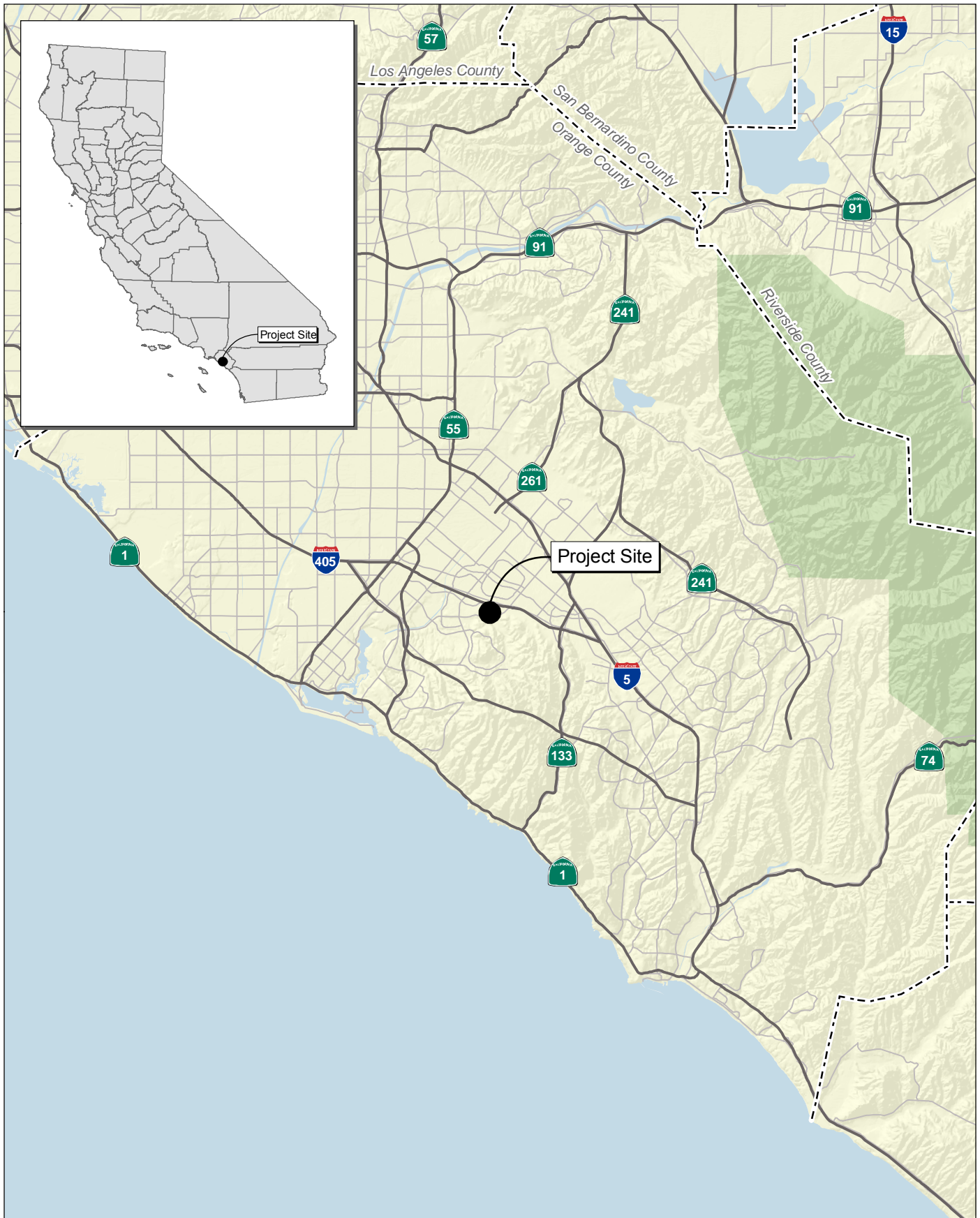
City of Irvine

For

Evaluation of Environmental Impacts:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 1 5063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.

- 9) The explanation of each issue should identify:
- a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.



Source: Census 2000 Data, The CaSIL, MBA GIS 2010.



Michael Brandman Associates

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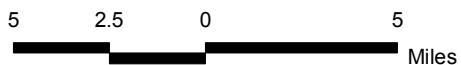
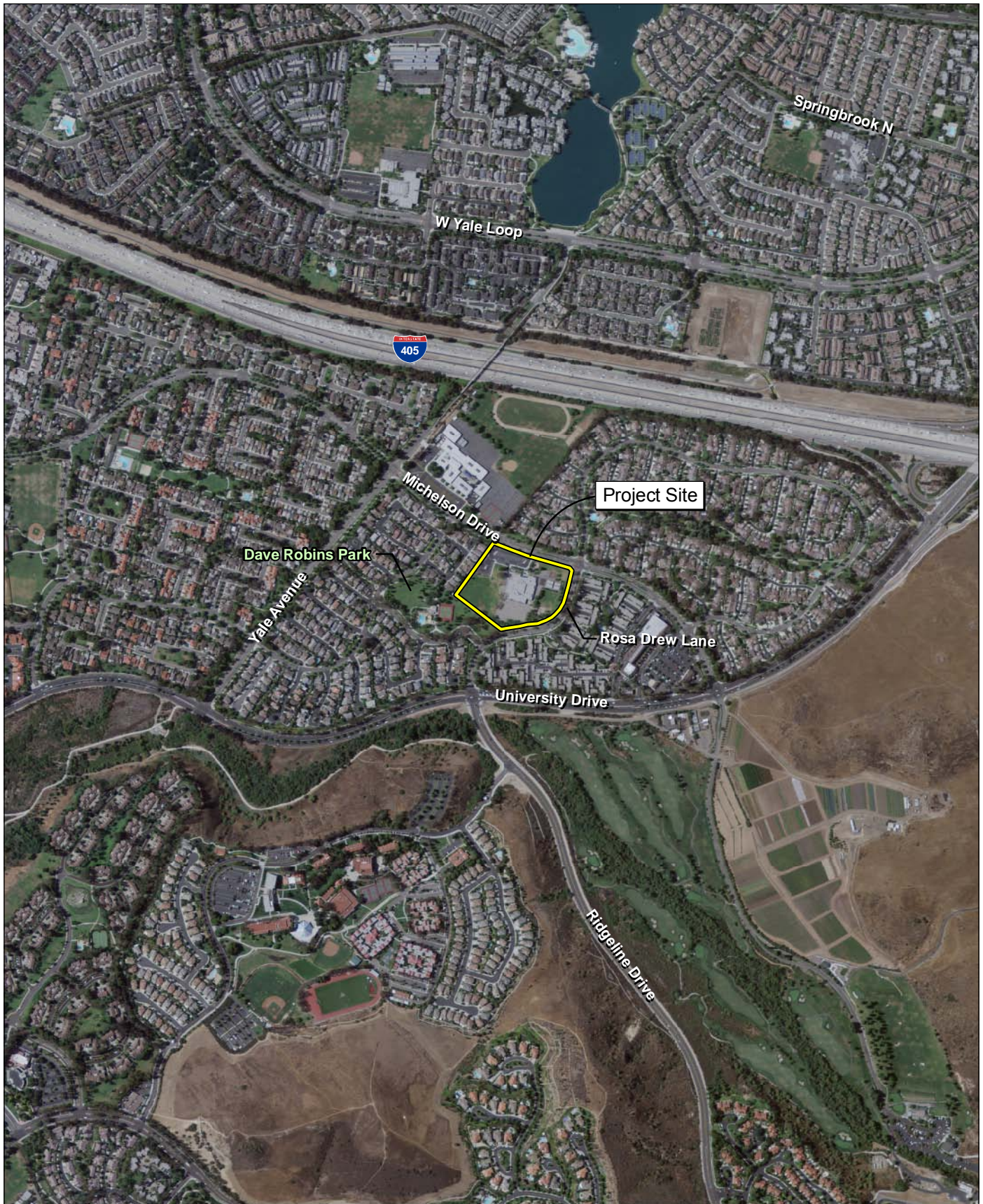


