

3. Project Description

3.1 PROJECT LOCATION

As used in this DSSEIR, the term "Proposed Project Site" refers to and encompasses; 1) the Heritage Fields Development, also known as the Great Park Neighborhoods, consisting of nine existing Development Districts; 2) an approximately 11 acre parcel currently owned by the Transportation Corridor Agencies (TCA) located adjacent to the SR-133 Freeway between Trabuco Road and Irvine Boulevard (the "TCA Parcel"); 3) Lot D, Lot E, and Lot F as depicted on 2nd Amended Vesting Tentative Tract Map 17008 currently zoned 3.2 Transit Oriented Development within Districts 2 and 3 (together, the "City Parcels"); 4) approximately 132 acres owned by the City and zoned 1.4 Preservation that generally extends from Irvine Boulevard to the Southern California Regional Rail Authority ("SCRRA") rail lines, as depicted in Figure 3-5 and that is part of the Approved Wildlife Corridor Feature; and 5) a portion of the Great Park known as the "Sports Park District," all of which are located within the areas designated as Existing "Planning Area" (PA) 30 and Existing PA 51 in the City's General Plan, northeast of the freeway junction of Interstate 5 (I-5) and Interstate 405 (I-405), within the City. Figure 3-1, *Regional Location*, depicts the location of the Proposed Project Site in a regional context and Figure 3-2, *Local Vicinity*, shows its local context. Figure 3-2 also shows the Development Districts, the TCA Parcel and the additional acreage owned by the City, which are the subject of this DSSEIR.

Existing PA 51 is generally bounded by the Eastern Transportation Corridor to the west, the Foothill Transportation Corridor to the north, the SCRRA rail lines to the south, and Irvine Boulevard and the storm water channel near Alton Parkway to the north. Existing PA 51 abuts Existing PA 30 and PA 32 to the south, PA 35 (Irvine Spectrum 2) and the City of Lake Forest to the east, and PAs 9 and 40 to the west. Existing PA 30 is generally bounded by I-5 to the south, the SCRRA rail lines to the north, and the Irvine Spectrum to the east and west (Irvine Spectrum 2- PA 35 and Irvine Spectrum 3 - PA 32).

The major roadways bordering the 2012 Modified Project are Sand Canyon Avenue to the west, Portola Parkway to the north, and Alton Parkway to the east. Irvine Boulevard separates District 7 and District 8 on its north side from District 1-North, District 1-South and District 4 on its south side. The Irvine Station is adjacent to the SCRRA rail lines that traverse the Proposed Project Site and that separate Existing PAs 30 and 51. Surrounding the Proposed Project Site are residential and nonresidential uses to the north and west, open space to the northeast, and nonresidential and mixed land uses to the east and southeast within the City of Lake Forest and Irvine. An aerial photograph of the Proposed Project Site is shown in Figure 3-3, *Aerial Photograph*.

3.2 STATEMENT OF OBJECTIVES

The following objectives have been established for the 2012 Modified Project and will aid decision makers in their review of the 2012 Modified Project, its associated environmental impacts, and Alternatives:

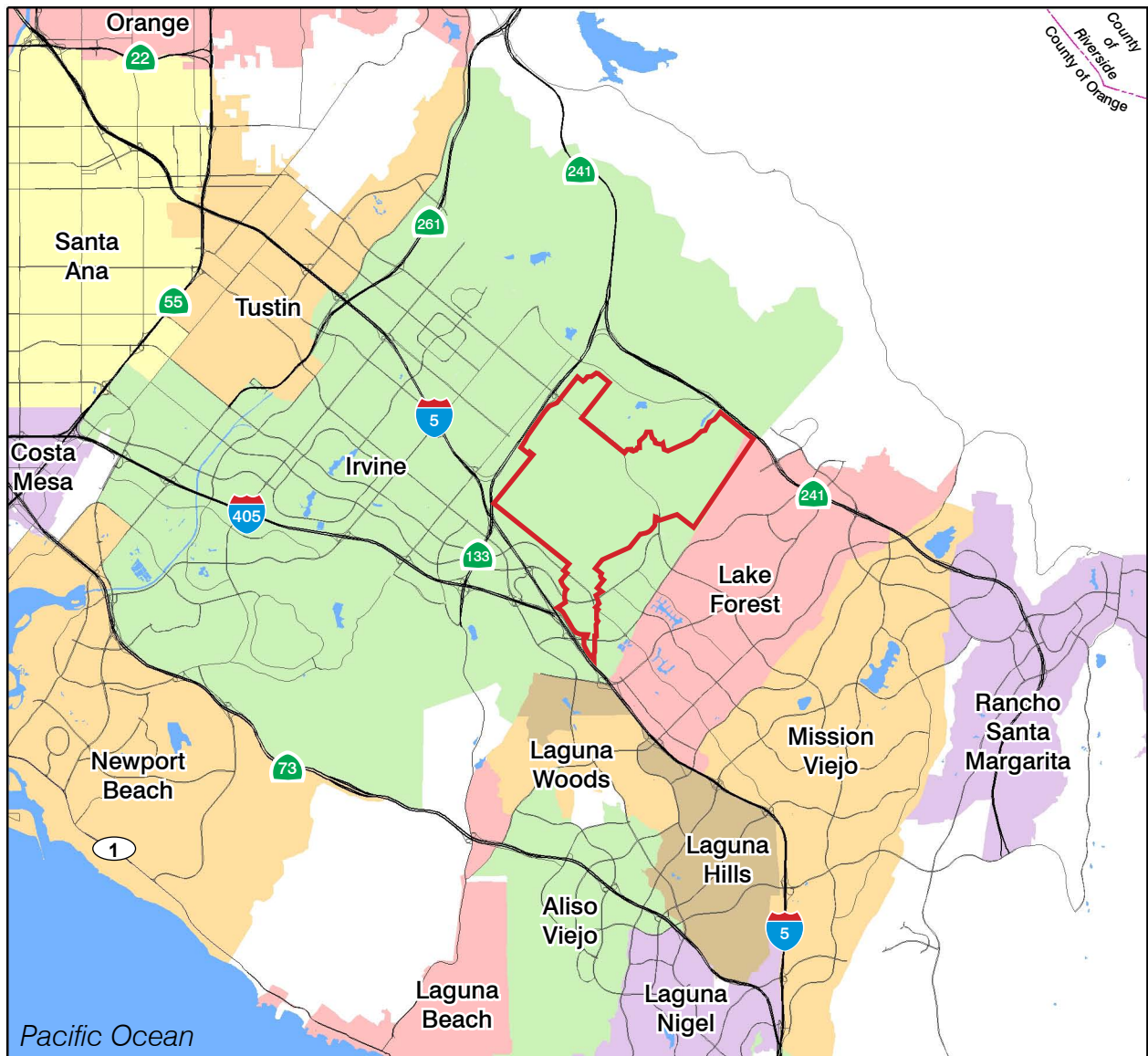
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3.2.1 Land Use

- Implement the project objectives stated in the 2011 Certified EIR.
- Redevelop and reuse a portion of the former MCAS El Toro Property for a mixed-use community adjacent to the Great Park, consistent with the General Plan.
- Increase the amount of property within “Combined PA 51” (formerly Existing PA 30 and Existing PA 51) that is zoned 8.1 Trails and Transit Oriented Development (TTOD) to provide greater flexibility in meeting City General Plan Goals.
- Advance the State’s and Southern California Association of Governments’ (“SCAG”) policies to provide sustainable mixed-use development and to reduce trips and vehicle miles travelled in automobiles and light trucks.
- Help meet the City’s Regional Housing Needs Assessment.
- Provide for a range of housing types in a location that is responsive to current and anticipated demands and is supportive of continued economic growth within the City.
- Convert existing non-residential intensity to residential uses through a revised land use plan in Combined PA 51, thereby providing a better balance of population and employment to increase internal trip capture and reduce vehicle miles travelled and improve the jobs/housing balance in jobs-rich Irvine.
- Establish a revised land use plan in Combined PA 51 to create a mixed-use community with neighborhood serving land uses near residences as well as employment centers.
- Combine Existing PAs 30 and 51 into a single PA, Combined PA 51, so that the 2012 Modified Project will be a cohesive development governed by a unified set of land use and development regulations.
- Better accommodate projected regional growth in an infill location that is adjacent to existing and planned infrastructure, urban services, transit, transportation corridors, and major employment centers.
- Establish a revised land use plan that permits a wide range of housing densities, types, styles, prices, and tenancy (for sale and rental).
- Create a mixed-use community that optimizes the open space and recreational opportunities in the adjacent Great Park.
- Provide a biologically effective wildlife corridor that meets the goals of the City’s General Plan, while relocating Segments 2 and 3 of the Approved Wildlife Corridor Feature in order to provide greater flexibility in developing a mixed-use community that meets City General Plan goals.

