

Appendix H
Public Services Correspondence

Appendices

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HERITAGE FIELDS PROJECT 2012 SECOND SUPPLEMENTAL EIR
Telephone Service Questionnaire

1. Please describe the telephone facilities presently existing in the Project Area.

There are AT&T fiber and copper facilities on Trabuco into an existing MPOE in 'building one' of the former Marine Base. At present there is a conduit system in Irvine Bl, but no feeder cable at present. A network would be extended from the proposed Great Park expansion.

2. Will AT&T be able to provide telephone services to an additional 4,606 residential units which were not previously considered in the 2011 Certified EIR (or an additional 5,806 residential units if the multi-use conversion option is utilized)?

The conduit planned for the initial residential service was sized to accommodate future growth and allowed for flexibility in design. This will permit the placement of additional cable with minimal impact. AT&T can provide facilities upon developer's request. Line extensions charges may apply per Tariff A2 Rule 16.

HERITAGE FIELDS PROJECT 2012 SECOND SUPPLEMENTAL EIR
Telephone Service Questionnaire

3. Please indicate which facilities will be required to provide telephone services to the 2012 Modified Project.

An extension of underground cable and conduit and the placement of PFP (above ground) cabinets are required to provide service to this project.

4. What impact will the 2012 Modified Project, in combination with all the other development projects in the area, have on AT&T's ability to provide telephone service in the area?

AT&T may have relocations of existing facilities. If upon developer request, they will be responsible for the relocations per Custom Work Order rules spelled out in Tariff A2 Rule 36.

HERITAGE FIELDS PROJECT 2012 SECOND SUPPLEMENTAL EIR
Telephone Service Questionnaire

5. What mitigation measures, if any, would you recommend for the 2012 Modified Project?

Contact Engineer Craig Akin for issues at 714-666-5698.

6. Please add any other comments you may wish to make regarding the 2012 Modified Project.

HERITAGE FIELDS PROJECT 2012 SECOND SUPPLEMENTAL EIR
Telephone Service Questionnaire

Response Prepared By:

<u>Craig Akin</u>	<u>OSP-Engineer</u>
Name	Title

<u>AT&T South Construction and Engineering</u>	<u>5/22/12</u>
Agency	Date

Cox's Response to Irvine's Heritage Fields Questionnaire

- (1) Cox Communication currently provides Video, Data and Telephone service to the South Orange county Area. We are proud to supply world class service to the community of Irvine and look forward to the opportunity to service The Heritage Field Project.
- (2) Cox Communications has designed its fiber network in anticipation of the Heritage Fields Development. We are equipped to add facilities as needed to meet the needs of the Heritage Field Project. We will continue to design our system to meet the needs of your community. Cox Communications looks forward to the opportunity to provide Video, Telephone, and Data services to meet the expectations or the City of Irvine, Developers and customers.
- (3) Cox Communication provides Video, Telephone, and Data services using fiber optic and coaxial architecture.
- (4) Cox Communications is exited with the opportunity to providing service to the Heritage Field Project. We anticipate adding equipment and facilities to meet the needs of the proposed project. Additional placement of fiber optic and coaxial facilities and power supplies will be required. Cox Communication will bear the cost for the upgrade and installation of our facilities to provide service.
- (5) Unclear at this time

May 17, 2012

TO: Barry Curtis
Manager Planning Services

FROM: Bruce Ramm
Consultant to Irvine Police Department

SUBJECT: Second Supplemental Environmental Impact Report for Heritage Fields Project 2012

Irvine Police Department provides all services normally associated with a municipal law enforcement agency including: uniform patrol, investigations, crime analysis, crime prevention, K-9 patrol, Special Operations Unit (SWAT), forensic investigations, accident investigation/traffic enforcement, Drug Abuse Resistance Education, and emergency management/disaster preparedness. The Department has mutual aid agreements with other Orange County law enforcement jurisdictions, state and federal agencies. Community Policing philosophy is the foundation of the department with geographic policing recently instituted to better serve the community.

The City of Irvine Police Department, which will service this development, is headquartered at the Irvine Civic Center complex located at One Civic Center Plaza. Although the Department is about six miles from the development, primary response to the site will be patrol vehicles assigned geographically throughout the City. Response time to calls for service may vary depending upon their location at time of dispatch.

The Department's goals responding to incidents are:

- Respond to "emergency" events within six minutes, 85 percent of the time;
- Respond to "crimes in progress" within 10 minutes, 85 percent of the time;
- Respond to "less serious crimes occurring now" events within 20 minutes, 90 percent of the time;
- Respond to "routine calls for service" within 60 minutes, 85 percent of the time.

The ratio of police officers to population is currently authorized at .94 officers per 1000 population. Based upon the estimated additional 26,679 residents this project would bring to the City, the department would require 25 sworn police officers and 10 non-sworn support personnel

to service this area. The minimum deployment throughout the city is generally nine officers. Existing police facilities are adequate to handle personnel and equipment that may be employed and utilized by the department for the project area.

Impacts

To the extent that police department resources are expanded in an efficient manner in accordance with growth trends, no significant cumulative impacts related to police protection services are anticipated. Through the City's Strategic Business Plan and annual review budget process, police department needs are assessed and budget allocations are revised accordingly to ensure that adequate levels of service are maintained throughout the city.

Mitigation Measures

No significant impacts have been identified; however, the Irvine Police Department has requested that the following measures be incorporated into the project's design.

1. Installation of an Opticom traffic light control system at signalized intersections servicing or next to this project.
2. Utilize the concepts of Crime Prevention Through Environmental Design in the design and layout of the project to reduce criminal opportunity and calls for service.



IRVINE RANCH WATER DISTRICT

15600 Sand Canyon Ave., P.O. Box 57000, Irvine, CA 92619-7000 (949) 453-5300

October 13, 2011

Mr. Barry Curtis
Manager of Planning Services
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606

Subject: Preparation of a Second Supplemental Environmental Impact Report (SSEIR) for the Heritage Fields Project 2012 – General Plan Amendment and Zone Change.