Exhibit 1 Regional Location Map

VISTA VERDE RESIDENTIAL DEVELOPMENT PROJECT
INITIAL STUDY



Source: Orange County NAIP, 2009. MBA GIS Data 2010.



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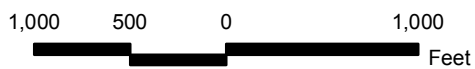


Exhibit 2 Local Vicinity Map Aerial Base

VISTA VERDE RESIDENTIAL DEVELOPMENT PROJECT
INITIAL STUDY



Source: Charles Hartman and Associates, March 2010.

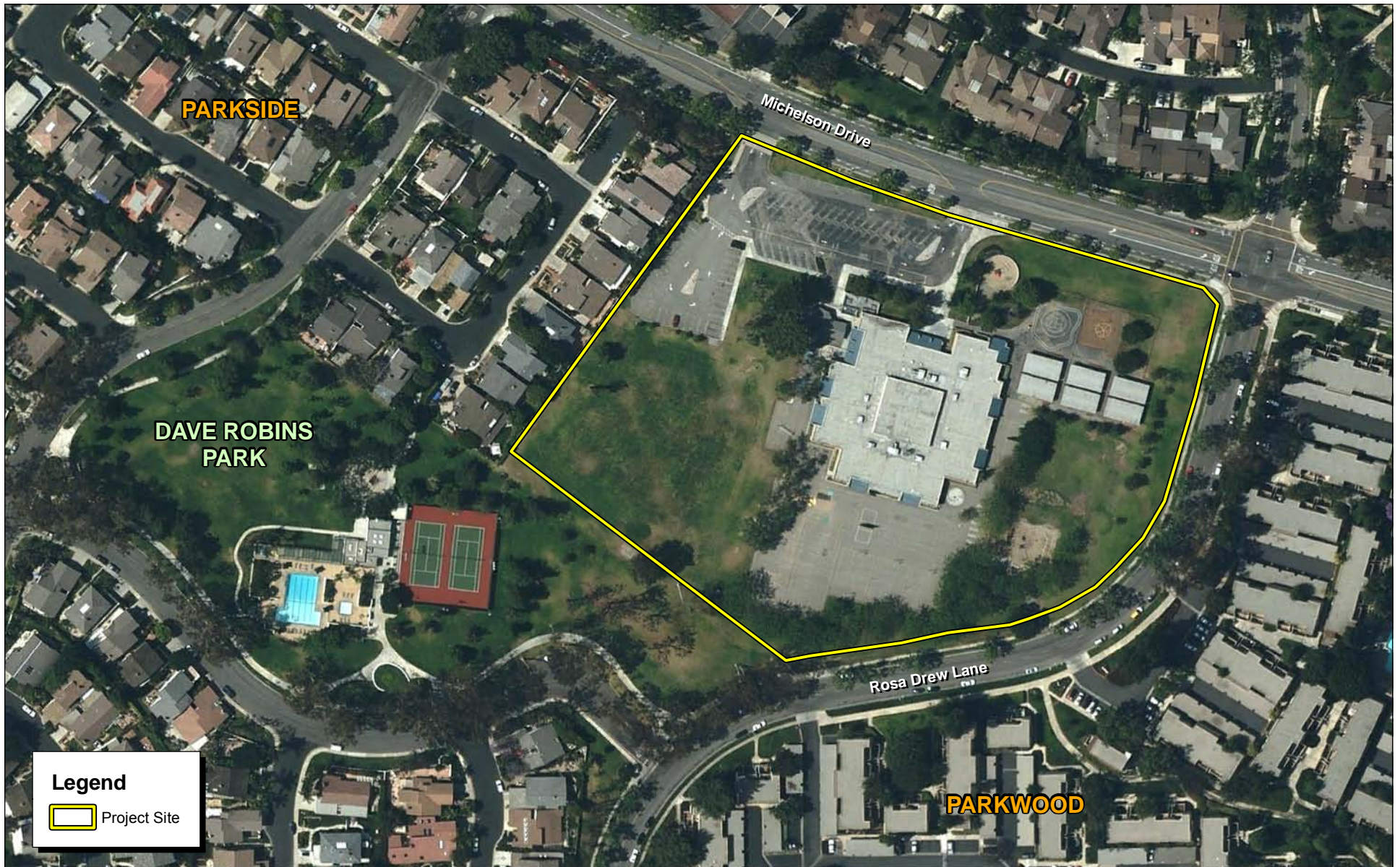


Michael Brandman Associates

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Exhibit 3 Tentative Tract Map

VISTA VERDE RESIDENTIAL DEVELOPMENT PROJECT
INITIAL STUDY



Source: Google Earth Pro. MBA GIS Data, 2010.