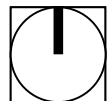
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Regional Location



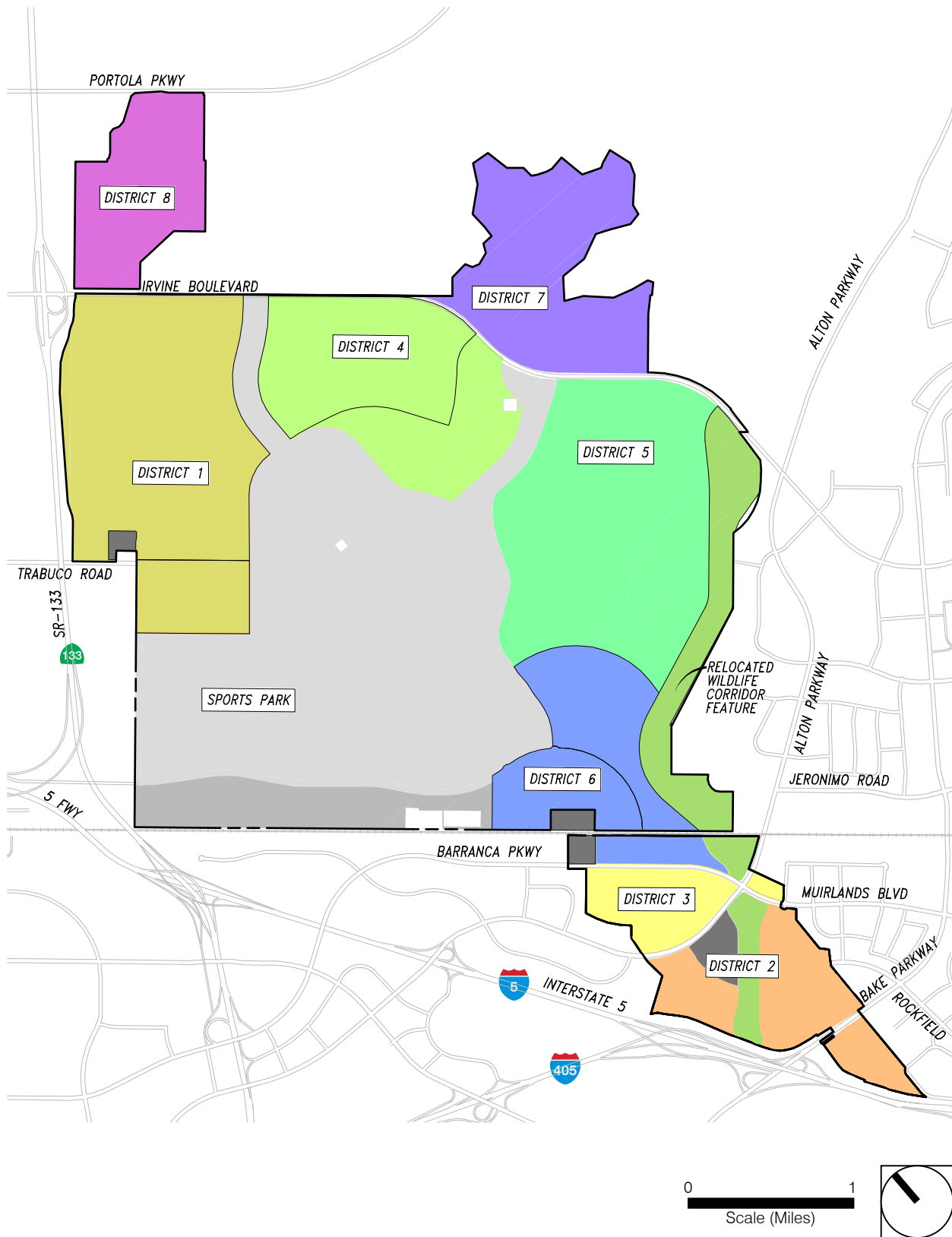
— Combined Planning Area 51 Boundary

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Scale (Miles)



3. Project Description

Local Vicinity



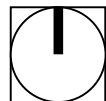
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Aerial Photograph



--- Combined Planning Area 51 Boundary

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Scale (Miles)



Source: Google Earth Pro 2011

Heritage Fields Project 2012 GPA/ZC SSEIR

City of Irvine • **Figure 3-3**

3. Project Description

Statement of Objectives, continued

- Provide for a fiscally sound land use plan that includes public and commercial uses to support and enhance the new residential community and other residential communities in the vicinity.
- Provide additional market rate and affordable housing opportunities near existing employment and transportation centers, consistent with the City's General Plan Land Use and Housing Elements, SB 375 and SCAG's Regional Comprehensive Plan.

3.2.2 Transportation

- Provide a safe, efficient, and aesthetically attractive street system with convenient connections to adjoining transportation routes.
- Allow level of service (LOS) "E" to be considered a potentially acceptable level of service within certain high activity, mixed-use areas within the Proposed Project Site, to be consistent with other areas of the City and to promote use of alternative modes of transportation.
- Provide a walkable community through the use of innovative traffic calming techniques such as roundabouts designed to slow traffic, and pedestrian pathways.
- Create a highly livable, pedestrian-friendly environment that encourages alternative means of transportation to the automobile by incorporating unique site designs and enhanced pedestrian access between land uses, trails, and streets.

3.2.3 Open Space

- Create a medium-density, mixed-use community that optimizes the open space and recreational opportunities in the adjacent Orange County Great Park.
- Provide new parks, trails and public open space, and complete connections to regional trails in City's General Plan Trails Map.
- Advance funding for the implementation of recreational facilities for the Great Park.

3.3 PROJECT CHARACTERISTICS

"Project" is defined by the CEQA Guidelines Section 15378 as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and that is any of the following: (1) An...enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements thereof pursuant to Government Code Sections 65100-65700."

Between 2003 and 2011, the City approved the 2011 Approved Project, which includes residential and non-residential development on the portions of Existing PAs 51 and 30 that are owned by Heritage Fields El Toro, LLC, and that are referred to as the Great Park Neighborhoods. As approved by the City, the 2011 Approved Project includes 3,625 residential units (15 percent of which are affordable units) and 1,269 density bonus (DB) units that have been located within Districts 1 North, 1 South, 4, 7, and 8, as

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well as 1,154,700 square feet of non-residential uses that have been located in Districts 1 North, 4, and 8 and 5,430,894 square feet of non-residential uses generally located throughout Existing PAs 30 and 51. The 2011 Approved Project was analyzed in the Program Environmental Impact Report for the Orange County Great Park, certified in May 2003 ("2003 OCGP EIR"), eight subsequently adopted Addenda, and the 2011 Supplemental EIR (collectively, the "2011 Certified EIR"), and includes the mitigation measures recommended in the 2011 Certified SEIR and adopted by the City in the Mitigation Monitoring and Reporting Program ("MMRP") for the 2011 Approved Project.

This DSSEIR analyzes the environmental impacts of the 2012 Modified Project as compared to those of the previously studied 2011 Approved Project.

3.3.1 Previous Environmental Documentation

The 2003 Orange County Great Park (OCGP) EIR

The 2003 OCGP EIR was certified by the City in May 2003. The project analyzed in that EIR consisted of the following actions: (1) Annexation, General Plan Amendment, Pre-Zoning (prior to annexation), and Zoning of the unincorporated portion of PA 51; (2) Annexation of the unincorporated portion of PA 35 (James A. Musick Branch Jail and the Irvine Ranch Water District Parcel); (3) General Plan Amendment and Zone Change for PA 30; and (4) a Development Agreement that vested approval of overlay uses and intensities in consideration for the (i) dedication of land for public purposes, (ii) development and funding of certain infrastructure improvements, and (iii) funding of circulation facilities and infrastructure. Together, these actions established the policy and legislative structure for guiding the future development of the former MCAS El Toro property.

Since certification of the 2003 OCGP EIR, a variety of actions in furtherance of the project analyzed therein have occurred. Those actions and their related environmental reviews pursuant to CEQA, including eight subsequent Addenda, are summarized below. Together, the 2003 OCGP EIR, the eight subsequent Addenda, and the 2011 SEIR are referred to as the "2011 Certified EIR."

Orange County Great Park Redevelopment Plan (Addendum No. 1 to the 2003 OCGP EIR)

On May 18, 2006, the City approved Addendum No. 1 to the 2003 OCGP EIR for the previously approved Redevelopment Plan for the Orange County Great Park project area ("OCGPRP"). The OCGPRP was based upon a Preliminary Redevelopment Plan previously formulated and adopted by the City of Irvine Planning Commission and Irvine Redevelopment Agency on January 15, 2004 and January 27, 2004, respectively. The OCGPRP set forth a process and framework within which specific development plans would be presented and priorities for specific development projects would be established, but did not present specific plans for any redevelopment, rehabilitation, and/or revitalization activities for any areas within the OCGPRP.

The OCGPRP covers approximately 3,905.6 acres within Existing PAs 30 and 51. The environmental review for the OCGPRP was documented in Addendum No. 1 to the 2003 OCGP EIR and was approved by the City of Irvine on May 18, 2006. In summary, Addendum No.1 concluded that, as designed, the OCGPRP would not result in any additional significant environmental effects not already addressed by the 2003 OCGP EIR, or any substantial increase in the severity of previously identified significant effects, or any change in circumstances, and that there was no new information of substantial importance.

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2006 General Plan Amendment and Zone Change (Addendum No. 2 to the 2003 OCGP EIR)

On October 10, 2006, the City approved Addendum No. 2 to the 2003 OCGP EIR which addressed a General Plan Amendment (00416079-PGA) and Zone Change (00416080-PZC) for a Revised Overlay Plan. The General Plan Amendment and Zone Change consisted of adjustments to the boundary between the public and private areas within Existing PAs 30 and 51, revisions to text and figures related to Existing PAs 30 and 51, and the creation of a mixed-use zoning category called the Lifelong Learning District (“LLD”) within Existing PA 51. The General Plan Amendment also included technical changes to the General Plan. The LLD zoning allowed for a combination of residential, commercial, and educational uses that promote and support a mixed-use environment.

The General Plan Amendment and Zone Change addressed in Addendum No. 2 did not result in any changes to the approved land use intensities or allowable land uses in Existing PAs 30 and 51. Addendum No. 2 concluded that, as designed, the aforementioned modifications to the project analyzed in the 2003 OCGP EIR would not result in any additional significant environmental effects not already adequately addressed in the 2003 OCGP EIR, or any substantial increase in the severity of previously identified significant effects, or any change in circumstances, and that there was no new information of substantial importance.