Dear Mr. Curtis:

Irvine Ranch Water District (IRWD) has received your preparation notification and Water and Sewer Questionnaire for the project named above and offers this attached response.

IRWD is looking forward to reviewing the project SSEIR. If you have any questions or require additional information, please call me at (949) 453-5411.

Sincerely,

A handwritten signature in blue ink that reads "Christian Kessler". The signature is fluid and cursive, with "Christian" on top and "Kessler" below it.

Christian Kessler
IRWD Water Resources Department

CK/clg

S:/deptlist/admin/ck/2012/Comments to City of Irvine SSEIR Heritage Fields_June 2012_ck.docx

cc: Mike Hoolihan, IRWD
Eric Akiyoshi, IRWD

HERITAGE FIELDS SECOND SUPPLEMENTAL EIR
Water and Sewer Questionnaire

1. Confirm that the Irvine Ranch Water District (the "District") would provide water and sewer service to the City of Irvine and specifically to the Proposed Project Site.

The Proposed Project Site lies within the Irvine Ranch Water District (IRWD) Service Area. IRWD would be the sole provider for potable water, recycled water and sewer service to the Proposed Project Site.

2. Does the District have an adopted Urban Water Management Plan?

*IRWD's 2010 Urban Water Management Plan (UWMP) can be found at the IRWD website.
<http://www.irwd.com/doing-business/engineering-planning/urban-water-management-plan.html>*

3. Are there currently any deficiencies in the water or sewer system within the Proposed Project Site or surrounding area?

A Sub Area Master Plan (SAMP) was prepared for Planning Areas 30 & 51 - Great Park / Great Park Neighborhoods. The PA50 and 30 SAMP identifies required system upgrades required to serve the project. An update to the SAMP will be required when the final location of the additional units is finalized. Attached is a digital copy of the SAMP and any addendums made to the project. An update to the SAMP will be required when the final location of the additional units is finalized.

4. From what sources does the District obtain its water supply and in what quantities?

75 to 80 percent of the water IRWD provides for its customers comes from local sources, including groundwater (produced from the groundwater basin managed by Orange County Water District), surface water, and recycled water (from IRWD's Michelson and Los Alisos Water Recycling Plants). Less than 25 percent of IRWD's water supply is imported by Metropolitan Water District (MWD) and purchased by IRWD through the Municipal Water District of Orange County (MWDOC). MWD imports water through both the State Water Project (SWP) and the Colorado River Aqueduct systems. More specific information is included in the 2010 UWMP.

5. What is the size and location of existing water mains serving the City and specifically the Proposed Project Site? What new facilities, if any, are necessary to serve the 2012 Modified Project, which includes an additional 4,606 additional residential units that were not previously considered in the 2011 Certified EIR (or 5,806 additional residential units if a multi-use conversion option is utilized) and a reduction of non-residential intensity to 4,902,200 square feet (or 4,367,200 square feet if the Multi-Use Conversion Option is utilized)?

A Sub Area Master Plan (SAMP) was prepared for Planning Areas 30 & 51 - Great Park / Great Park Neighborhoods. Attached is a digital copy of the SAMP and any addendums made to the project. An update to the SAMP will be required when the final location of the additional units is finalized.

6. What are the average water consumption and sewer generation rates for all land uses within the City?

HERITAGE FIELDS SECOND SUPPLEMENTAL EIR
Water and Sewer Questionnaire

Attached is a copy of Table 3-1 of the District's Water Resources Master Plan which identifies both water generation factors and sewer generation factors (Local Interior).

7. Will any new facilities, such as sizing requirements or new lines, be required to serve the 2012 Modified Project, which includes an additional 4,606 additional residential units that were not previously considered in the 2011 Certified EIR (or 5,806 additional residential units if a multi-use conversion option is utilized) and a reduction of non-residential intensity to 4,902,200 square feet (or 4,367,200 square feet if the Multi-Use Conversion Option is utilized)? How are new facilities funded?

See response No. 5.

8. What mitigation measures, if any, would you recommend for the 2012 Modified Project?

Though the District only anticipates only minor changes required, the Sub Area Master Plan (SAMP) for Planning Areas 30 & 51 - Great Park / Great Park Neighborhoods should be updated when the location of additional units are finalized.

IRWD would be pleased to comment on additional mitigation measures associated with water resource and utilities for the project. However, it is the lead agency's responsibility to analyze and identify potential impacts associated with the project.

9. Please add any comments you may wish to make regarding the 2012 Modified Project.

None at this time.

Response Prepared By:

Name	Title
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Agency	Date
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Table 3-1 Interim Land Use and Water Use Factors (January 2012)