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Exhibit 4 Existing Site Condition

VISTA VERDE RESIDENTIAL DEVELOPMENT PROJECT
INITIAL STUDY

ISSUES:	Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
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I.	<u>AESTHETICS</u>				
	Would the project:				
a)	Have a substantial adverse effect on a scenic vista?				X
	The project site is the former Vista Verde Elementary School site, which is located within an urban setting. The site is not designated as a scenic resource within the City's General Plan and no impact on a scenic vista would occur. (Source: 3)				
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?		X		
	There are no rock outcroppings or historic buildings on the project site. The site includes mature eucalyptus and pine trees, as well as other tree varieties, that contribute to the landscape character and aesthetic interest. The potential loss of existing trees on the site may have an adverse effect on the existing site character. The feasibility to relocate and/or the loss of existing trees will be further addressed in the EIR.				
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?		X		
	The project proposes the removal of existing school buildings, hardscape and parking areas, turf playfields and other landscaped areas, to be replaced with up to 66 single-family, two-story residences. Current views of the school grounds from surrounding residences and adjoining roads will be substantially altered with the introduction of homes on the site. This change in the visual character of the site and its surroundings will be evaluated in the EIR.				
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X
	The proposed residential project does not include expansive window areas or reflective glazing that might otherwise contribute to glare effects. Lighting will be typical of a single-family residential project, including residential lighting, streetlights, and security lighting in parking and common areas. No substantial light or glare effects will be created. Existing City standards and codes require light to be confined so that adjacent properties are protected from spillover light and glare. Therefore, impacts related to lighting and glare are considered to be less than significant. (Source: 2)				
II.	<u>AGRICULTURE AND FOREST RESOURCES</u>				
	In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.				
	Would the project:				
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
	The proposed project will not involve the conversion of farmland. The proposed project site is developed and was formerly occupied by the Vista Verde Elementary School. The site is not utilized for farmland purposes and is not zoned for agricultural uses. Therefore, the proposed project will have no impacts on agricultural resources (Source: 2, 3)				

ISSUES:

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Mitigation:** **Less Than
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b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?					X
	The proposed project would not conflict with existing zoning for agricultural uses, or a Williamson Act contract. Therefore, no impacts will occur. (Source: 2, 3)					
c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?					X
	The proposed project would not conflict with existing zoning for forest land uses or timberland zoned Timberland Production. Therefore, no impacts will occur. (Source: 3, 8)					
d)	Result in the loss of forest land or conversion of forest land to non-forest use?					X
	The proposed project will not involve the conversion of forest land. The proposed project site is not utilized for forest use and is not zoned for forest uses. Therefore, the proposed project will have no impact on forestry resources. (Source: 3, 8)					
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or conversion of forest land to non-forest use?					X
	The proposed project site and surrounding areas are developed with primarily residential and park uses, and are not currently used as farmland. The proposed project will not have any impact on farmland or agricultural uses. Therefore, the project will have no impact that could result in the conversion of property to non-agricultural uses.					
III.	<u>AIR QUALITY</u> Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:					
a)	Conflict with or obstruct implementation of the applicable air quality plan?		X			
	The proposed project site is located within the South Coast Air Quality Management District's (SCAQMD) jurisdiction in the South Coast Air Basin. Implementation of the proposed project would comply with all applicable SCAQMD rules and regulations, such as Rule 403, which governs fugitive dust and Rule 445, which prohibits wood burning devices in new developments. Construction activities associated with the proposed project may exceed the emission thresholds established by SCAQMD. These impacts may be potentially significant. An Air Quality Study will be prepared and discussed further in the EIR. (Source: 6)					
b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		X			
	During operation, onsite emissions would be typical of residential uses, and are not expected to violate any air quality standard or contribute substantially to an existing or proposed air quality violation. The project will contribute to mobile source emissions from vehicular use on surrounding roadways. Construction activities associated with the proposed project may exceed applicable national or State ambient air quality standards. These impacts may be potentially significant and require mitigation measures. An Air Quality Study will be prepared addressing both short-term construction and long-term operational phase emissions and these impacts will be discussed further in the EIR.					

ISSUES:

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c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		X			
	The project will contribute to cumulative short- and long-term air emissions that have the potential to exceed applicable air quality standards. An Air Quality Study will be prepared to address these impacts, and these impacts will be discussed further in the EIR.					
d)	Expose sensitive receptors to substantial pollutant concentrations?		X			
	Construction activities would emit diesel particulate matter from construction vehicles and equipment, and would result in fugitive dust emissions from grading that have the potential to exceed air quality standards unless otherwise controlled by compliance with applicable SCAQMD rules and regulations. Although construction activities are short term in nature, the project site is in close proximity to surrounding sensitive residential and middle school receptors. An Air Quality Study will be prepared to address any exposure to pollutant concentrations and potential need for mitigation measures. Further analysis and discussion regarding this impact will be provided in the EIR.					
	(Source: 3, 6)					
e)	Create objectionable odor affecting a substantial number of people?		X			
	Diesel emissions from construction equipment operating on the project site may create temporary objectionable odors, especially in a predominantly residential area. While anticipated that dispersion of this exhaust will minimize the direct effects on nearby residences and occupants, this topic will be addressed further in the EIR.					
IV.	<u>BIOLOGICAL RESOURCES</u>					
	Would the project:					
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?		X			
	The urbanized project site is unlikely to provide habitat for candidate, sensitive or special status species. The site, however, does include a number of mature eucalyptus, pine, and other tree varieties that may provide potential roosting and nesting sites for migratory birds. The EIR will address the project's proposed disposition of these existing trees as well as the project's direct or indirect impacts on special status plants or habitats.					
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?					X
	The project site and surrounding residential area are devoid of riparian habitat and any sensitive natural community. No impact would occur.					

ISSUES:

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c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but no limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?					X
	The project site and surrounding residential area are devoid of federally protected wetlands and other jurisdictional waters as defined by Section 404 of the Clean Water Act (CWA). No impact would occur.					
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X	
	The proposed project site is located in a urbanized area surrounded by developed properties and a private park. The movement of migratory wildlife species is not expected to occur on the site. Therefore, the proposed project is unlikely to interfere with the movement of a native or migratory species. Implementation of the proposed project would have a less than significant impact to a wildlife corridor or wildlife nursery site.					
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinances?		X			
	Construction of the proposed project would require the removal of existing mature eucalyptus and pine trees within the site. These trees provide potential habitat for raptors and nesting migratory birds. The EIR will address the project's proposed disposition of these existing trees as well as the project's direct or indirect impacts on special status plants or habitats. .					
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?					X
	The proposed project site is not included within an area subject to an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP) or other similar local, regional or state HCP. Therefore, no impacts would result. (Source: 3)					
V.	<u>CULTURAL RESOURCES</u>					
	Would the project:					
a)	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?					X
	The project site is currently developed. The former school buildings on the site were constructed in the 1970s and have no historic value. Both the City of Irvine General Plan Cultural Resources Element (Figure E-1) and a cultural resources records search conducted for the project identify no historical or archaeological landmarks in the project vicinity. Therefore, no impact to historical resources would occur. (Source: 3, 7)					
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				X	
	According to the City of Irvine General Plan Cultural Resources Element and a cultural resources records search conducted for the project site, there are no known or recorded archaeological resources exist in the vicinity of the Project site. Under the City's Standard Subdivision Condition 2.5 for development projects, implementation of the proposed Project would require an archaeologist and/or paleontologist to monitor ground disturbing activities for the presence of subsurface artifacts. Because the entire site has been previously disturbed and has a low likelihood of archaeological remains according to the General Plan, monitoring is required for excavations at increased depth. With implementation of Standard Condition 2.5, impacts from the proposed Project will be less than significant. (Source: 3, 7)					