VTTM 17008 (Addendum No. 3 to the 2003 OCGP EIR)

Addendum No.3 to the 2003 OCGP EIR was approved by the City on May 17, 2007. Addendum No.3 addressed Vesting Tentative Tract Map (“VTTM”) No. 17008 (Master Subdivision Map). VTTM No. 17008 subdivided 3,585 gross acres of the Approved Project Site into 44 numbered lots and 13 lettered lots consistent with the minor boundary adjustments made in Addendum No. 2. It did not, however, authorize the construction of any trip-generating land uses, or alter any land use or associated acreages of the project analyzed in the 2003 OCGP EIR, as augmented by Addendum No. 1 and Addendum No. 2. In addition to the subdivision of land, VTTM No. 17008: 1) defined the backbone infrastructure; 2) defined boundaries of areas for future subdivision (i.e. “B”-level tentative tract maps) and development; and 3) delineated the limits of rough grading for the infrastructure requirements of development of the project analyzed in the 2003 OCGP EIR. In summary, Addendum No. 3 concluded that, as designed, VTTM No. 17008 and its attendant features would not result in any additional significant environmental effects not already adequately addressed in the 2003 OCGP EIR, or any substantial increase in the severity of previously identified significant effects, or any change in circumstances, and that there was no new information of substantial importance.

OCGP Master Plan (Addendum No. 4 to the 2003 OCGP EIR)

Addendum No. 4 to the 2003 OCGP EIR was approved by the City on August 2, 2007. Addendum No. 4 addressed the OCGP Master Plan, which provided for the future buildout of a 1,145-acre multi-use public park facility located in the Great Park to include passive and active recreational uses, as well as preservation-oriented uses, including the Approved Wildlife Corridor Feature, and institutional uses. Addendum No. 4 concluded that, as designed, the modifications embodied in the OCGP Master Plan would not result in any additional significant environmental effects not already adequately addressed in the 2003 OCGP EIR, or any substantial increase in the severity of previously identified significant effects, or any change in circumstances, and that there was no new information of substantial importance.

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2008 General Plan Amendment and Zone Change (Addendum No. 5 to the 2003 OCGP EIR)

Addendum No. 5 to the 2003 OCGP EIR was approved by the City on July 22, 2008, and addressed a General Plan Amendment (00468566-PGA) and Zone Change (00468567-PZC) that amended the appropriate figures in the City's General Plan to reflect a relocation of the intersection of Bake Parkway/Marine Way and a reconfiguration of Rockfield Boulevard in the southern portion of Existing PA 30.

Addendum No. 5 also analyzed a General Plan Amendment (00470036-PGA) and Zone Change (00470039-PZA) to: (1) reduce the number of golf course holes required within the Approved Project Site from 45 to 18; (2) remove the requirement for 173 acres of Agricultural Preserve in the Lifelong Learning District; and (3) make other changes to text, tables and figures in the City's General Plan and Zoning Code.

In addition, Addendum No.5 analyzed the Amended and Restated Development Agreement ("ARDA"), which: (1) vested Heritage Fields' right to develop under the City's General Plan and Zoning Code; (2) revised the funding mechanism for the OCGP maintenance; (3) shifted responsibility for defined "backbone infrastructure" cost overruns from the City to Heritage Fields; (4) transferred 130.5 acres of land from Heritage Fields to the City; (5) established the location of a 5.5 acre police facility in the Heritage Fields Development Districts, and required the transfer of that land from Heritage Fields to the City; (6) confirmed runway demolition and recycling protocols; and (7) amended and restated the Master Implementation Agreement, which specifies protocol for backbone infrastructure phasing. Addendum No.5 concluded that, as designed, the matters discussed immediately above would not result in any additional significant environmental effects not already adequately addressed in the 2003 OCGP EIR, or any substantial increase in the severity of previously identified significant effects, or any change in circumstances, and that there was no new information of substantial importance.

Amended VTTM 17008 and Related Approvals (Addendum No. 6 to the 2003 OCGP EIR)

Addendum No. 6 to the 2003 OCGP EIR was approved by the City on October 16, 2008. It analyzed an Amended Vesting Tentative Tract Map No. 17008 (00474083-PTT), Vesting Tentative Tract Map No. 17283 (00467853-PTT), Modification to OCGP Streetscape Design Guidelines (00475427-PMP), Master Landscape and Trails Plan ("MLTP") (00467322-PMP), and the Master Plan for Non Residential Development within the Lifelong Learning District (00470483-PMP). The requested entitlements did not permit any new development or alter approved intensities allocated to the Approved Project Site. Addendum No.6 concluded that, as designed, the above-described VTTMs, Modification to the OCGP Streetscape Design Guidelines, the MLTP, and the Master Plan would not result in any additional significant environmental effects not already adequately addressed in the 2003 OCGP EIR, or any substantial increase in the severity of previously identified significant effects, or any change in circumstances, and that there was no new information of substantial importance.

North Irvine Transportation Mitigation ("NITM") Five Year Review (Addendum No. 7 to the 2003 OCGP EIR)

Addendum No. 7 to the 2003 OCGP EIR was approved by the City on June 29, 2010 to update NITM. In 2007, the NITM Five Year Review was initiated for the purpose of updating cost allocations, proposing alternative mitigation measures, and/or eliminating specific traffic and/or transportation improvements

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that were no longer necessary. The NITM Five Year Review Traffic Study determined that traffic mitigation measures were no longer needed for seven intersections (Alton Parkway/Barranca Parkway, Lake Forest Drive/Irvine Center Drive, Ridge Route Drive/Moulton Parkway, Santa Maria Drive/Moulton Parkway, Los Alisos Boulevard/Trabuco Road, Moulton Parkway/Glenwood Drive-Indian Creek Lane, and Moulton Parkway/Laguna Hills Drive) and one ramp (SR-241 at Lake Forest Drive). Those intersections and that ramp were found to operate within an acceptable level of service (“LOS”) under baseline interim and long-term conditions. The associated future improvements were therefore deleted from the List of NITM Improvements. Since improvements at those locations had been incorporated in the 2003 OCGP EIR as mitigation, an addendum to the 2003 OCGP EIR was required to evaluate the removal of the improvements from the list of mitigation measures. Addendum No.7 concluded that, as designed, the removal of those mitigation measures would not result in any additional significant environmental effects not already adequately addressed in the 2003 OCGP EIR, or any substantial increase in the severity of previously identified significant effects, or any change in circumstances, and that there was no new information of substantial importance.

2011 Supplemental Environmental Impact Report to the 2003 OCGP EIR

Between 2003 and 2011, the City made the above-described changes to residential and non-residential development entitlements for the Approved Project Site. The 2011 Supplemental Environmental Impact Report ("2011 SEIR") was certified by the City on August 30, 2011 for the purpose of modifying the project analyzed in the 2003 OCGP EIR and Addenda Nos. 1-7 by: (1) locating 1,100 low-density residential units, previously located within Districts 5 and 7, in the locations depicted on the associated Vesting Tentative Tract Maps (“VTTMs”), and changing the General Plan land use designation and the associated zoning of these units from Low Density (0-5 du/ac) to Multi-Use (0-40 du/ac); (2) locating 1,500 residential units, previously located in the portion of the Transit Oriented District (“TOD”) located within Existing PAs 30 and 51, to the locations depicted on the VTTMs; (3) locating the 1,269 DB units, which had not previously been located, in the locations depicted on the VTTMs; (4) locating the remaining 1,025 residential units on the VTTMs; (5) transferring non-residential development intensities between certain zones; (6) realigning Ridge Valley and “O” Street at Irvine Boulevard; and (7) other minor text/graphic modifications to the General Plan and Zoning Code.

The entitlements that implemented the above are as follows:

- General Plan Amendment
- Zone Change
- 2nd Amendment to VTTM 17008
- Amendments to Master Landscape and Trails Plan
- 2nd Amendment to Vesting Tentative Tract Map 17283
- Master Plan and Park Plan for District 1-North
- Vesting Tentative Tract Map 17368
- Master Plan and Park Plan for District 1-South
- Vesting Tentative Tract Map 17366
- Master Plan and Park Plan for District 4
- Vesting Tentative Tract Map 17202
- Master Plan and Park Plan for District 7
- Vesting Tentative Tract Map 17364
- Master Plan and Park Plan for District 8

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The 2011 SEIR was also the environmental clearance document for the following:

- 2nd Amended Tentative Parcel Map 2006-271
- Amendment to the Master Affordable Housing Plan to locate the 544 affordable home sites in 2nd Amended VTTM 17283
- First Amendment to the Density Bonus Housing Agreement to implement the changes to the Master Affordable Housing Plan and other minor modifications.

The 2011 SEIR concluded, like the 2003 OCGP EIR and seven Addenda, that with implementation of the project analyzed in the 2011 SEIR, the previously approved project's impacts to Air Quality and Population and Housing impacts would remain significant and unavoidable, even after mitigation. The impacts to Transportation/Traffic would remain significant and unavoidable, even after mitigation, but only if certain mitigation measures requiring improvements that are within the responsibility and jurisdiction of a public agency over which the City has no control, are not implemented for reasons beyond the City's control.

Addendum No. 8 to the 2003 OCGP EIR.

Addendum No. 8, which was approved by the City on October 20, 2011, analyzed minor modifications to the approved OCGP Master Plan and the Park Design Review, which were associated with implementation of the Western Sector Park Development Plan Phase I ("Western Sector Park Development Plan Project"). The minor modifications proposed transferring non-residential square footage from the northeastern area to the southwestern area of the Great Park; removing the Air Museum and Concessions/Retail, and replacing them with the Artist in Residency Facility, the proposed Community Ice Facility, and the proposed Nature Education Garden; and replacing the existing Air Museum Hangar with Hangar 233. The Western Sector Park Development Plan Project was approved by the Great Park Board and the City on October 20, 2011.

Addendum No.8 concluded that, as designed, the matters discussed immediately above would not result in any additional significant environmental effects not already adequately addressed in the 2003 OCGP EIR and 2011 SEIR, or any substantial increase in the severity of previously identified significant effects, or any change in circumstances, and that there was no new information of substantial importance.