Code	Land Use Description	Land Use		Local Demands			Irrigation Demands	
		Average Density	Density Units	Local - Interior	Local - Exterior	Total Local	% Irrigated Area	Irrigation Factor
1100	<u>Residential</u>			<u>Gal/DU/Day</u>			<u>Gal/Acre/Day</u>	
1111	Rural Density - Orange	0.3	du/acre	250	750	1,000	0%	2,800
1112	Rural Density - Irvine	0.3	du/acre	250	750	1,000	5%	2,800
1115	Rural Density - County	0.26	du/acre	262.5	837.5	1,100	5%	2,800
1121	Estate Density	1.2	du/acre	262.5	337.5	600	5%	2,800
1122	Estate Density	0.5	du/acre	300	450	750	5%	2,800
1126	Estate Density	0.5	du/acre	262.5	457.5	720	7%	3,000
1131	Low Density	4	du/acre	262.5	337.5	600	8%	2,500
1132	Low Density	3	du/acre	172	138	310	16%	2,200
1133	Low Density	1	du/acre	300	205	505	15%	2,500
1134	Low Density PC	4.5	du/acre	260	190	450	17%	2,500
1135	Suburban Density	9.25	du/acre	230	190	420	15%	2,500
1136	Low Density	3	du/acre	255	155	410	20%	3,000
1141	Low-Medium Density	10.5	du/acre	262.5	162.5	425	15%	2,800
1146	Low-Medium Density	11	du/acre	205	150	355	10%	3,000
1153	Medium-Low Density	2.75	du/acre	262.5	237.5	500	10%	2,800
1161	Medium Density	19.5	du/acre	200	150	350	15%	2,800
1162	Medium Density	7.5	du/acre	210	110	320	15%	2,800
1163	Medium Density	5	du/acre	250	225	475	20%	2,800
1164	Medium Density PC	11.8	du/acre	185	110	295	15%	2,800
1166	Medium Density	7.5	du/acre	165	70	235	15%	2,800
1172	Medium-High Density	17.5	du/acre	122	28	150	22%	2,400
1175	Urban Density	29	du/acre	140	45	185	20%	2,800
1176	Medium-High Density	17.5	du/acre	135	45	180	17%	2,800
1182	High Density	32.5	du/acre	113	12	125	20%	2,800
1183	High Density	12.25	du/acre	145	15	160	20%	2,800
1184	High Density PC	17.4	du/acre	130	30	160	15%	2,800
1186	High Density	32.5	du/acre	135	45	180	20%	2,800
1191	High Rise Density - Orange	35	du/acre	135	35	170	20%	2,800
1192	High Rise Density - Irvine	40	du/acre	99	26	125	20%	2,800
1200	<u>Commercial</u>			<u>Gal/KSF/Day</u>			<u>Gal/Acre/Day</u>	
1210	General Office	26.5	ksf/acre	62	9	71	20%	2,500
1221	Community Commercial	9.5	ksf/acre	142	33	175	20%	3,500
1222	Regional Commercial	10	ksf/acre	135	35	170	20%	3,500
1223	Community Commercial - High Density	21	ksf/acre	0	0	0	100%	0
1230	Commercial Recreation	8	ksf/acre	40.5	19.5	60	30%	3,000
1235	Hotel	45	rooms/acre	110	50	160	30%	2,800
1240	Institutional	8	ksf/acre	30	15	45	30%	2,750
1244	Hospital	9	ksf/acre	165	65	230	30%	2,850
1260	School	10	ksf/acre	12	1	13	50%	2,500
1261	UCI	10	ksf/acre	215	12.3	227.3	40%	3,800
1273	Military Air Field	0	ksf/acre	0	0	0	0%	0
1290	Hotel	45	du/acre	110	50	160	30%	2,800
1300	<u>Industrial</u>						<u>Gal/Acre/Day</u>	
1310	Industrial - Light	18	ksf/acre	60	10	70	20%	2,800
1320	Industrial - Heavy	25	ksf/acre	2,000	18	2,018	20%	2,800
<u>Open Space and Other</u>								
1411	Airports	0	acre/acre	0	0	0	0%	0
1413	Freeways & Major Road	0	acre/acre	0	0	0	0%	0
1820	Community Park	1	acre/acre	0	0	0	86%	2,200
1830	Regional Park	1	acre/acre	0	0	0	75%	2,200
1840	Fuel Modification Zone	1	acre/acre	0	0	0	100%	1,000
1850	Wildlife Preserve	0	acre/acre	0	0	0	0%	0
1880	Open Space (Rec)	0	acre/acre	0	0	0	0%	0
1900	Vacant	1	acre/acre	0	0	0	0%	0
2000	Agriculture	0	acre/acre	0	0	0	100%	0
2100	Low-Irrigated Agricu	1	acre/acre	0	0	0	80%	1,800
2110	TIC Low-Irrigated AG ¹	1	acre/acre	0	0	0	100%	1,800
2200	High-Irrigated Agricu	1	acre/acre	0	0	0	80%	3,100
2210	TIC High-Irrigated AG ¹	1	acre/acre	0	0	0	100%	3,100
4100	Water	0	acre/acre	0	0	0	0%	0
9100	Mixed Use			0	0	0	100%	0
9101	Central Park Land Use			0	0	0	100%	0
9102		1	acre/acre	0	0	0	100%	0

1) ILP or SAC water

Red text indicates factors that have been updated based on preliminary recommendations from IRWD's 2011 Demand Factor Study (RBF)



Irvine Unified School District CONSTRUCTION AND FACILITIES

100 Nightmist, Irvine, California 92618 • 949/936-5306 • FAX 949/936-5359 • www.iusd.org

May 22, 2012

Mr. Barry Curtis
Community Development Administrator
City of Irvine
One Civic Center Plaza
P.O. Box 19575
Irvine, CA 92623-9575

**RE: PREPARATION OF SECOND SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT
(SSEIR) FOR THE GREAT PARK NEIGHBORHOODS**

Dear Mr. Curtis:

Thank you for the opportunity to respond to the impacts of this project on the Irvine Unified School District (District). Also, thank you for granting the District an extension to submit our responses as we feel the additional time required for preparation was necessary to ensure accuracy and completeness on our behalf. Attached behind this cover letter you will find our responses to the impacts this project development will have on our District.

Should you have any questions regarding any of the comments provided in response to the SSEIR, or need additional information, please do not hesitate to call me at (949) 936-5308.