ISSUES:

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c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X	
	<p>According to the City of Irvine General Plan Cultural Resources Element, no known paleontological resources or unique geologic features exist at the Project site, and the surrounding area is designated as having low paleontological sensitivity. Under the City's Standard Subdivision Condition 2.5 for development projects, implementation of the proposed Project will require an archaeologist and/or paleontologist to monitor ground disturbing activities for the presence of subsurface artifacts. Because the site has been disturbed previously and has a low likelihood of paleontological resources according to the General Plan, monitoring is required for excavations at increased depth. With implementation of Standard Condition 2.5, impacts from the proposed Project will be less than significant.</p> <p>(Source: 3)</p>					
d)	Disturb any human remains, including those interred outside of formal cemeteries?				X	
	<p>No known human burial sites are located on or in the surrounding areas of the Project site. In the unlikely event that human remains are encountered during the Project grading or other construction activities, the proper authorities would be notified, and standard procedures for the respectful handling of human remains in compliance with State Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98 would be implemented. Therefore, impacts from the proposed Project would be less than significant.</p>					
VI.	<p><u>GEOLOGY AND SOILS</u></p> <p>Would the project:</p>					
a)	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:					
	i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?				X	
	<p>According to the City of Irvine General Plan and a preliminary geotechnical study for the proposed project, the site is not located in an Alquist-Priolo Earthquake Fault Zone. The proposed project site is located approximately 6.5 miles from the Newport Inglewood Fault and would be subject to strong ground motions due to earthquakes on nearby faults. However, no significant geotechnical constraints were identified and the site is considered developable from a geotechnical standpoint utilizing standard grading and building techniques. Impacts are considered less than significant.</p> <p>(Source: 3, 4)</p>					
	ii) Strong seismic ground shaking?				X	
	<p>The primary seismic hazard is ground shaking due to a large earthquake on one of the major active regional faults. Accordingly, as with most locations within Southern California, there is potential that within the lifetime of the proposed project structures, the project structures would experience strong ground shaking as a result of seismic activity originating from regional faults. The preliminary geotechnical study for the project site included a probabilistic seismic hazard analysis (PHSA) of horizontal ground motion. Assuming a risk level of 10 percent probability of exceedance in 50 years, the PHSA is 0.36g. Site seismicity is typical of the Irvine area and structure design in conformance with the California Building Code will reduce potential seismic impacts to less than significant levels.</p> <p>(Source: 3,4)</p>					
	iii) Seismic-related ground failure, including liquefaction?				X	
	<p>The City General Plan designates the proposed project site as a Seismic Response Area 2 (SRA-2), which is characterized by denser soils, deeper ground water and low potential for seismic hazards. The site is not within a State of California Seismic Hazard Liquefaction Zone and the potential for any liquefaction strains, should they occur, to affect proposed structures at the ground surface is very low.</p> <p>(Source: 3, 4)</p>					

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	iv) Landslides?				X
	The proposed project site is located on relatively flat ground devoid of hillsides and steep slopes. The project site will be stabilized with grading construction. No landslide impacts will occur. (Source: 4)				
	b) Result in substantial soil erosion or the loss of topsoil?			X	
	Construction activities associated with the proposed project would result in grading of the proposed project site, which will leave the soil exposed. However, construction activities will utilize best management practices in accordance with City requirements to reduce the potential for soil runoff and with erosion to less than significant levels. The long-term operation of the proposed project will include the construction of impervious surfaces, landscaping, and a drainage system. These project components will reduce the potential for long-term erosion and loss of topsoil to a less than significant impact. (Source: 1)				
	c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
	No existing landslides are present on or adjacent to the property. The site is relatively flat and does not contain any area of slope. The potential for lateral spreading is considered low and the potential for liquefaction will be reduced through compliance with City and California Building Code (CBC) construction standards. Therefore, associated impacts are considered less than significant and no additional mitigation is required. (Source: 2, 3, 4)				
	d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
	Expansive soils expand or contract with an increase in the moisture content. According to the project preliminary geotechnical review, the project site soils have an overall moderate expansion potential. Adherence to CBC standards would ensure that impacts would be less than significant. Therefore, impacts associated with expansive soils would be less than significant. (Source: 4)				
	e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waster water?				X
	Septic tanks or alternative wastewater disposal systems are not proposed with the proposed project. The proposed project will include lateral connections to the City of Irvine sewer mainlines. Therefore, no impacts would occur with the proposed project development.				