3.3.2 Description of the 2012 Modified Project

The 2012 Modified Project changes the 2011 Approved Project as follows:

- Combines Existing PAs 30 and 51, and the TCA Parcel, into a single PA that will be designated "Combined PA 51";
- Rezones property in Districts 2, 3, and 6 from 3.2 Transit Oriented Development, 4.3 Vehicle Related Commercial, and 5.4 B General Industrial to 8.1/8.1B Trails and Transit Oriented Development.

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- Relocates a 132-acre portion of the Approved Wildlife Corridor Feature known as Segments 2 and 3 (the “Relocated Wildlife Corridor Feature”), to a location adjacent to the Borrego Canyon Channel within District 5 and 6.
- Rezones 13-acres in District 6 (formerly District 9) from its current 1.1 Agriculture zoning to 1.4 Preservation to accommodate the Relocated Wildlife Corridor Feature.
- Rezones the City Parcels from 3.2 Transit Oriented Development to 8.1 Trails and Transit Oriented Development.
- Updates the General Plan land use designation and zoning designation for the TCA Parcel to Orange County Great Park and 8.1 TTOD, respectively.
- Amends the Master Plan of Arterial Highways, Figure B-1, to eliminate the extension of Rockfield Boulevard from the eastern boundary of the Proposed Project Site to Marine Way once the Orange County Transportation Authority (OCTA) has approved this proposed amendment to the countywide Master Plan of Arterial Highways (see Figure 3-4, *Proposed MPAH Amendment*).
- Amends the City General Plan and Zoning Ordinance to allow the following:
 - 3,412 residential units within Combined PA 51, in addition to the 4,894 units already approved by the City and located in Districts 1 North, 1 South, 4, 7, and 8.
 - Modify non-residential uses within Combined PA 51 to allow:
 - 3,364,000 square feet of Medical and Science.
 - 1,318,200 square feet of Multi-Use. The 2012 Modified Project includes an option to convert up to 535,000 square feet of the proposed Multi-Use intensity to residential intensity for up to an additional 889 dwelling units within District 6 and Lot 48 of 2nd Amended VTTM 17008, subject to a vehicle trip limit.
 - 220,000 square feet of Community Commercial.
- Grants, pursuant to State law, up to 1,194 additional DB units (35% of the proposed additional 3,412 multi-use residential units) plus up to 311 additional DB units associated with the optional conversion of up to 535,000 square feet of non-residential Multi-Use intensity to residential intensity and granted pursuant to State law.
- Encourages Accessory Retail, as defined in the City of Irvine Zoning Code, within Combined PA 51.

The 2012 Modified Project consists of 4,606 dwelling units (3,412 base units and 1,194 DB units). The 2012 Modified Project also includes the option to convert up to 535,000 square feet of non-residential Multi-Use to up to 889 base dwelling units and 311 DB units, granted pursuant to State law. These are in addition to the already approved 4,894 dwelling units.

The 2012 Modified Project proposes to relocate certain portions of the Approved Wildlife Corridor Feature. The Approved Wildlife Corridor Feature is a design feature included in the OCGP Master Plan that connects established habitat preserve areas in the central and coastal subareas of the Orange County Central Coastal NCCP/HCP, and is intended to provide habitat for, and facilitate movement of four target

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species: Bobcat (*Lynx rufus*), Coyote (*Canis latrans*), Coastal California Gnatcatcher (*Poliophtila californica californica*), and Least Bell's Vireo (*Vireo bellii pusillus*). The Approved Wildlife Corridor is comprised of five "segments." Segment 1 is located north of Irvine Boulevard. Segments 2 through 5 of the Approved Wildlife Corridor Feature are located within Existing PA 51 and Existing PA 30. Segments 2 and 3 of the Approved Wildlife Corridor Feature, which the 2012 Modified Project proposes to relocate, consist of 132 acres of land owned by the City of Irvine.

The 2012 Modified Project proposes to relocate Segments 2 and 3 of the Approved Wildlife Corridor Feature to a location adjacent to Borrego Canyon Channel within Districts 5 and 6, as shown on Figure 3-5, *Proposed Wildlife Corridor Relocation*. The relocated segments of the Approved Wildlife Corridor Feature total 132 acres, and the 2012 Modified Project proposes to rezone these segments currently in Districts 5 and 6 from 8.1 TTOD to 1.4 Preservation in their new location. Concurrently, the 2012 Modified Project proposes to incorporate the area currently approved for Segments 2 and 3 of the Approved Wildlife Corridor Feature into Districts 5 and 6, and to rezone the area 8.1 TTOD.

The Relocated Wildlife Corridor Feature would provide habitat for, and facilitate movement of the same four target species as the Approved Wildlife Corridor Feature: Bobcat, Coyote, Coastal California Gnatcatcher, and Least Bell's Vireo. The Relocated Wildlife Corridor Feature would range in width from approximately 500 to 1,000 feet, with an average width of more than 600 feet. Road and/or trail crossings may cross the Relocated Wildlife Corridor Feature, but would be designed with sufficient clearance to allow for free passage of the target species while discouraging wildlife from crossing at grade. Storm water flows from development of areas adjacent to the western side of the Relocated Wildlife Corridor Feature may be discharged into the Relocated Wildlife Corridor Feature so long as they are first treated pursuant to applicable water quality regulatory requirements and can be introduced without requiring artificial channel stabilization. The Relocated Wildlife Corridor Feature would be planted with native vegetation, which may include mulefat scrub, southern willow scrub, coastal sage scrub, cactus scrub, needlegrass grasslands and screening plantings. Earthen berms and screening vegetation would be installed along the eastern and western edges of the Relocated Wildlife Corridor Feature as necessary to provide screening, to reduce visibility and human access into the corridor, and to reduce light spillage and ambient noise within the corridor.

In addition, the 2012 Modified Project includes two options for the "Main Street" development along Trabuco Road east of "O" Street. Option 1, which was studied in the 2011 SEIR, includes Community Commercial and Multi-Use north of Trabuco Road with Residential south of Trabuco Road in District 1 South. Option 2, which is studied in this DSSEIR, will include Residential north of Trabuco Road with Community Commercial, Multi-Use, and Residential south of Trabuco Road in District 1 South. Option 1 was analyzed in the 2011 SEIR within the context of the other entitlements that were part of the 2011 SEIR Approved Project. This DSSEIR studies Option 1 in the context of the changes proposed as part of the 2012 Modified Project. Both Options will include a 2,600 student high school in District 5.

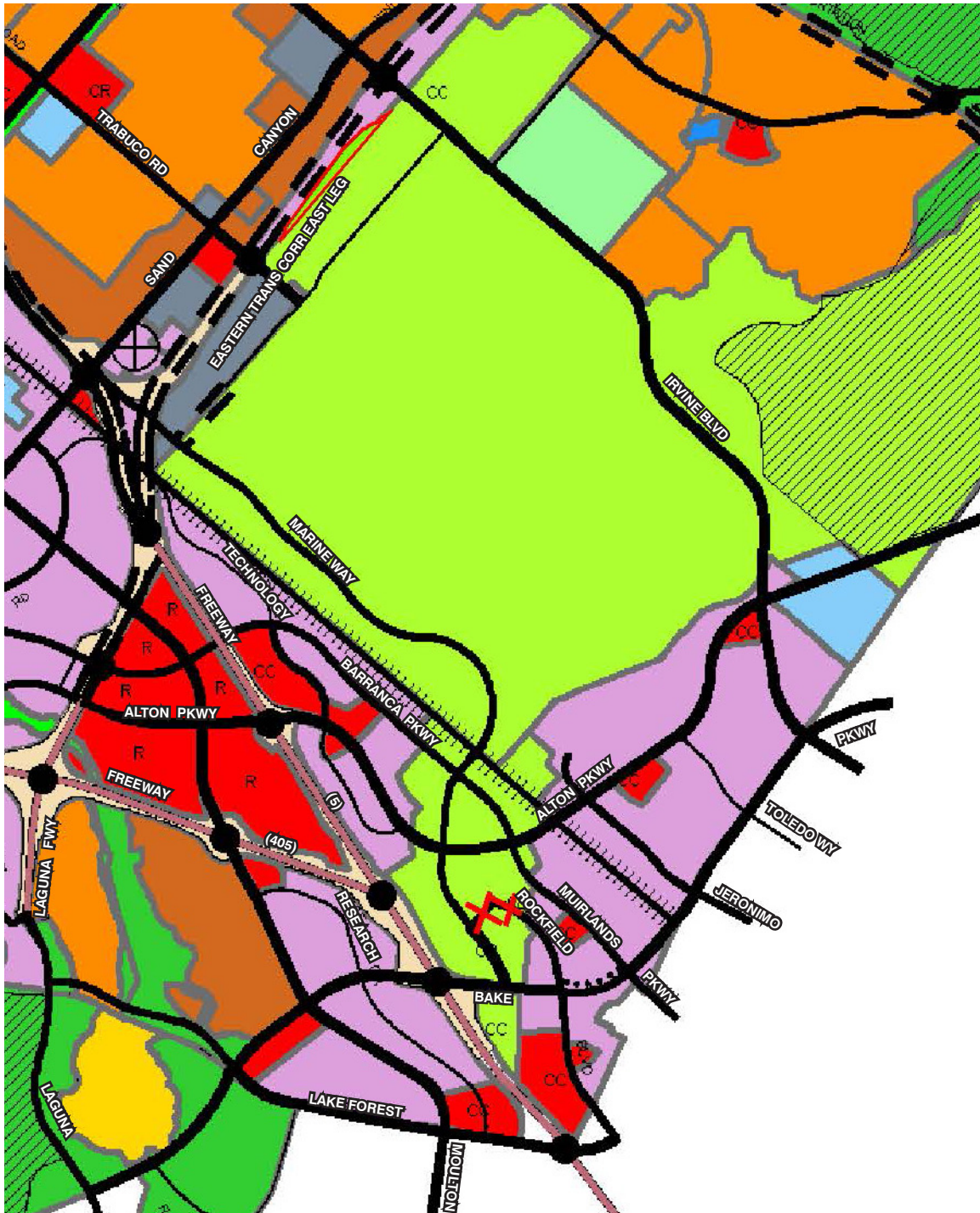
The 2012 Modified Project also includes implementation of recreational facilities in the previously approved Sports Park District of the Orange County Great Park (Great Park).