Sincerely,

Lorrie Ruiz
Assistant Director, Facilities Planning

Cc: Terry Walker, Superintendent (IUSD)
John Fogarty, Assistant Superintendent of Business Services (IUSD)
Lloyd Linton, Director of Facilities Planning & Construction Services (IUSD)

BOARD OF EDUCATION

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HERITAGE FIELDS PROJECT 2012 SECOND SUPPLEMENTAL EIR

School Questionnaire - Irvine Unified School District

- 1. Please list the names and locations of the elementary, middle, and high school campuses that would serve the 2012 Modified Project, their approximate distance to the Proposed Project Site, and the level of service at which they are presently operating (student capacity compared to current enrollment).**

Per the Heritage Fields School Mitigation Agreement, entered into on July 21, 2011, between the Irvine Unified School District and Heritage Fields El Toro, LLC, new K-8 Schools will be provided within the Heritage Fields property as needed based on the terms of the agreement. In addition, a new High School (HS #5) is planned for construction within the Heritage Fields property. The K-8 Schools will be designed to accommodate a maximum loading of 900 students, with additional peak loading capacity of 100 students. The High School is planned to accommodate a maximum loading of 2,400 students, with additional peak loading capacity of 200 students. Section 2 of the Mitigation Agreement discusses the specific mitigation measures for K-8 Schools, portions of which are covered below:

2.1 K-8 School Financing and Construction. Provided Heritage receives the ARDA Entitlements, Heritage, at its sole cost, shall install the backbone infrastructure and site development improvements for and shall construct two K-8 Schools. Upon completion and acceptance of each K-8 School by the District, Heritage shall convey the K-8 School (together with the corresponding School Site described in Section 2.3) to the District. Heritage and the District, at Heritage's sole cost, shall obtain the state or local governmental approvals, permits or entitlements necessary for development and construction of the K-8 Schools, as further specified in the K-8 Agreement described in Section 2.10.

2.2 School Capacity; Completion Dates. Each K-8 School will be sized to accommodate 900 students, with additional peak loading capacity of 100 students, unless as otherwise addressed in the K-8 Agreement. The first K-8 School will be completed and ready for occupancy in the fall of the year in which there are projected to be 500 K-8 Project Students; the second K-8 School will be completed and ready for occupancy in the fall of the year in which there are projected to be 1,400 K-8 Project Students.

A new middle school, Jeffrey Trail (grades 7-8), will open in 2013. This new school will open with a capacity of roughly 850 students, which may be increased per Board Policy 7112 that allows for up to 1,200 during peak enrollment periods. This site may be used to augment the K-8 Schools with regard to 7th and 8th grade student enrollments. Jeffrey Trail Middle School is 2.45 miles from the proposed project.

Section 3.10 of the Mitigation Agreement addresses the Capacity Allocation for the High School site.

3.10 Capacity Allocation. The parties acknowledge and agree that Heritage's conveyance of the High School Site pursuant to the terms of this Agreement shall entitle Project Students to 50% of the capacity of the High School (1,300 Seats, with 1,200 Seats of permanent capacity and 100 peak loading Seats) ("Heritage Capacity Allocation"), and the District shall reserve such capacity for Project Students. Nothing in this Section 3.10 shall preclude the District from placing other District Students in the High School if and to the extent the number of Project Students is less than the Heritage Capacity Allocation.

Based on the current capacities, current enrollments, and projected enrollments, the District would rely on the construction of the new facilities within the Heritage Fields property to support project students.

- 2. Are there any existing shortages in the amount of classroom, athletic, recreational or other facilities available to serve the current number of students? If shortages exist, what is the basis for determining those shortages?**

Although there is available capacity today, the District enrollment projected is expected to exceed capacity by Fall of 2014. New school projects are planned to serve communities outside the Heritage Fields

Grade	Current Enrollment	Current Capacity	Open Seats
K-6	15,240	18,483	3,243
7-8	3,861	4,435	574
9-12	8,722	9,618	896
TOTALS	27,823	32,536	4,713

- 3. Please indicate your student generation rates and project the number of elementary school, middle school, and high school students that will be generated by the 2012 Modified Project.**

		Dwelling Unit Type	District-Wide SGR*
K-6	SFD	0.305	
	SFA	0.187	
	MF	0.164	
	General (DU not known)	0.22	
7-8	SFD	0.094	
	SFA	0.051	
	MF	0.039	
	General (DU not known)	0.062	
9-12	SFD	0.195	
	SFA	0.113	
	MF	0.071	
	General (DU not known)	0.127	

*District-wide rates are calculated by dividing all the students in the District by all the dwelling units in the District.

	District-Wide SGR*	Currently Approved Dwelling Units	2012 Modified Project	Total Dwelling Units	Projected Students
K-6	0.22	4,894	5,806	10,700	2,354
7-8	0.062	4,894	5,806	10,700	663
9-12	0.127	4,894	5,806	10,700	1,359
TOTAL PROJECTED STUDENTS					4,376

- 4. What school impact fees, if any, do you currently charge?**

Effective May 7, 2012, the Level 1 Developer Fee for new residential development within the Irvine Unified School District is \$3.20 per square foot. The fee for commercial/industrial development is \$0.51 per square foot.

5. **The Proposed Project includes 4,606 additional residential units that were not previously considered in the 2011 Certified EIR (or 5,806 additional residential units if a multi-use conversion option is utilized). It is anticipated that between 1000 single family detached and 800 single family attached to 3000 single family attached could be located within the IUSD boundary. Will the 2012 Modified Project create a need for the expansion of or changes in staffing or facilities, including classrooms, athletic equipment, athletic fields, library space, pools or other educational or recreational facilities? How are new facilities funded?**

Expansion or changes to staffing and facilities will be required to support the increase in students that would result from this proposed increase in total residential units within the Heritage Fields Development. The expansion or changes will be based largely on the phasing schedule for the project and current enrollments of the existing schools that would be available to house project students. However, based on current projections and future capacities that would result from expansion projects, there may not be a need to provide additional facilities beyond what is mitigated for, unless there is a student generation higher than what is projected. Staffing will likely be increased beyond what is currently projected to support the additional students.

If all 5,806 units are constructed in IUSD, then additional schools will be required to house those students.