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VII.	<u>GREENHOUSE GAS EMISSIONS</u> <u>Would the project:</u>
a)	<u>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</u>
	<p>The California State Legislature adopted AB 32, the California Global Warming Solutions Act of 2006, which focuses on reducing greenhouse gas emissions in California to 1990 levels by the year 2020. Greenhouse gases, as defined under AB 32, include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. The California Air Resources Board (ARB), the California Environmental Protection Agency, the U.S. Environmental Protection Agency (EPA), or other appropriate governmental organizations have not yet developed guidelines or thresholds for a CEQA assessment on climate change or greenhouse gases. Nevertheless, in absence of published CEQA thresholds, this analysis contains discussions that determine the potential impact of the Project's greenhouse gases to conflict with the intent of AB 32.</p> <p>Climate change is a change in the average weather of the earth that may be measured by changes in wind patterns, storms, precipitation, and temperature. In California, climate change may result in consequences such as loss of snow-pack, increased risk of large wildfires, and reductions in the quality and quantity of certain agricultural products. The ARB approved a Climate Change Scoping Plan (Scoping Plan) in December 2008. The Scoping Plan "proposes a comprehensive set of actions designed to reduce overall greenhouse gas emission in California, improve our environment, reduce our dependence on oil, diversity our energy sources, save energy, create new jobs, and enhance public health." The Scoping Plan outlines the State's strategy to achieve the 2020 greenhouse gas emissions limit.</p> <p>The amount of GHGs that are emitted by the proposed project will be analyzed. Because the project's GHG emissions may directly emit or cumulatively contribute to a potentially significant impact this topic will be discussed further in the EIR.</p>
b)	<u>Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</u>
	<p>The ARB approved a Climate Change Scoping Plan (Scoping Plan) in December 2008. The Scoping Plan "proposes a comprehensive set of actions designed to reduce overall greenhouse gas emission in California, improve our environment, reduce our dependence on oil, diversity our energy sources, save energy, create new jobs, and enhance public health." The Scoping Plan outlines the State's strategy to achieve the 2020 greenhouse gas emissions limit.</p> <p>The amount of GHGs that are emitted by the proposed project will be analyzed. Because the project's GHG emissions may directly emit or cumulatively contribute to a potentially significant impact, this topic will be discussed further in the EIR.</p>
VIII.	<u>HAZARDS AND HAZARDOUS MATERIALS</u> <u>Would the project:</u>
a)	<u>Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</u>
	<p>The proposed project consists of the development of up to 66 detached single-family residences. The project will require the demolition of an existing school facility, which will include the transport and disposal of waste materials. Asbestos containing building materials and lead-based paint is present on the exterior and interior of the main school building located on the proposed project site. Compliance with all local, State, and federal regulations during demolition, transportation, and disposal of the materials will ensure that impacts related to this issue are less than significant.</p> <p>The proposed residential project would not involve the routine transport, use, or disposal of hazardous materials in any significant quantities during operation of the proposed project. According to a Phase I Environmental Site Assessment that was conducted for the proposed project in 2009, contaminated soil was previously identified at an existing dry cleaner located approximately 1,350 feet southwest of the proposed project. The soil has undergone in situ remediation and does not pose a significant risk to the proposed project site. Therefore, impacts would be less than significant.</p> <p>(Source: 5)</p>

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b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X	
	<p>The former school building located at the proposed site includes asbestos containing building materials and lead-based paint. Demolition and removal of the existing building may result in the release of hazardous materials. However, prior to demolition, abatement of asbestos-containing materials and removal of lead-based paint containing materials will both be required in accordance with current federal and state regulations, and impacts would be less than significant. Although small amounts of hazardous materials may be used during construction, the residential development is not expected to employ the use of hazardous materials during long-term operation in significant quantity and concentrations to pose a significant hazard to the public or the environment. Use of any hazardous materials during construction activities would be conducted in compliance with all applicable federal, State, and local regulations. Therefore, impacts related to reasonable foreseeable upset and accident conditions involving the release of hazardous materials would be less than significant.</p> <p>(Source: 5)</p>					
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	
	<p>The project site is located within 500 feet of Rancho San Joaquin Middle School along Michelson Drive. Although small amounts of hazardous materials may be used during construction, the proposed residential development is not expected to emit hazardous emissions or handle hazardous or acutely hazardous materials, substance, or waste in sufficient quantity and concentrations to pose a significant hazard to the public or the environment. Use of any hazardous materials during construction would be conducted in compliance with all applicable federal, State, and local regulations. Therefore, impacts related to existing or proposed schools would be less than significant.</p>					
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X	
	<p>A data base search of hazardous materials sites indicates the project site is not included on any lists of hazardous materials sites.</p> <p>(Source: 5)</p>					
e)	For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?					X
	<p>The proposed project is not located within an existing airport land use plan or within two miles of a public airport or public use airport. Therefore, no airport safety hazard impacts would result from the proposed project.</p> <p>(Source: 3)</p>					
f)	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?					X
	<p>The proposed project site is not located within the vicinity of a private airstrip. Therefore, no impacts related to aircraft safety hazards would result from the proposed project.</p>					
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?					X
	<p>The project includes vehicular and emergency vehicle access from Michelson Drive to an internal loop road serving all areas of the project site. Compliance with Orange County Fire Authority codes, regulations, and conditions will ensure that implementation of the proposed project will not interfere or impair an adopted emergency response plan or emergency evacuation plan.</p>					

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h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?					X
	<p>The proposed project is located in an urbanized area and is surrounded by residential developments and a private park. The vicinity of the project site is considered to have a low fire risk and is not identified in the City's General Plan as a high fire severity zone. Fire risk is dependant upon the moisture level in the plants and the presence of incendiary sources. Although fire is a risk for any kind of structure, the proposed project would not be at any greater risk than other uses adjacent to the site. Project design will include emergency fire access routes, and the proposed structures will be reviewed by the Orange County Fire Authority (OCFA) to ensure the design meets the Fire Department standards, including those for building materials, sprinklers, internal firewalls, access for emergency vehicles, etc. Therefore, the proposed project would not expose people or structures to significant risk of loss, injury, or death involving wildland fires. No wildland fire impacts would occur.</p> <p>(Source: 2, 3)</p>					
IX.	<p><u>HYDROLOGY AND WATER QUALITY</u></p> <p>Would the project:</p>					
a)	Violate any water quality standards or waste discharge requirements?				X	
	<p>The project site is within and, therefore, subject to the water quality regulations of the Santa Ana Regional Water Quality Control Board (SARWQCB). The SARWQCB is authorized to implement a municipal stormwater permitting program as part of the National Pollutant Discharge Elimination System (NPDES) authority granted under the federal Clean Water Act. The general permit applicable to this project is the "Statewide General Construction Stormwater Permit" which addresses waste discharge requirements for discharges of stormwater runoff associated with construction activities.</p> <p>Consistent with municipal stormwater NPDES Permit No. CAS618030, issued by the Santa Ana RWQCB, the City of Irvine is required to implement a stormwater pollution prevention plan (SWPPP) to minimize the incidence of construction-related pollutants entering the storm water system. Several items are required in a SWPPP, including the site maps showing drainage and discharge locations and the location of control measures, a description of the pollution prevention best management practices (BMPs) to be implemented on the site, BMP inspection procedures, and requirements for stormwater monitoring. Compliance with these requirements would prevent violation of water quality standards and waste discharge requirements during the construction of the site.</p> <p>Additionally, prior to construction, the project applicant would be required by the City of Irvine to prepare a water quality management plan (WQMP). The WQMP would identify the Best Management Practices (BMPs) that will be used on the site to control predictable pollutant runoff, including site design BMPs, source control BMPs, and treatment control BMPs. Implementation of the BMPs identified in the WQMP would assure that the project would not violate water quality standards and waste discharge requirements during operation of the site. As a result, impacts associated with this issue would be less than significant.</p> <p>(Source: 1)</p>					
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X	
	<p>The project site derives its potable water supplies from Irvine Ranch Water District. According to IRWD, no significant water supply impacts are anticipated in serving the project. Depth to groundwater underlying the site is approximately 45 feet ground surface. The project does not propose any groundwater-extracting wells. The project site in its existing condition includes school buildings, playgrounds, parking and other impervious hardscape areas, and as such does not function as a substantial source of groundwater recharge. The proposed conversion to residential use would not substantially increase impervious areas or interfere with groundwater percolation and recharge. Therefore, the project would not substantially deplete groundwater supplies, or substantially interfere with groundwater recharge. Impacts associated with groundwater are considered less than significant.</p> <p>(Source: 1,4)</p>					