The 2012 Modified Project incorporates the Mitigation Measures recommended by the 2011 Certified EIR and adopted by the City in the Mitigation Monitoring and Reporting Program for the 2011 Approved Project.

The 2012 Modified Project also incorporates the Project Design Features described below.

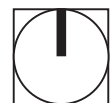
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Proposed MPAH Amendment



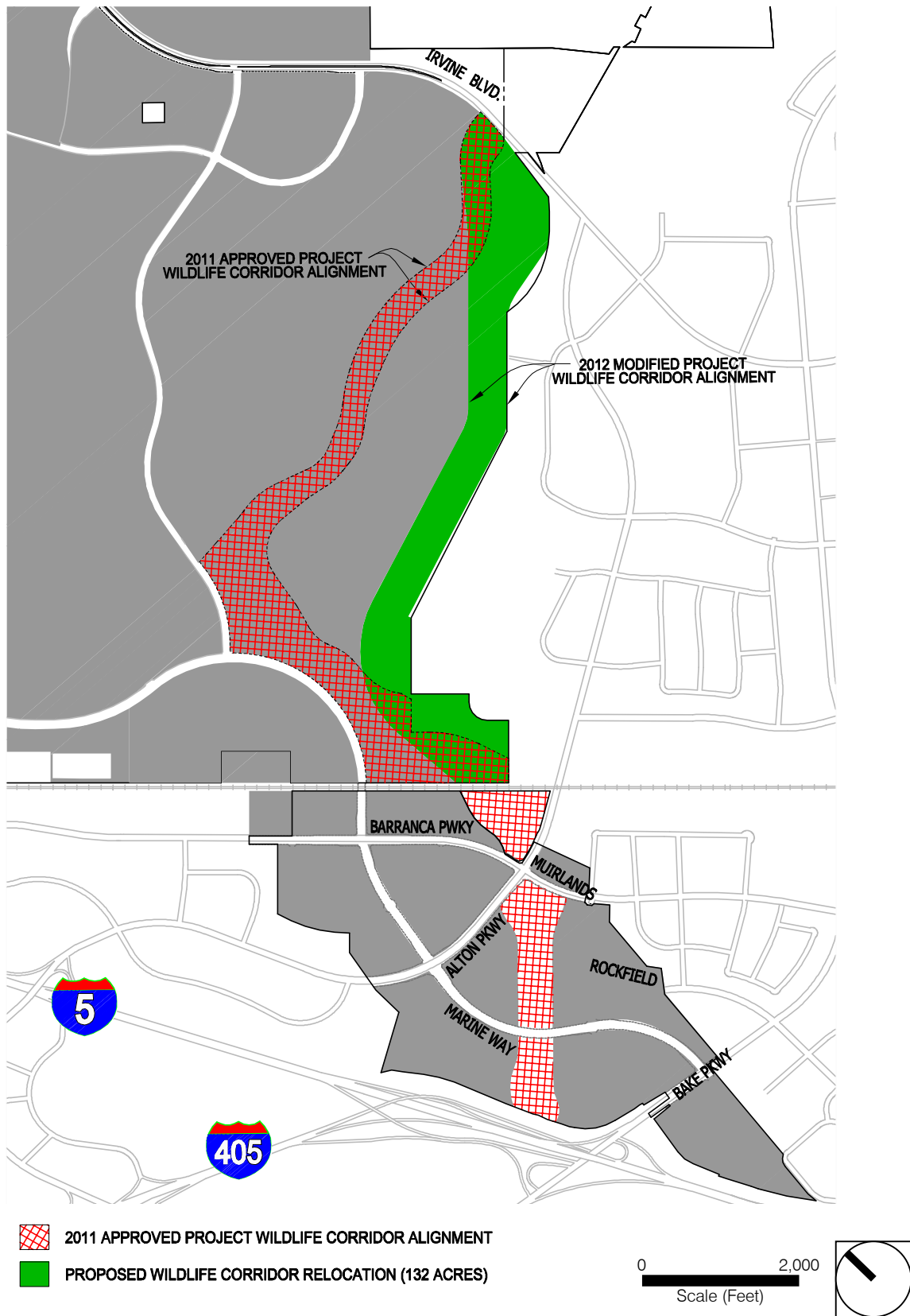
— Proposed Amendment to Master Plan of Arterial Highways (MPAH) - Elimination of Rockfield Boulevard Extension

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Scale (Miles)



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Proposed Wildlife Corridor Relocation



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General Plan Amendments

The General Plan Amendment application requests the following in Existing PAs 30 and 51: (1) consolidation of Existing PAs 30 and 51 and the TCA Parcel into one PA to be designated as “Combined PA 51”; (2) amendment of the General Plan maps to reflect a zone change for Districts 2, 3 and 6 from 3.2 Transit Oriented Development, 4.3 Vehicle Related Commercial, and 5.4B General Industrial to 8.1 TTOD; (3) amendment of the General Plan maps to reflect a zone change for District 5, which is currently zoned 8.1 TTOD, and 13-acres in District 6 (formerly District 9), which is currently zoned 1.1 Agriculture, to 1.4 Preservation to accommodate the Relocated Wildlife Corridor Feature; (4) amendment of General Plan Land Use Table A-1 to allow 9,500 dwelling units in the proposed Combined PA 51 (reflecting the inclusion of the previously approved 4,894 residential units) with an option to convert up to 535,000 square feet of non-residential Multi-Use to up to an additional 889 dwelling units (and 311 DB units) for a revised total up to 10,700 dwelling units; and (5) amendment of the Master Plan of Arterial Highways, Figure B-1, to eliminate the extension of Rockfield Boulevard from the eastern project boundary to Marine Way once the proposed amendment to the countywide Master Plan of Arterial Highways (MPAH) is approved by the OCTA.

The proposed text and table modifications for the General Plan generally consist of the following:

- Revise General Plan Land Use Table A-1 and associated footnotes to modify the distribution of residential units.
- Revise General Plan Land Use Tables A-1 and A-2 to combine Existing PAs 30 and 51 into one PA, Combined PA 51.
- Delete references to Existing PA 30 throughout the General Plan.
- Revise General Plan Table A-1 and associated footnotes to allow a total of 9,500 dwelling units in Combined PA 51 with an option to convert up to 535,000 square feet of non-residential Multi-Use to up to an additional 889 dwelling units (and 311 DB units) for a revised total of up to 10,700 dwelling units in Combined PA 51.
- Amend General Plan maps and figures to reflect the zone changes proposed by the 2012 Modified Project.
- Revisions to General Plan Land Use Table A-2 and associated footnotes to modify the land use acreage distribution.
- Amend General Plan Circulation Element, Figure B-1, and other General Plan Maps as necessary, to eliminate the extension of Rockfield Boulevard from the eastern project boundary to Marine Way once the Orange County Transportation Authority (OCTA) has approved this proposed amendment to the countywide Master Plan of Arterial Highways.
- Modify General Plan Objective B-1 to identify locations where LOS E may be considered acceptable, as shown on Figure 3-6, *Proposed Locations Where LOS E May Be Acceptable*, of this DSSEIR.

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- Amend General Plan Figure G-1 to add the location of a 2,600 student high school within District 5.
- Revise Figure A-2 and Figure C-2 to reflect the deletion of Existing Planning Area 30.
- Revise Figure L-2 to depict the Relocated Wildlife Corridor Feature.
- Other minor modifications as necessary to implement the 2012 Modified Project.