Section 7.2 addresses the mitigation measures agreed to regarding additional entitlements and development which would likely be triggered as a result of the proposed increase in total units described in the SSEIR:

7.2 Additional Entitlements and Development. The parties acknowledge that Heritage may in the future seek Additional Entitlements for the Property, which will generate Project Students for which school capacity will not be available unless additional provision is made for school facilities mitigation. Heritage shall notify the District of its actual or proposed submittal of any applications for Additional Entitlements, and the parties shall meet and confer for the purpose of agreeing upon Additional Mitigation and making any appropriate amendments to the provisions of this Agreement. "Additional Mitigation" for these purposes means construction or financing of (a) new K-8 facilities, or (b) financing of 9-12 facilities beyond 50% of the capacity of the High School, which facilities are capable of accommodating all of the Project Students generated by the Additional Entitlements ("Additional Facilities"). The number of Project Students projected to be generated by the Additional Entitlements shall initially be calculated based on the Actual Student Generation Rate for students from the ARDA Entitlements (to be adjusted based on the actual yield rate for the Additional Entitlements). Unless the parties otherwise agree the Additional Mitigation shall consist of the following:

(a) K-8 School Additional Mitigation. K-8 school facility impacts of development pursuant to Additional Entitlements shall be mitigated in the same manner and to the same extent as those from the ARDA Entitlements as set forth in Section 2, including payment of costs of Interim Classroom Facilities pending completion of K-8 Additional Facilities.

(b) High School Additional Mitigation. If Project Students exceed 50% of the capacity of the High School (adjusted to reflect any transfer of High School capacity pursuant to Section 3.10), Heritage shall pay its Facility Proportionate Share of the 9-12 Additional Facilities cost. Heritage shall also pay any costs of the 9-12 Interim Classroom Facilities pending completion of 9-12 Additional Facilities.

The current projected impact in the total number of students that would be generated beyond the currently approved project (based on District-wide student generation rates) would be as follows:

SCENARIO #1: 1,000 SFD / 800 SFA

		District-Wide SGR	Dwelling Unit Type	Currently Approved Dwelling Units	Currently Approved Students Projection	2012 Modified Project	2012 Modified Project Student Projection	Total Dwelling Units	Total Projected Students	Total Increase in Students
K-6	0.305	SFD	2,164	660	1,000	305	3,164	965	305	
	0.187	SFA	2,186	409	800	150	2,986	558	150	
	0.164	MF	544	89		0	544	89	0	
		TOTAL	4,894	1,158	1,800	455	6,694	1,613	455	
7-8	0.094	SFD	2,164	203	1,000	94	3,164	297	94	
	0.051	SFA	2,186	111	800	41	2,986	152	41	
	0.039	MF	544	21		0	544	21	0	
		TOTAL	4,894	336	1,800	135	6,694	471	135	
9-12	0.195	SFD	2,164	422	1,000	195	3,164	617	195	
	0.113	SFA	2,186	247	800	90	2,986	337	90	
	0.071	MF	544	39		0	544	39	0	
		TOTAL	4,894	708	1,800	285	6,694	993	285	

SCENARIO #2: 3,000 SFA

		District-Wide SGR	Dwelling Unit Type	Currently Approved Dwelling Units	Currently Approved Students Projection	2012 Modified Project	2012 Modified Project Student Projection	Total Dwelling Units	Total Projected Students	Total Increase in Students
K-6	0.305	SFD	2,164	660		0	2,164	660	0	
	0.187	SFA	2,186	409	3,000	561	5,186	970	561	
	0.164	MF	544	89		0	544	89	0	
		TOTAL	4,894	1,158	3,000	561	7,894	1,719	561	
7-8	0.094	SFD	2,164	203		0	2,164	203	0	
	0.051	SFA	2,186	111	3,000	153	5,186	264	153	
	0.039	MF	544	21		0	544	21	0	
		TOTAL	4,894	336	3,000	153	7,894	489	153	
9-12	0.195	SFD	2,164	422		0	2,164	422	0	
	0.113	SFA	2,186	247	3,000	339	5,186	586	339	
	0.071	MF	544	39		0	544	39	0	
		TOTAL	4,894	708	3,000	339	7,894	1,047	339	

As noted in our response to Question No. 2, the additional units beyond what is currently approved (the 4,894) are considered in the Mitigation Agreement, specifically covered in Section 7.2.

- 6. What impact will the 2012 Modified Project, in combination with all the other development projects in the area, have on IUSD's ability to provide adequate school services and facilities to this project and other projects in the same attendance areas?**

Based on the current projections and the provisions contained within both the Heritage Fields Mitigation Agreement and Irvine Company Mitigation Agreement, the District feels confident it can provide adequate school services and facilities. Certain variances or unforeseen enrollment spikes as a result of increased student generation rates expedited development schedules may cause an inability to construct the necessary school expansions in time to accommodate the project students at their intended home school. However, IUSD's facilities staff will make every effort possible to mitigate such unforeseen events as they may arise.

HERITAGE FIELDS PROJECT 2012 SECOND SUPPLEMENTAL EIR
Library Services Questionnaire

1. What public library(s) serve the City of Irvine and more specifically, the Proposed Project Site? What is the existing percentage of library space and number of volumes per capita?
 - Katie Wheeler Branch – 13109 Old Myford Rd. Irvine CA 92602 (approx. 5 miles away from proposed site)
 - Heritage Park Branch – 14361 Yale Avenue, Irvine CA 92604 (approx. 3 miles away from proposed site)
 - Irvine University Park – 4512 Sandburg Way, Irvine, CA 92612 (approx. 7 miles away from proposed site)

Irvine Library Branches	Square Footage	Robust Circulation	Volumes Held	population served	Library Space per capita (sq. ft.)	Volume per capita	Circulation per capita
IRVINE/HERITAGE PARK	20,693	944,530	190,309	110,770	0.19	1.72	8.53
IRVINE/UNIVERSITY PARK	11,433	474,765	115,725	57,945	0.20	2.00	8.19
IRVINE/WHEELER	11,250	332,826	51,942	50,442	0.22	1.03	6.60
Total	43,376	1,752,121	357,976	219,157	0.20	1.63	7.99
Data is as of 6/30/11							

2. What is the adopted performance standard for library space and number of volumes per capita? Is the existing amount of library space and number of volumes of books considered adequate to meet the performance standard? If not, what is the estimated deficit of space and/or volumes?