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c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X	
	Currently, runoff from the proposed project site is directed towards Rosa Drew Lane, at the southeast corner of the property via an under sidewalk drain. Remaining runoff is directed to Michelson Drive through the northwesterly driveway. Implementation of the proposed project would include the construction of impervious surfaces and is anticipated to increase the amount of stormwater captured on the project site. Therefore, adverse impacts to the drainage pattern resulting in substantial erosion or siltation on- or off-site are not anticipated. (Source: 1)					
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner in which would result in flooding on- or off-site?				X	
	Implementation of the proposed project would include the construction of new impervious surfaces that are anticipated to result in a slight increase the amount of stormwater captured on the project site and conveyed to the City's storm drain system. The rate or amount of surface runoff would not be substantial, and the project would be designed to comply with City building codes to minimize impacts associated with flooding. Therefore, impacts to the drainage system resulting in on- or off-site flooding are regarded as less than significant. (Source: 1)					
e)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X	
	Compliance with NPDES permit requirements and implementation of the BMPs identified in the required WQMP would ensure that the project would not contribute additional sources of polluted runoff. Therefore, the project would not exceed the capacity of the municipal stormwater drainage infrastructure or add substantial polluted runoff, and associated impacts would be less than significant. (Source: 1)					
f)	Otherwise substantially degrade water quality?				X	
	Implementation of the proposed project would result in short-term water quality impacts during construction activities, and these activities could contribute to significant cumulative impacts on water quality. Project compliance with mandatory NPDES, SWPPP, and City building standard requirements as well as implementation of the required project-specific WQMP would ensure that all impacts regarding water quality would be less than significant. The required WQMP would identify BMPs designed to reduce impacts to water quality, such as the installation of filtration measures at inlets and directing runoff to landscaped areas. The project would not otherwise substantially degrade water quality and impacts would be less than significant. (Source: 1)					
g)	Place housing within a 100-year flood hazard area as mapped on federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?					X
	As delineated by the Flood Insurance Rate Map (FIRM) designated by the Federal Emergency Management Agency (FEMA), the proposed project is not located within a 100-year floodplain. Therefore, implementation of the proposed project would not place housing within a 100-year floodplain. No impacts regarding a 100-year flood hazard would occur. (Source: 2, 3)					
h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?					X
	As delineated by the Flood Insurance Rate Map (FIRM) designated by the Federal Emergency Management Agency (FEMA), the proposed project is not located within a 100-year floodplain. Implementation of the proposed project would include the development of housing; however, the proposed project site would not be impacted by a 100-year flood. Therefore, no impacts on structures from a 100-year flood would occur. (Source: 2, 3)					

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i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?					X
	Implementation of the proposed project would include the construction of housing; however, the proposed project site is not located within an area that may experience flooding as a result of a levee or dam failure. Therefore, no impact would occur. (Source: 3)					
j)	Inundation by seiche, tsunami, or mudflow?					X
	The proposed project site is located substantially inland from the ocean and tsunamis pose no threat to the project site. A seiche is an oscillation of water within a closed impoundment such as a lake or reservoir caused by seismic activity of landsliding. Damage may result in peripheral shore development or downstream development in the event a dam structure is topped. The City of Irvine General Plan indicates that the proposed project site is not located within an area where flooding may occur. Therefore, no impacts associated with seiche, tsunami, or mudflow would occur.					
X.	<u>LAND USE AND PLANNING</u>					
	Would the project:					
a)	Physically divide an established community?					X
	The project proposes replacement of a former grades K-8 middle school with a single-family subdivision comprised of up to 66 dwelling units within University Park (Planning Area 20). The area is predominantly composed of residential uses. Although intended as a private community, this subdivision, like other nearby subdivisions, is designed without gates. This allows for permeability into, around, and through the project site and would not create any barriers to movement within the larger University Park community. (Source: 2, 3)					
b)	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?		X			
	The project proposes a General Plan Amendment, Zone Change, Tentative Tract Map, Master Plan, and Park Plan. A maximum of 66 single-family detached units are proposed on the site. The General Plan Amendment proposes to modify the General Plan Land Use tables and exhibits to reflect an increase in the number of residential units in Planning Area 20 and a decrease in the amount of institutional square footage. The proposed Zone Change would similarly change the site's designation from Institutional to Residential and amend Zoning Code tables and exhibits. The project relationship to surrounding residential and park land uses and the potential for conflicts with applicable regional and local land use plans, policies or regulations will be evaluated in the EIR. (Source: 2, 3)					
c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?					X
	The project site is a former school site within the urbanized University Park community of Irvine. The site is not located within either a habitat conservation plan or natural communities conservation plan. (Source: 3)					
XI.	<u>MINERAL RESOURCES</u>					
	Would the project:					
a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?					X
	Mineral extraction activities are not present at the proposed project site. The proposed project site and the surrounding areas are not identified as sources of important mineral resources. Therefore, no impacts on mineral resources will occur.					

