

**NOTICE OF
PREPARATION OF
SUPPLEMENT TO
ORANGE COUNTY
GREAT PARK
ENVIRONMENTAL
IMPACT REPORT
(SCH 2002101020)**

**AND INITIAL STUDY
FOR:**

HIGH SCHOOL NO. 5



prepared for:

**IRVINE UNIFIED
SCHOOL DISTRICT**

Contact:
Lorrie Ruiz
Assistant Director,
Facilities Planning

prepared by:

**THE PLANNING
CENTER|DC&E**

Contact:
Dwayne Mears, AICP
Principal, School
Facilities Planning

APRIL 2013



Irvine Unified School District CONSTRUCTION AND FACILITIES

100 Nightmist, Irvine, California 92618 • 949/936-5306 • FAX 949/936-5329 • www.iusd.org

NOTICE OF PREPARATION

DATE: April 30, 2013

TO: Responsible Agencies and Interested Parties

FROM: Irvine Unified School District

SUBJECT: Notice of Preparation of Supplement to Orange County Great Park Environmental Impact Report (SCH 2002101020) and Initial Study for High School No. 5

The Irvine Unified School District (District or IUSD) will be the Lead Agency and will prepare a Supplemental Environmental Impact Report (SEIR) for the project identified below.

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

Project Title: Supplement to Orange County Great Park Environmental Impact Report and Initial Study for High School No. 5.

Project Location: The 40.3-acre project site is located at the southeast corner of Irvine Boulevard and future "B" Street, east of Sand Canyon and Highway 133 and west of Alton and Bake Parkways, in the City of Irvine, Orange County. The project site is on a portion of the former Marine Corps Air Station El Toro (MCAS El Toro) in Planning Area 51, Orange County Great Park, of the City of Irvine General Plan. Locally, the project site is within the Development District 5 of the Great Park Neighborhoods.

Project Description: The proposed high school would have a maximum enrollment capacity of 2,600 students with a full complement of buildings and recreational amenities, including 2-story classroom buildings, administrative buildings, gymnasiums, 2,940-seat stadium, 720-seat performing arts center, aquatics complex, hard courts, tennis courts, and softball/baseball fields. The total enrollment capacity is inclusive of future portable classroom buildings as outlined in the proposed site plan. The stadium, an aquatics complex, and softball/baseball fields would be located along Irvine Boulevard and equipped with nighttime lighting and PA system. The main gymnasium would have 1,936 seats, and a separate practice gymnasium would be constructed in the future. The campus would also include a stormwater retention basin; the location has not been determined.

Parking and Access: The high school campus would provide a total of 752 parking spaces, including 485 spaces in Lot A and 267 spaces in Lot B. Access to Lot A would be provided via two easterly driveways on LQ Street; access to Lot B would be provided via two driveways on future "B" Street and two westerly driveways on LQ Street. Separate student drop-off/pick-up aisles would be provided in Lots A and B.

BOARD OF EDUCATION

PAUL BOKOTA / LAUREN BROOKS / GAVIN HUNTLEY-FENNER, Ph.D. / MICHAEL PARHAM / SHARON WALLIN

TERRY L. WALKER, Superintendent of Schools

JOHN FOGARTY, Assistant Superintendent, Business Services / BRIANNE MEYER, Chief Technology Officer

EAMONN O'DONOVAN, Assistant Superintendent, Human Resources / CASSIE PARHAM, Assistant Superintendent, Education Services

IUSD . . . providing the highest quality educational experience we can envision.

Schedule: The high school is estimated to start construction activities in March 2014, and be opened in 2016. However, the actual start of construction is dependent on the necessary approvals. Use of state funds and participation in the State Facilities Program will require approvals from the California Department of Education (CDE), Department of Toxic Substances Control (DTSC), and the Division of the State Architect.

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

- Aesthetics
- Air Quality
- Biological Resources
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Public Services
- Transportation/Traffic
- Utilities, Service Systems and Energy
- Mandatory Findings of Significance

A detailed project description, location, and the probable environmental effects are contained in the attached initial study. The document may also be reviewed at IUSD office at 5050 Barranca Parkway, Irvine, CA 92604 by contacting Lorrie Ruiz, Assistant Director of Facilities by phone at (949) 936-5308 or by email at LorrieRuiz@iusd.org.

Responses: Due to the time limits mandated by state law, your response must be sent at the earliest possible date but *not later than 30 days* after receipt of this notice on **Thursday, May 30, 2013, at 5:00 p.m.** Please send your response to Lorrie Ruiz, Assistant Director of Facilities at the address shown below. Please include the name of a designated contact person in your agency.