The current performance standard for library space is 0.2 square feet per capita and library collection of 1.3 volumes per capita. The existing amount of library space and number of volume of books held are considered adequate to meet performance standards. The current average OCPL facility size is at .22 square feet per capita while the average California regional county library systems is at .31 square feet per capita.

HERITAGE FIELDS PROJECT 2012 SECOND SUPPLEMENTAL EIR
Library Services Questionnaire

2. What factors are used to determine the amount of library space and number of volumes to serve a given population?

Factors used to determine the amount of library space and number of volumes is the current performance standard for library space of 0.2 square feet per capita and library collection standard of 1.3 volumes per capita.

4. What impact would development of the Proposed Project Site have on existing and planned library facilities? How are new facilities funded?

Based on the proposed dwelling unit of 10,700 for the Heritage Fields Project there may be a slight potential impact on the existing and planned library facilities within the City of Irvine. Based on the average household size in CA of 2.90 people per household, the potential population growth is about 31,030 for the new development. We would need approximately an additional 6,500 sq. feet of library space to meet the standard of 0.2 of square feet per capita.

Current practice of funding new facilities requires Host/Beneficiary city to fund new/expanded library facilities and requires preparation of a library funding/service plan for the new facility to determine if OC Public Libraries has the ability to fund staffing/operation/maintenance need of the new facility.

In some instances, library development fees may be charged for new residential developments in unincorporated areas to fund capital construction of new or expanded library facilities. This is normally determined by the Orange County planning department.

HERITAGE FIELDS PROJECT 2012 SECOND SUPPLEMENTAL EIR
Library Services Questionnaire

5. What mitigation measures, if any, would you recommend for the 2012 Modified Project or the cumulative impacts of the 2012 Modified Project and other anticipated growth?

There are no adverse impacts of the project on current library services.

6. Please add any other comments you may wish to make regarding the 2012 Modified Project.

No additional comment.

Response Prepared By:

ANDREA COWELL

OCCR/OCPL BUDGET ANALYST

Name	Title
OCCR COMMUNITY RESOURCES/ OC PUBLIC LIBRARIES	5/22/12
Agency	Date

HERITAGE FIELDS PROJECT SECOND SUPPLEMENTAL EIR
Solid Waste Questionnaire

- 1. Please identify the solid waste services provider to the City of Irvine and specifically to the Proposed Project Site?**

Solid waste pickup services are provided by the franchise waste hauler in the City of Irvine. Please contact the City of Irvine Recycling Coordinator, Angie Burgh at (949) 724-6356.

- 2. What are the disposal sites that are used for solid waste in the City, and what are the life expectancies of these sites? What is the rate of disposal to these sites? Please provide a list with the address and life expectancy of each site.**

The Frank R. Bowerman Landfill, owned and operated by the OC Waste & Recycling, (County of Orange) is the solid waste landfill that would serve the project site. The anticipated closure date for this facility is in 2053. The landfill has an estimated remaining disposal capacity of 198.1 million cubic yards, as of June 30, 2011. The maximum permitted solid waste intake for this facility is 11,500 tons per day. The landfill currently accepts a daily average of approximately 5,500 tons per day. The address for the Frank R. Bowerman Landfill is 11002 Bee Canyon Access Road, Irvine, CA 92618. For information regarding materials recovery facilities/transfer stations that may serve the project site, please contact the City of Irvine Recycling Coordinator, Angie Burgh at (949) 724-6356.

- 3. What additional sites, if any, are planned for solid waste disposal in the future?**

No additional County solid waste landfill sites are planned at this time.

- 4. What generation rates are used to estimate solid waste service requirements for various land uses (residential, commercial, industrial) in lbs/day or tons/year?**

Please see the attached solid waste generation table.

- 5. Do any solid waste service deficiencies currently exist in the project area? Are existing solid waste disposal sites considered adequate to service the Proposed Project Site?**

There are no deficiencies in solid waste disposal capacity in the project area. The Frank R. Bowerman Landfill has sufficient capacity to serve the project on both a project-specific and cumulative basis.

- 6. Could solid waste services be provided to serve future growth in accordance with the 2012 Modified Project buildup without significantly impacting existing solid waste services?**

Yes, no significant impacts to the Orange County solid waste landfill system would occur.

HERITAGE FIELDS PROJECT SECOND SUPPLEMENTAL EIR
Solid Waste Questionnaire

- 7. Please describe what recycling measures, if any, are currently taken by local residents and businesses.**

Please contact the City of Irvine Recycling Coordinator, Angie Burgh at (949) 724-6356.

- 8. Is the County currently meeting AB 939 goals?**

Yes, the County maintains 15 years of available county wide solid waste disposal capacity as required by AB 939.

- 9. What is the rate of disposal for the landfill serving the Proposed Project Site?**

See response No. 2.

- 10. What is the current capacity of these disposal sites?**

See response No. 2.

- 11. What impact will the 2012 Modified Project, in combination with all of the other development projects in the area, have on solid waste provider's ability to provide disposal services?**

No significant impacts to solid waste disposal capacity will occur, either on a project-specific or cumulative basis.

Response Prepared By:

John Arnau	Administrative Manager II
Name	Title
OC Waste & Recycling	04-23-12
Agency	Date

Estimated Solid Waste Generation Rates by Land Use Type

Land Use Type	Estimated Solid Waste Generation Rate
Residential	12.23 lbs./household/day
Offices	0.084 lb./sq. ft./day
Commercial/Retail	3.12 lbs./100 sq. ft./day
Restaurants	.005 lb./s.f./day
Industrial/Warehouse	1.42 lb./100 sq. ft./day
Schools	1 lb./student/day
Hotel/Motel	4 lbs./room/day
Public/Institutional	.007 lb./sq. ft./day

Source: CalRecycle, 2011

HERITAGE FIELDS PROJECT 2012 SECOND SUPPLEMENTAL EIR
Fire Services Questionnaire

1. Who, other than OCFA, provides fire protection and medical response service to the Project Site (Existing Planning Areas 30 and 51)? Do other jurisdictions provide mutual aid? If so, who are they?