Zoning Ordinance Amendments

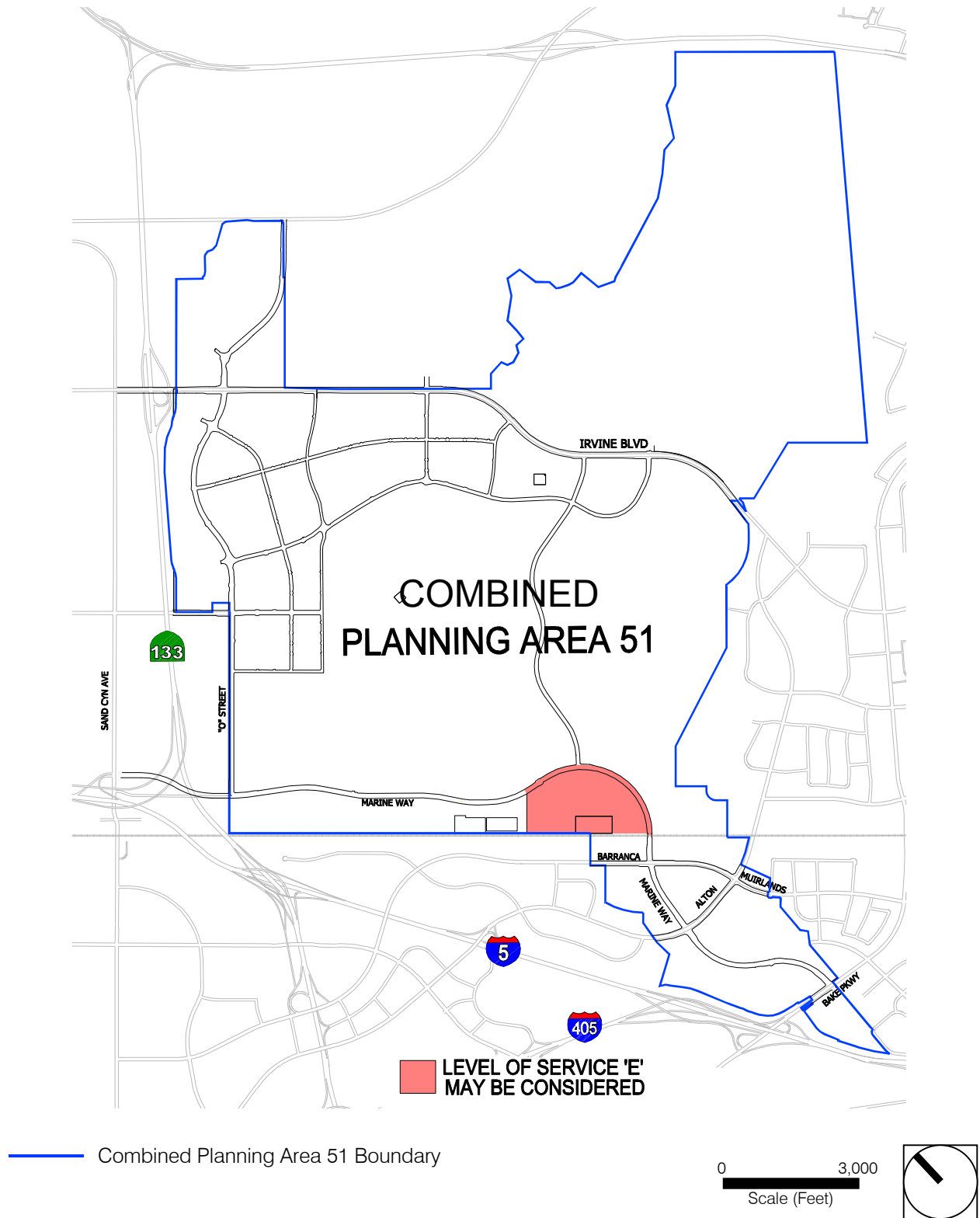
Consistent with the goal of unified land use and development regulations, the 2012 Modified Project proposes to rezone property located in Districts 2, 3, and 6, the City Parcels, and the TCA Parcel, to the 8.1 Trails and Transit Oriented Development zoning designation. In addition, 13-acres in District 6 (formerly District 9) that are currently zoned 1.1 Agriculture will be rezoned to 1.4 Preservation to accommodate the Relocated Wildlife Corridor Feature. The existing zoning is shown on Figure 3-7, *Existing Zoning*, and proposed zone changes are shown on Figure 3-8, *Proposed Zone Changes*. Proposed zoning is shown on Figure 3-9, *Proposed Zoning*.

The 2012 Modified Project generally proposes the following Zoning Ordinance text amendments:

- Integrate certain conditional uses (manufacturing (light), mini warehouse, recreational vehicle storage (public), vehicle assembly, vehicle body, repair, paint or restoration, and vehicle sales) and permissive uses (vehicle repair and detailing, mobile and warehousing, storage and distribution) found in the 3.2 Transit Oriented Development, 4.3 Vehicle Related Commercial, and 5.4 General Industrial zones into the 8.1 Trails and Transit Oriented Development zone, as appropriate;
- Modify the 8.1/8.1B Trails and Transit Oriented Development maximum site coverage standards (Section 3-37-39(G)) to permit unlimited site coverage outside setback areas within ½ mile of a train station or transportation center;
- Modify the 8.1/8.1B Trails and Transit Oriented Development maximum site building height standards (Section 3-37-39(H)) to allow unlimited building height within ½ mile of a train station or transportation center and building heights of 90 feet for hotel/hospitality uses;
- Modify Section 3-37-39 to change residential shelter from a conditional use to a permitted use in the 8.1 Trails and Transit Oriented District zoning district;
- Delete Chapter 9-30 due to the elimination of Existing PA 30 (which will merge with Existing PA 51 into one cohesive planning area, Planning Area 51);

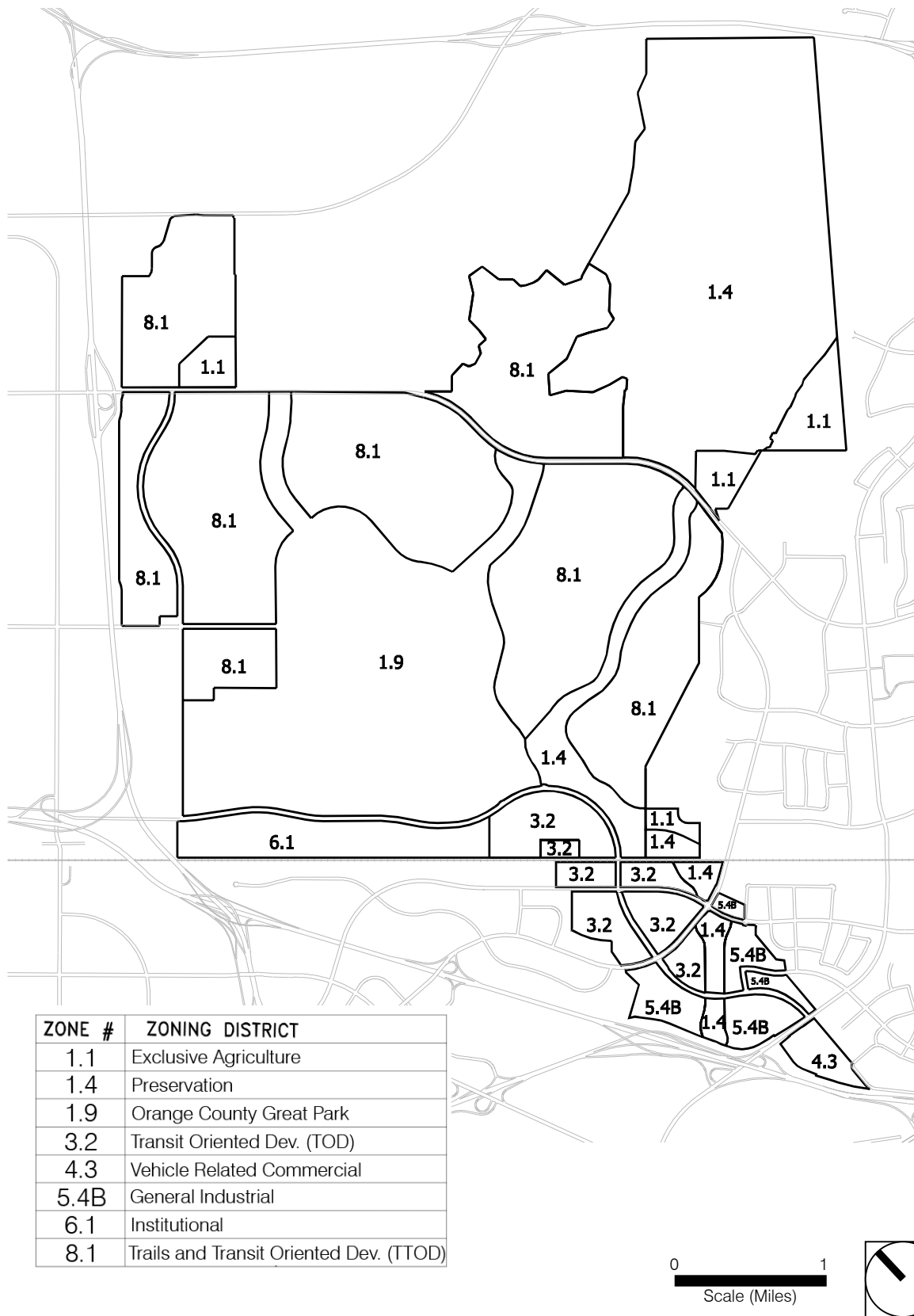
3. Project Description

Proposed Locations where LOS E May Be Acceptable



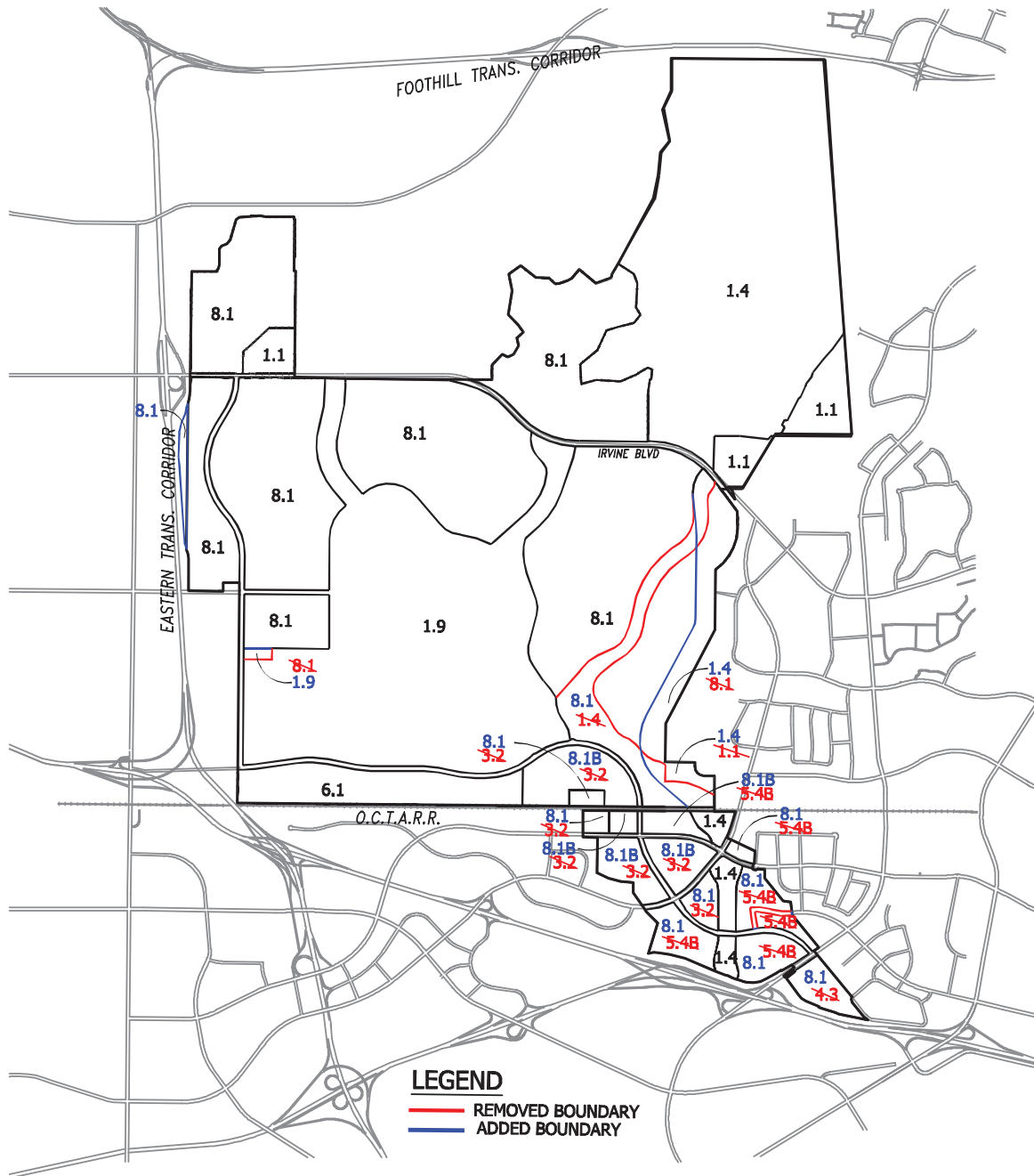
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Existing Zoning