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b)	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?					X
	No locally-important mineral resource recovery sites are located on or near the proposed project site. Therefore, no adverse impacts to the availability of locally important mineral resources are anticipated.					
XII.	<u>NOISE</u> Would the project result in:					
a)	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X			
	<p>Noise levels in the proposed project area would be influenced by construction activity in the short-term and by traffic and residential noise in the long-term. The proposed project includes the development of 66 detached single-family residences in an established community composed of primarily residential land uses. The City of Irvine specifies outdoor and indoor noise limits for residential land uses. Both standards are based upon the Community Noise Equivalent Level (CNEL) index. The City of Irvine has adopted an exterior noise standard of 65 CNEL and 45 CNEL interior noise standard. Construction noise represents a short-term increase in ambient noise levels. Noise impacts from construction activities associated with the proposed project would be a function of the noise generated by construction equipment, equipment location, the sensitivity of nearby land uses, and the timing and duration of the construction activities. A noise study will be prepared and construction noise impacts will be evaluated in the EIR.</p> <p>Long-term operation of the proposed residential development would increase the ambient noise level. These increases would be associated with daily traffic generated by the residential development and noises typically associated with residential developments. Project contributions to ambient noise levels are not expected to be substantial. However, these impacts will be evaluated in the project noise study and addressed in the EIR.</p> <p>(Source: 2, 3)</p>					
b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?		X			
	Construction activities can produce vibrations that may be felt by adjacent uses. The potential for construction activities to cause excessive vibration noise levels on nearby land uses will be studied in the EIR. During the project's operational phase, it is not expected that residential traffic or delivery vehicles commonly used in residential neighborhoods would cause perceptible levels of vibration noise levels to nearby land uses.					
c)	A substantially permanent increase in ambient noise levels in the project vicinity above levels existing without the project?		X			
	<p>Long-term increases in ambient noise levels in the project vicinity would result from vehicle traffic associated with the residential development. The exterior living areas in the proposed project will comply with the City's 65 Community Noise Equivalent Level (CNEL) exterior noise standard. Long-term noise impacts would result from vehicle traffic associated with the project and impacts on ambient noise levels will be further evaluated in the EIR.</p> <p>(Source: 2, 3)</p>					
d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X			
	<p>Construction activities would result in temporary increases in ambient noise levels. Based on their proximity, the residential land uses adjacent the project site to the west along Cottonwood are the sensitive receptors of most concern as they relate to project construction noise. Construction activities will be performed in accordance with the City's Municipal Code noise regulations. Adherence to the City's Municipal Code would reduce the project's potential temporary noise impact to less than significant levels. However, temporary increases in ambient noise levels will be evaluated in the project noise study and the EIR.</p> <p>(Source: 2, 3)</p>					

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e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?					X
	The proposed project is not located within the boundaries of any airport land use plan. The closest airport is John Wayne Airport, which is approximately 3.4 miles west of the proposed project area. Therefore, the proposed project would not expose people residing or working in the project area to excessive noise levels associated with an airport.					
f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?					X
	There are no private airstrips in the vicinity of the proposed project; as such, the Project would not expose people residing in or working in the Project area to excessive noise levels associated with an airstrip.					
XIII.	<u>POPULATION AND HOUSING</u>					
	Would the project:					
a)	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?		X			
	The proposed project includes the development of up to 66 residential units that requires amending the City's General Plan and Zoning Code. The increase in the City's population attributable to these new residential units will be further analyzed in the EIR.					
b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?					X
	The proposed project would create up to 66 new residential units. The proposed project will not result in displacement of existing housing or the construction of replacement housing. Therefore, no impact would occur.					
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?					X
	The proposed project would create up to 66 residential units. The proposed project would increase housing. Therefore, the proposed project would not displace housing necessitating the construction or replacement housing elsewhere. Therefore, no impact would occur.					
XIV.	<u>PUBLIC SERVICES</u>					
	Would the project:					
a)	Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:					

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	i)	Fire protection?				X	
		Development of the proposed project will result in an increased demand for fire protection. As with the surrounding areas in University Park, the Orange County Fire Authority will provide fire protection services to the proposed project area. The project will comply with all fire safety code and design requirements of OCFA and the City to assure that impacts on fire protection will be less than significant.					
	ii)	Police protection?				X	
		Development of the proposed project will result in an increased demand for police protection. The Irvine Police Department will provide law enforcement services to the proposed project area. At this time, it is anticipated that impacts on police protection will be less than significant. The project will comply with all appropriate crime prevention design requirements of the Police Department. Therefore, the project would have a less than significant impact on police protection services.					
	iii)	Schools?				X	
		Development of the proposed project will result in an increase in students attending schools within the Irvine Unified School District. The Irvine Unified School district will provide educational services to the proposed project area. According to the Irvine Unified School District, the existing facilities are adequate to serve the project area. Therefore, the proposed project would have a less than significant impact on school services.					
	iv)	Parks?		X			
		Implementation of the proposed project will result in an increase demand for park usage. This impact will be discussed further in the context of the recreation section of the EIR.					
	v)	Other public facilities?					X
		The proposed project is located within established areas for telephone and television services. Therefore, project implementation is not anticipated to result in substantial adverse physical impacts associated with other public facilities.					
XV.		<u>RECREATION</u>					
		Would the project:					
	a)	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?		X			
		The project would replace a former elementary school site that includes a playground and grass playfields with up to 66 detached single-family homes. Residents of this proposed project would create a demand for recreational amenities. While there is an adjacent park, known as Dave Robins Park, this is a private facility owned and maintained by a nearby homeowners association. Nearby public parks include University Community Park and Mason Regional Park. The project does not provide on-site recreation amenities. To fulfill its parkland requirements the project proposes: 1) To contribute in-lieu community-level park fees and, 2) If annexation is successful, make physical improvements/enhancements to an existing private neighborhood park, or 3) If annexation is unsuccessful, contribute in-lieu neighborhood-park fees. to fulfill its parkland requirement. Impacts of the project on park and recreational facilities will be further evaluated in the EIR.					

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b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	X			
	<p>The project does not include recreational facilities.</p> <p>While there is an adjacent park, known as Dave Robins Park, this is a private facility owned and maintained by a nearby homeowners association. Nearby public parks include University Community Park and Mason Regional Park. The project does not provide on-site recreation amenities. To fulfill its parkland requirements the project proposes: 1) To contribute in-lieu community-level park fees and, 2) If annexation is successful, make physical improvements/ enhancements to an existing private neighborhood park, or 3) If annexation is unsuccessful, contribute in-lieu neighborhood-park fees to fulfill its parkland requirement. Impacts of the project on park and recreational facilities will be further evaluated in the EIR.</p>				
XVI.	<u>TRANSPORTATION/TRAFFIC</u>				
	Would the project:				
a)	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	X			
	<p>The project proposes to add new residential units to an urbanized area with an existing road network. A traffic study will be prepared to assess the impacts that this traffic may have on the surrounding circulation system. The project's relationship to applicable regional and local circulation plans, ordinances, policies, and level of service standards will also be evaluated in the EIR.</p> <p>(Source: 2, 3)</p>				
b)	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	X			
	<p>The project proposes to add new residential units to an urbanized area with an existing road network. A traffic study will be prepared to assess the impacts that this traffic may have on the City's circulation system and Orange County Congestion Management Plan (CMP) roadways. The project's relationship to CMP level of service standards, travel demand measures or other standards for designated roadways will be evaluated in the EIR.</p>				
c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
	<p>The project is located approximately 6.4 miles from John Wayne Airport, the nearest airfield to the site. The project is not located within any designated airport clear and accident potential zones and is not of a size or scale that would result in an increase in air traffic levels. No impact would occur.</p>				
d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	X			
	<p>The project proposes a new intersection into the project site along Michelson Drive near the unsignalized, four-way stop, intersection with Rosa Drew Lane/Jordan Avenue. The traffic study will address the project's conformance to applicable design standards concerning intersections, sight distances, etc. This subject will be further addressed in the EIR.</p>				