No other agency provides fire or EMS response. OCFA has access to all Orange County city fire agencies via Mutual Aid as well as surrounding counties, state and federal resources.

2. Where are the locations of all fire stations responding to the Proposed Project Site?

FS 20	7020 Trabuco Rd Irvine	1 Medic Engine/4 per shift
FS27	12400 Portola Springs, Irvine	1 Medic Engine/4 per shift
FS51	18 Cushing, Irvine	1 Medic Engine/4 per shift
FS38	26 Parker, Irvine	1 Engine, 1 Medic Van/5 per shift

3. How many emergency calls are responded to on a yearly basis by OCFA? What is the response time to emergency and non-emergency calls at the Proposed Project Site? What is the department's standard for desired response time for emergency and non-emergency calls?

In 2011 OCFA responded to 87,958 incidents. The response time to the current project area varies and is dependent on which roads and gates are open. With an adequate street network, OCFA can respond to the area within 5 minutes (drivetime). OCFA response time goal is to respond to emergency incidents in 7 minutes 20 seconds from receipt of call to on scene of call 80% of the time.

4. How does OCFA determine the appropriate fire flow requirement for new projects within the Proposed Project Site?

By using the table in the 2010 California Fire Code which bases the fire flow off size of building and construction type.

HERITAGE FIELDS PROJECT 2012 SECOND SUPPLEMENTAL EIR
Fire Services Questionnaire

5. What type of equipment and manpower does each station have? Are the current workloads less than 3,500 responses per year?

See #2. Yes they are less than 3500 per year.

6. Are there any existing deficiencies in the level of fire protection service currently provided to the Proposed Project Site including and surrounding the Proposed Project Site?

The existing deficiencies in the level of fire protection services can not be addressed at this time for the following reasons:

1. The road network is not complete
2. There are no residents
3. The project site is not developed
4. The surrounding area is not finished developing
5. Full occupancy has not been determined
6. Final configuration of occupancies has not been established (ie. Arenas, stadiums, high occupancy buildings)

OCFA estimates that additional equipment will be required once the project is fully established. With this in mind, plans for higher capacity facilities are planned and will be / have been built to allow for growth as the project develops.

7. Are the existing equipment and personnel adequate to maintain a sufficient level of service for the 2012 Modified Project at buildout, which includes 4,606 additional residential units that were not previously considered in the 2011 Certified EIR (or 5,806 additional residential units if a multi-use conversion option is utilized) and a reduction in non-residential uses on the Proposed Project Site to 4,902,200 square feet (or 4,367,200 square feet if the Multi-Use Conversion Option is utilized)?

No. The existing equipment and personnel are in place to serve a modified service area without development. The facilities have been built with the ability to expand as additional equipment and personnel are needed. Additional regional facilities will need to be expanded to support the project. All developments are required to participate in fair share funding approach as addressed in the initial EIR. A Secured Fire Protection Agreement is required to address the fair share funding for cumulative projects.

HERITAGE FIELDS PROJECT 2012 SECOND SUPPLEMENTAL EIR
Fire Services Questionnaire

8. If not, what additional facilities, personnel and equipment would be needed? What factors are used to project these needs and how are they funded?

See #6 & 7

9. Would the 2012 Modified Project, including 4,606 additional residential units that were not previously considered in the 2011 Certified EIR (or 5,806 with the optional conversion) and a reduction in non-residential uses on the Proposed Project Site to 4,902,200 square feet (or 4,367,200 square feet if the Multi-Use Conversion Option is utilized), have a significant impact on the ability to maintain adequate level of fire protection service to the Proposed Project Site?

No, with the Secured Fire Protection Agreement in place we will be able to serve the additional residential and commercial uses proposed. The following is the original requirement:

MITIGATION: *Prior to approval of any building permit for the project, the designated site developer shall enter into a Secured Fire Protection Agreement with the Orange County Fire Authority.* This Agreement shall specify the developer's pro-rata fair share funding of capital improvements necessary to establish adequate fire protection facilities and equipment, and/or personnel. Said agreement shall be reached as early as possible in the planning process, preferably for each phase or land use sector of the project, rather than on a parcel by parcel basis.

This agreement is typically entered into with developers on a project specific basis to contribute a pro rata share towards funding capital improvements necessary to establish adequate fire protection facilities and equipment. The Secured Fire Protection Agreement is not related to the provision of an "*adequate tax base directed to the Structural Fire Fund to offset short and long range costs*", but rather to mitigating the impact of a project on OCFA as it impacts capital and infrastructure needs. In partial fulfillment of fire service mitigation needs, the proposed project will require the applicant's dedication of a parcel presenting a minimum of one flat buildable acre, free from all infringing rights of way, easements, and/or setbacks. The site shall have full investigation for utilities and easements prior to Authority approval.

HERITAGE FIELDS PROJECT 2012 SECOND SUPPLEMENTAL EIR
Fire Services Questionnaire

10. What mitigation measures are required or recommended to reduce fire hazards and reduce potential impacts on fire service?

Include all previous mitigations and ensure:

- All traffic signals on public access ways should include the installation of optical preemption devices.
- All electrically operated gates within the Project shall install emergency opening devices as approved by the Orange County Fire Authority.

In addition, we would like to point out that all standard conditions with regard to development, including water supply, built in fire protection systems, road grades and width, access, building materials, and the like will be applied to this project at the time of plan submittal.

11. Please add any other comments you may wish to make regarding the 2012 Modified Project.

Response Prepared By:

Michele Hernandez, Management Analyst

Name

Title

Orange County Fire Authority 5/23/12

Agency

Date

HERITAGE FIELDS PROJECT 2012 SECOND SUPPLEMENTAL EIR
Electricity Questionnaire

1. Please describe the electrical facilities that are currently present in the Proposed Project Site.

The area is currently served by SCE's Irvine Substation and transmission/subtransmission facilities that are located generally west of the proposed project site. For specific information on the location of SCE distribution facilities, SCE Field Inventory Maps (FIMs) are available for purchase. The developer may contact Kim Gurule at MapRequests@SCE.com to obtain them.