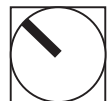
3. Project Description

Proposed Zone Changes



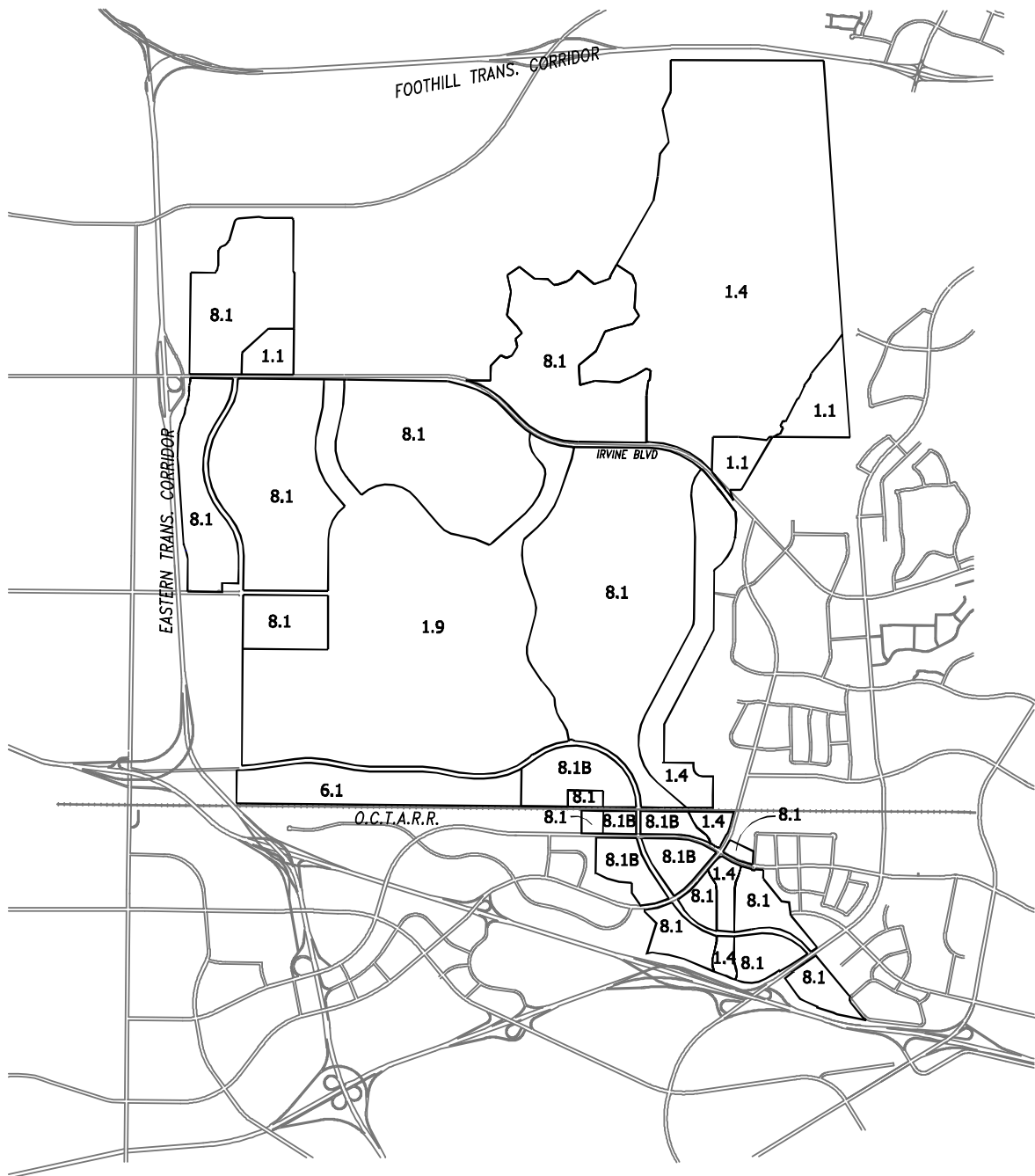
| ZONE # | ZONING DISTRICT | ZONE # | ZONING DISTRICT |
|--------|--------------------------|----------------|---|
| 1.1 | Exclusive Agriculture | 3.2 | Transit Oriented Development |
| 1.4 | Preservation | 6.1 | Institutional |
| 1.9 | Orange County Great Park | 8.1 | Trails and Transit Oriented Dev. (TTOD) |

0 4,000
Scale (Feet)



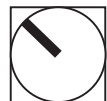
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Proposed Zoning



| ZONE # | ZONING DISTRICT | ZONE # | ZONING DISTRICT |
|--------|--------------------------|----------|---|
| 1.1 | Exclusive Agriculture | 6.1 | Institutional |
| 1.4 | Preservation | 8.1/8.1B | Trails and Transit Oriented Dev. (TTOD) |
| 1.9 | Orange County Great Park | | |

0 4,000
Scale (Feet)



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- Modify Chapter 9-51 to reflect the consolidation of Existing PAs 30 and 51, including, but not limited to:
 - Modify Section 9-51-3, the Statistical Analysis and Map to reflect the changes in land use and acreage intensities
 - Modify the maximum average daily traffic (ADT) in Combined PA 51 to reflect the sum of the maximum ADT currently permitted in Existing PAs 30 and 51.
- Modify Chapter 9-51 to permit an additional 3,412 dwelling units and an additional 1,194 DB units in Combined PA 51, with an option to convert up to 535,000 square feet of non-residential Multi-Use to up to 889 base dwelling units and 311 DB units, granted pursuant to State law,:
- Modify Chapter 9-51 to allow the following revised non-residential intensities in Combined PA 51:
 - 3,364,000 square feet of Medical and Science
 - 1,318,200 square feet of Multi-Use. The 2012 Modified Project includes an option to convert up to 535,000 square feet of the proposed non-residential Multi-Use intensity to residential intensity for up to an additional 889 base dwelling units and 311 DB units within District 6 and Lot 48 of 2nd Amended VTTM 17008, subject to a vehicle trip limit.
 - 220,000 square feet of Community Commercial
- Add Section 9-51-6 (Q) regarding district character that discusses anticipated density, intensity, mix of land uses, and vehicular, bicycle, and pedestrian networks;
- Add Section 9-51-6 (S) regarding optional conversion (see description above); and
- Add Section 9-51-6 (U) regarding information that will be provided to the City regarding land sales; and
- Modify Section 9-51-6 (D) regarding development monitoring and tracking.
- Add Section 9-51-6(T) regarding the circumstances under which additional traffic analysis may be required.
- Other modifications as necessary to implement the 2012 Modified Project.

Project Design Features

The following project design features (PDFs) have been incorporated into the 2012 Modified Project and have been assumed in the analyses of the 2012 Modified Project that are contained in Chapter 5, *Environmental Analysis*, where appropriate. With the exception of PDFs 8-1, 10-1, 10-2 and 12-1, these PDFs were included in the 2011 Certified EIR for the 2011 Approved Project, however, they have been renumbered. PDFs 4-3 and 4-8 have been revised to reflect the subsequent adoption of the California

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Green Building Standards Code and the Energy Commission's 2013 Building Energy Efficiency Standards (Title 24). PDFs 8-1, 10-1, 10-2, and 12-1 are new PDFs associated with the 2012 Modified Project that were not previously incorporated into the 2011 Approved Project.