ISSUES:	Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
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e)	Result in inadequate emergency access?				X	
	Emergency responders currently provide service to the surrounding area and will provide service to the project site. The project will be designed in conformance with all applicable public safety requirements for emergency access by police, fire, and other emergency medical service providers.					
f)	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X	
	Pedestrian/bicycle access to Michelson Drive is available at the project roadway entrance. The project is located near OCTA bus routes on Michelson Drive. No significant conflicts with the performance of public transit, bicycle, or pedestrian facilities would occur.					
XVII.	<u>UTILITIES AND SERVICE SYSTEMS</u>					
	Would the project:					
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X	
	Implementation of the proposed project would result in the generation of wastewater. According to the Irvine Ranch Water District (IRWD), the existing facilities are sufficient to maintain an adequate level of service throughout the project area. Therefore, implementation of the proposed project would result in less than significant impacts on wastewater treatment requirements.					
	Source: 9					
b)	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X	
	Implementation of the proposed project would generate an increase in water and wastewater treatment. According to the Irvine Ranch Water District (IRWD), the existing water and wastewater treatment facilities are adequate in providing service for the proposed project and no new treatment facilities would be required to meet the service demands required by the proposed project. In addition, the IRWD is currently in the process of expanding the Michelson Water Reclamation Plant (MWRP) from 18 millions of gallons per day (mgd) to 28 mgd by 2013. This expansion would also ensure that impacts from the proposed project would have a less than significant impact on wastewater treatment facilities. Therefore, implementation of the proposed project would result in less than significant impacts on wastewater treatment facilities.					
	Source: 9					
c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X	
	The project site conveys runoff from the site into the storm drain system in the existing condition. The installation of impermeable surfaces on the site would increase runoff volumes during storm events. Storm drains do exist in the immediate area and are sized to accommodate runoff volumes anticipated from the proposed development. Environmental effects due to inadequate existing storm water drainage facilities are not anticipated to occur.					
	(Source: 1)					
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X	
	Implementation of the proposed project would result in an increase in demand on the existing water supplies. However, according to the Irvine Ranch Water District (IRWD) the existing facilities, workforce, and equipment are adequate to maintain service levels throughout the IRWD service areas and the proposed project will not require new or expanded facilities. Therefore, implementation of the proposed project would result in less than significant impacts on water supplies.					
	Source: 9					

ISSUES:

**Potentially
Significant
Impact:** **Less Than
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Impact With
Mitigation:** **Less Than
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Impact:** **No
Impact:**

e)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				
	Implementation of the proposed project would generate an increase in wastewater. According to the Irvine Ranch Water District (IRWD), the existing treatment facility is adequate in providing wastewater treatment services. Therefore, implementation of the proposed project would result in less than significant impacts on wastewater treatment capacity. Source: 9				
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
	OC Waste & Recycling provides solid waste disposal capacity to all Orange County residents by the use of a three-landfill system. Solid waste disposal service to the project site would be provided by the Frank R. Bowerman (FRB) Landfill located at 11002 Bee Canyon Access Road, Irvine, 92602. The FRB Landfill is permitted to accept up to 11,500 tons per day and currently accepts a daily average of approximately 7,000 tons per day. The remaining airspace capacity for the landfill is 201 million cubic yards, (as of June 2009). The closure date for the FRB landfill is estimated to occur in 2053. Accordingly, OC Waste & Recycling would have the capacity to serve the proposed project's solid waste disposal needs and associated impacts would be less than significant.				
g)	Comply with federal, state, and local statutes and regulations related to solid waste?			X	
	The proposed project includes uses that will generate solid waste that is expected to be transported to the Frank R. Bowerman Landfill. The City ensures that transportation of the refuse would comply with the applicable federal, state and local statutes and regulations related to solid waste. Solid waste generated on the project site will comply with a host of comprehensive federal, state and local statutes and regulations related to solid waste. Therefore, the proposed project will result in less than significant impacts to solid waste.				
XVIII.	<u>MANDATORY FINDINGS OF SIGNIFICANCE</u>				
a)	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	X			
	Although unoccupied, the project site is currently developed as an elementary school facility. The proposed project, which would redevelop the site with up to 66 detached single-family homes, does have the potential to impact existing trees located on-site, which, in turn, may impact birds/raptors during the nesting season. Because the project may impact the site's existing aesthetic and biologic resources, the project's EIR will further analyze these topics.				
b)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	X			
	The proposed project includes the construction of up to 66 detached single-family residential units. As discussed throughout this document, many of the project impacts on the environment are individually limited. However, together, these individual impacts may be cumulatively considerable. The project's contribution to potential cumulative environmental impacts will be addressed in the EIR.				

ISSUES:

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Impact With
Mitigation:**
**Less Than
Significant
Impact:**
**No
Impact:**

c)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	X			
	Implementation of the proposed project would result in the construction of up to 66 detached single-family residential units. The potential for adverse environmental effects on human beings in terms of such topics as, but not limited to, aesthetics, air quality, noise, recreation, and traffic will be addressed in an EIR.				

LIST OF SOURCES:

1. Charles Hartman and Associates. Conceptual Water Quality Management Plan (WQMP) for Vista Verde Residential Development Tentative Tract Number 17358. February 19, 2010.
2. City of Irvine. Municipal Code, 2008. Available at <http://www.municode.com/resources/gateway.asp?pid=10941&sid=5>.
3. City of Irvine. 2000 General Plan, as adopted June 13, 2006.
4. GMU Geotechnical, Inc. Geotechnical Due-Diligence Review, Proposed Residential Development, Michelson Drive and Rosa Drew Lane School Site (Formerly Vista Verde Elementary School), City of Irvine, California. April 29, 2009.
5. Iris Environmental. Phase I Environmental Site Assessment Vista Verde Middle School. May 20, 2009.
6. South Coast Air Quality Management District (SCAQMD) 19931993. CEQA Handbook. Available at SCAQMD, 21865 Copley Dr, Diamond Bar, CA 91765.
7. Cultural Resources Records Search, Vista Verde Site, Irvine, CA; Michael Brandman Associates. March 30, 2010.
8. City of Irvine. Zoning Ordinance of the City of Irvine. Available at: <http://www.municode.com/resources/gateway.asp?pid=10941&sid=5>.
9. Service and Utility provider correspondence (on file at the City of Irvine.)