2. The 2012 Modified Project includes an additional 4,606 residential units that were not previously considered in the 2011 Certified EIR (or 5,806 additional residential units if a multi-use conversion option is utilized). The 2012 Modified Project also reduces non-residential uses on the Proposed Project Site to 4,902,200 square feet (or 4,367,200 square feet if the multi-use conversion option is utilized). Will Southern California Edison be able to provide electrical service to the 2012 Modified Project given the current facilities and level of supply? If not, please indicate what improvement will be required to service the Proposed Project Site.

SCE is mandated under its California Public Utilities Commission (CPUC) rules and tariffs to provide electricity service to this project. The obligation to serve is subject to the developer's compliance with tariff requirements. SCE's will-serve letters provide developers information on the materials necessary to submit in order to receive specific information on electricity service requirements for a proposed project (SCE has provided a letter to the developer of this project explaining these requirements).

Determining the electric system needs of a proposed project, and whether or not SCE will have to construct additional facilities to meet them, as well as the expected time line for doing so, is a complex process that includes the analysis of not only the proposed load for the project and SCE's existing system, but SCE's determination of foreseeable loads, future planned facilities upgrades and modifications, and the dynamics of other proposed developments in the project area. Because of the number of factors required to be considered, an engineering study is required as indicated in SCE's attached will-serve letter.

Once the developer provides definitive project information for SCE to review and there is evidence the project will move forward, SCE will include project loads associated with build-out of this project into its future load forecasts and facilities planning.

3. Please provide consumption factors for residential, commercial, office, recreational and industrial land uses. How much electricity will be required to serve the 2012 Modified Project?

Most often consumption factors for electricity usage for CEQA review can be calculated using the South Coast Air Quality Management District (SCAQMD), California Environmental Quality Act Air Quality Handbook, Appendix 9, 1993.

SCE does not provide developers/ CEQA Lead Agencies with project consumption information for use in CEQA analysis. As indicated above, in order for SCE to make a determination of how a project will be served electricity, SCE requires that the developer submit specific project information and pay the fees necessary to conduct engineering studies (as indicated in the attached will-serve letter). SCE then uses this information and the associated studies to determine the estimated loads for a project and the system needs necessary to serve the project electricity.

5. What impact will the 2012 Modified Project, in combination with all the other development projects in the area, have on Southern California Edison's ability to provide electrical service?

As stated above, once there is evidence the project will move forward, SCE will include the proposed project's projected electric loads into its rolling ten-year load forecasts and plan for distribution service accordingly. In doing so, SCE is not stating that it will necessarily be able to serve the project without further analysis and/or the development of new or modified SCE facilities. SCE will work with the developer once the proper information and fees are submitted, and studies are conducted, to determine if any electric facilities over 50 kilovolts (above distribution levels) are needed to serve this project. Additionally, subsequent engineering studies may be required as the project is phased due to ongoing electric system changes in response to community growth and as SCE's electric system is modified.

6. What mitigation measures, if any, would you recommend for the 2012 Modified Project?

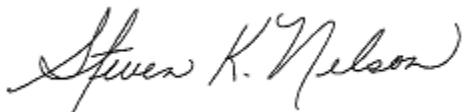
SCE recommends that the developer's CEQA review process include information concerning the environmental impacts, if any, of the new or relocated SCE facilities that might be required to provide this project with electricity. If mitigation is required in association with the development of SCE facilities, the CEQA process should address this.

7. Please add any comments you may wish to make regarding this project.

Either Question 4 of this questionnaire has been deleted or the questions have been numbered incorrectly. If you have any further questions, do not hesitate to contact me.

SCE appreciates the efforts the developer and the Lead Agency have made in working with SCE regarding this project. Please consult the will-serve letter and associated attachments for further information regarding electricity service for this project.

Response Prepared By:



Steve Nelson
Name

SCE Local Public Affairs Region Manager
Title

Southern California Edison

June 1, 2012

Agency

Date



1919 S. State College Blvd.
Anaheim, CA 92806-6114



May 9, 2012

City of Irvine
Community Development
One Civic Center Plaza
P O Box 19575
Irvine, CA 92623

Attention: Barry Curtis

Subject: Second Supplemental Environmental Impact Report for Heritage Fields Project 2012

Thank you for providing the opportunity to respond to this E.I.R. Document. We are pleased to inform you that Southern California Gas Company has facilities in the area where the aforementioned project is proposed. Gas service to the project can be provided from an existing gas main located in various locations. The service will be in accordance with the Company's policies and extension rules on file with the California Public Utilities Commission when the contractual arrangements are made.

This letter is not a contractual commitment to serve the proposed project but is only provided as an informational service. The availability of natural gas service is based upon conditions of gas supply and regulatory agencies. As a public utility, Southern California Gas Company is under the jurisdiction of the California Public Utilities Commission. Our ability to serve can also be affected by actions of federal regulatory agencies. Should these agencies take any action, which affect gas supply or the conditions under which service is available, gas service will be provided in accordance with the revised conditions.

This letter is also provided without considering any conditions or non-utility laws and regulations (such as environmental regulations), which could affect construction of a main and/or service line extension (i.e., if hazardous wastes were encountered in the process of installing the line). The regulations can only be determined around the time contractual arrangements are made and construction has begun.

Estimates of gas usage for residential and non-residential projects are developed on an individual basis and are obtained from the Commercial-Industrial/Residential Market Services Staff by calling (800) 427-2000 (Commercial/Industrial Customers) (800) 427-2200 (Residential Customers). We have developed several programs, which are available upon request to provide assistance in selecting the most energy efficient appliances or systems for a particular project. If you desire further information on any of our energy conservation programs, please contact this office for assistance.

Sincerely,

A handwritten signature in black ink that reads "Jeannette Garcia".

Jeannette Garcia
Technical Services Supervisor
Orange Coast Region - Anaheim