- PDF 4-1 **Compact/Mixed-Use Development:** The California Energy Commission (CEC) considers compact development forms beneficial for minimizing energy consumption that leads to greenhouse gas emissions. In fact, the CEC's report on the connections between land use and climate change identifies density as the project feature most predictive of the number of vehicle trips and vehicle miles traveled ("VMT") by project occupants. Like the 2011 Approved Project, the 2012 Modified Project increases the density of development on the Proposed Project Site. Doing so will tend to reduce VMT on a local and regional basis. For the analyses in this DSSEIR, it was assumed that there would be only a 25% reduction in VMT, which is within the range observed in Southern California.
- PDF 4-2 **High Rate of Internal Trip Capture:** With the inclusion of a mix of land uses including office, commercial, industrial, and residential in the Proposed Project Site, the 2012 Modified Project reduces trips outside the Proposed Project Site. This reduces trip length and congestion on the local circulation system outside the Proposed Project Site.
- PDF 4-3 **Low-Flow Fixtures:** The 2012 Modified Project incorporates low-flow water fixtures that will meet the requirements of the California Green Building Standards Code. Prior to issuance of building permit, the Applicant or its successor shall submit evidence to the satisfaction of the Director of Community Development that toilets, urinals, sinks, showers, and other water fixtures installed on-site meet the requirements of the California Green Building Standards Code.
- PDF 4-4 **Landscaping and Irrigation Systems:** The 2012 Modified Project incorporates automated, high-efficiency landscaping irrigation systems on all master landscaped areas that reduce water use, such as evapotranspiration "smart" weather-based irrigation controllers, and bubbler irrigation; low-angle, low-flow spray heads; moisture sensors; and use of a California-friendly landscape palette. Prior to approval of landscape plans, the Applicant or its successor shall submit evidence to the satisfaction of the City's Director of Community Development that such landscaping irrigation systems will be installed so as to make the 2012 Modified Project consistent with the intent of the California Water Conservation in Landscaping Act of 2006 ("AB 1881"), including provisions to reduce the wasteful, uneconomic, inefficient, and unnecessary consumption of water.
- PDF 4-5 **Use of Reclaimed Water on All Master Landscaped Areas:** Prior to approval of landscape plans, the Applicant or its successor shall submit evidence to the satisfaction of the City's Director of Community Development and the Irvine Ranch Water District ("IRWD") that the landscape plans incorporate the use of reclaimed water in all master landscaped areas, including master landscaped commercial, multifamily, common, roadways, and park areas. Master landscapes shall also incorporate weather-based controllers and efficient irrigation system designs to reduce overwatering, combined with the application of a California-friendly landscape palette.
- PDF 4-6 **Material Recovery:** The 2012 Modified Project incorporates measures to reduce waste generated by Proposed Project Site residents, occupants and visitors, and to encourage recycling of solid wastes, utilizing the Orange County Integrated Waste Management

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- Department's material recovery facilities to recycle glass, plastic, cans, junk mail, paper, cardboard, greenwaste (e.g., grass, weeds, leaves, branches, yard trimmings, and scrap wood), and scrap metal. Future employees, residents, and customers would participate in these programs. These measures include the requirement to include on-site recycling facilities at all commercial, retail, industrial, and multi-family residential developments. In addition, educational materials identifying available recycling programs shall be distributed to all land uses, including single-family residential.
- PDF 4-7 **Energy Star Appliances:** EnergyStar appliances (excluding refrigerators), such as dishwashers, clothes washers, clothes dryers, air conditions, furnaces, and water heaters, shall be offered or installed in all residential dwelling units.
- PDF 4-8 **Building Energy Efficiency:** Residential dwellings and non-residential buildings will be constructed so that they achieve 15 percent higher energy efficiency than the applicable standards set forth in the 2008 California Building and Energy Efficiency Standards (Title 24, Part 6 of the California Building Code) or meet the standards in effect at the time of issuance of building permit. The Energy Commission's 2013 Building Energy Efficiency Standards are 25 percent more efficient than the 2008 standards for residential construction and 30 percent more efficient for nonresidential construction. The 2013 Energy Efficiency Standards, which take effect on January 1, 2014, offer builders more efficient windows, insulation, lighting, ventilation systems and other options that would reduce energy consumption in homes and businesses.
- PDF 4-9 **Carbon Sequestration:** The 2012 Modified Project incorporates landscaping and a plant palette that will foster carbon sequestration within the Proposed Project Site that is comparable to the landscaping and plant palette that was already incorporated into the 2011 Approved Project.
- PDF 4-10 **Softscape Landscaped Areas:** Consistent with the 2011 Approved Project, the 2012 Modified Project reduces softscape (e.g., plants/horticultural elements of landscape design) landscaped areas by 28 percent as compared to the default assumption in CalEEMod.
- PDF 8-1 **Construction Noise:** Prior to issuance of grading permits, the project applicant or its successor shall incorporate the following measures as a note on the grading plan cover sheet to ensure that the greatest distance between noise sources and sensitive receptors during construction activities has been achieved, and that construction noise has been reduced.
- During construction activities, all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers, consistent with manufacturers' standards. All stationary construction equipment shall be placed so that emitted noise is directed away from the noise-sensitive receptors nearest the Proposed Project Site boundaries.
 - Equipment shall be staged in areas that will create the greatest distance between construction-related noise sources and the noise-sensitive receptors nearest the Proposed Project Site during all project construction.
 - All construction-related activities shall be restricted to the construction hours outlined in the City's Noise Ordinance (Municipal Code Section 6-8-205).

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- Haul truck and other construction-related trucks traveling to and from the Proposed Project Site shall be restricted to the same hours specified for the operation of construction equipment. To the extent feasible, haul routes shall not pass directly by sensitive land uses or residential dwellings.
- Where construction will occur adjacent to any developed/occupied noise-sensitive uses, a construction-related noise mitigation plan shall be submitted the Director of Community Development for review and approval prior to the issuance of grading permits. The plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of the 2012 Modified Project, through the use of such methods as: (1) temporary noise attenuation fences; (2) preferential location of equipment; and (3) use of current technology and noise-suppression equipment.
- Construction of planned sound walls that have been incorporated into the project design shall be installed prior to construction of the building foundation; or temporary sound blankets (fences typically composed of poly-vinyl-chloride-coated outer shells with absorbent inner insulation) shall be placed along the boundary of the Proposed Project Site facing the nearest noise-sensitive receptors during construction activities.

PDF 10-1 The Relocated Wildlife Corridor Feature will be designed and planted in such a manner as to ensure that the planting plan does not create a fire hazard for adjacent development. Maintenance of vegetation within the Relocated Wildlife Corridor Feature is not anticipated, but would be allowed as needed for fire control. Final approval of the planting schemes and palettes will require approval from the Orange County Fire Authority.

PDF 10-2 Appropriate edge effect characteristics (e.g. earthen berms, vegetative or other barriers) will be implemented as necessary along the edges of the Relocated Wildlife Corridor Feature in order to reduce visibility and human access into the corridor, and to reduce light spillage and ambient noise within the corridor.

PDF 12-1 The 2012 Modified Project's optional conversion of non-residential square footage to residential units, if implemented, will be subject to a traffic analysis to assess traffic impacts, if any, due to the specific changes in land use and will include a reduction in allowable Multi-Use intensity in terms of equivalent traffic generation (excluding DB units) based on AM peak, PM peak, and ADT. Conversions to other non-residential uses within the Multi-Use category, if implemented, will also be subject to a traffic analysis to assess traffic impacts, if any, and shall be reflected in terms of equivalent traffic generation based on AM peak, PM peak, and ADT.

3.4 INTENDED USES OF THE DSSEIR

This DSSEIR examines the potential environmental impacts of the 2012 Modified Project as compared to the 2011 Approved Project, including the various actions by the City and other agencies that are necessary to implement the 2012 Modified Project. It is the intent of this DSSEIR to enable the City, responsible agencies, and interested parties to evaluate the environmental impacts of the 2012 Modified Project as compared to those of the 2011 Approved Project, thereby enabling them to make informed decisions with respect to the requested entitlements. The anticipated approvals required for the 2012 Modified Project are as follows:

3. Project Description

| <i>Lead Agency</i> | <i>Action</i> |
|--|--|
| City of Irvine | <ul style="list-style-type: none"> • Certification of the Second Supplemental Environmental Impact Report (SCH#2002101020) • Approval of Zone Change 00537029-PZC, General Plan Amendment 00537028-PGA and related amendments |
| <i>Responsible Agencies</i> | <i>Action</i> |
| California Regional Water Quality Control Board, Region 8, Santa Ana | <ul style="list-style-type: none"> • Issue a National Pollution Discharge Elimination System (NPDES) Permit for construction activities and/or Stormwater Pollution Prevention Plan |
| South Coast Air Quality Management District | <ul style="list-style-type: none"> • Issue any needed Air Quality Permits for development within the Great Park Neighborhoods |
| Irvine Ranch Water District | <ul style="list-style-type: none"> • Approval of any necessary sewer or water facilities upgrades necessary to serve future development • Approval of modification to Sub-Area Master Plan (SAMP) • Approval of water quality (e.g., Natural Treatment System (NTS)) facilities |
| California Department of Transportation ("Caltrans") | <ul style="list-style-type: none"> • Activities located within Caltrans right-of-way would require an Encroachment Permit and Caltrans Statewide NPDES Permit from Caltrans |
| Orange County Flood Control Flood Control District ("OCFCD") | <ul style="list-style-type: none"> • Encroachment permits may be required if any improvements are proposed within OCFCD right-of-way • Approval of modification to Master Plan of Drainage |
| Orange County Transportation Authority (OCTA) | <ul style="list-style-type: none"> • Approval of MPAH Amendment |
| Army Corp of Engineers | <ul style="list-style-type: none"> • Amendment to the approved Habitat Mitigation and Monitoring Plan ("HMMP"), if necessary |
| California Department of Fish and Game | <ul style="list-style-type: none"> • Amendment to the approved HMMP, if necessary |

3.4.1 Subsequent Discretionary and Ministerial Actions

In addition to the discretionary actions listed above, subsequent approvals by the City that may rely on this DSSEIR include:

- Approval of tentative tract maps
- Approval of master plans
- Approval of park plans
- Approval of park designs
- Approval of conditional use permits
- Approval of amendments to Master Affordable Housing Plan and DB Housing Agreement
- Amendment of OCGP Master Plan
- Approval of non-residential master plans
- Approval of grading and building permits
- Approval of agreements relating to the construction of Great Park facilities and/or infrastructure
- Approval of real estate transfers necessary to facilitate the Relocated Wildlife Corridor Feature
- Regulatory or other actions implementing mitigation measures or actions

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