Send Responses to: Lorrie Ruiz, Assistant Director of Facilities
Irvine Unified School District
5050 Barranca Parkway
Irvine, CA 92604

Questions: Please contact Lorrie Ruiz, Assistant Director of Facilities, at (949) 936-5308 or LorrieRuiz@iusd.org.

PROJECT APPLICANT: Irvine Unified School District

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ENVIRONMENTAL
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**AND INITIAL STUDY
FOR:**

HIGH SCHOOL #5



prepared for:

**IRVINE UNIFIED
SCHOOL DISTRICT**

5050 Barranca Parkway
Irvine, CA 92604
Tel: 949.936.5308

Contact:
Lorrie Ruiz
Assistant Director,
Facilities Planning

prepared by:

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Contact:
Dwayne Mears, AICP
Principal, School
Facilities Planning

**ISD-28.0E
APRIL 2013**

Table of Contents

Section	Page
1. INTRODUCTION.....	1
1.1 PROJECT LOCATION	1
1.2 PROJECT BACKGROUND.....	1
1.3 ENVIRONMENTAL SETTING	2
1.4 PROJECT DESCRIPTION	3
1.5 EXISTING ZONING AND GENERAL PLAN	3
2. ENVIRONMENTAL CHECKLIST	17
2.1 BACKGROUND	17
2.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED	19
2.3 DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY)	19
2.4 SPECIAL REQUIREMENTS UNDER THE STATE SCHOOL FACILITY PROGRAM	20
2.5 EVALUATION OF ENVIRONMENTAL IMPACTS	22
3. ENVIRONMENTAL ANALYSIS	33
3.1 AESTHETICS	33
3.2 AGRICULTURE AND FORESTRY RESOURCES.....	33
3.3 AIR QUALITY	35
3.4 BIOLOGICAL RESOURCES	37
3.5 CULTURAL RESOURCES	38
3.6 GEOLOGY AND SOILS	40
3.7 GREENHOUSE GAS EMISSIONS	42
3.8 HAZARDS AND HAZARDOUS MATERIALS.....	42
3.9 HYDROLOGY AND WATER QUALITY	45
3.10 LAND USE AND PLANNING	48
3.11 MINERAL RESOURCES.....	48
3.12 NOISE	49
3.13 POPULATION AND HOUSING.....	50
3.14 PUBLIC SERVICES	51
3.15 RECREATION.....	51
3.16 TRANSPORTATION/TRAFFIC.....	52
3.17 UTILITIES AND SERVICE SYSTEMS.....	53
3.18 MANDATORY FINDINGS OF SIGNIFICANCE	56
4. REFERENCES	57
4.1 PRINTED REFERENCES	57
4.2 WEB SITES	57
5. LIST OF PREPARERS	59
5.1 LEAD AGENCY	59
5.2 THE PLANNING CENTER DC&E	59



Table of Contents

List of Figures

Figure		Page
Figure 1	Regional Location.....	5
Figure 2	Local Vicinity.....	7
Figure 3	Development District Map	9
Figure 4	Aerial Photograph.....	11
Figure 5	Current Site Conditions	13
Figure 6	Conceptual Site Plan.....	15

Abbreviations and Acronyms

AAQS	Ambient Air Quality Standards
AB	Assembly Bill
AQMD	Air Quality Management Districts
AQMP	Air Quality Management Plan
AST	aboveground storage tank
BMP	Best Management Practice
CAAQS	California Ambient Air Quality Standards
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CBC	California Building Code
CCAA	California Clean Air Act
CCR	California Code of Regulations
CDE	California Department of Education
CEQA	California Environmental Quality Act
CH ₄	methane
CNEL	Community Noise Equivalent Level
CO	carbon monoxide
CSFM	California Office of the State Fire Marshal
CWA	Clean Water Act
dB	decibel
dba	A-weighted decibel
DSA	Department of the State Architect
DTSC	Department of Substances Control
Ed. Code	Code of Education
EIR	Environmental Impact Report
FCAA	Federal Clean Air Act
FIRM	Flood Insurance Map
FTA	Federal Transit Administration
GHG	greenhouse gases
HRA	Health Risk Assessment
Hz	Hertz
IPCC	Intergovernmental Panel on Climate Change
IS/MND	Initial Study/Mitigated Negative Declaration
kV	kilovolt



Abbreviations and Acronyms

L _{dn}	day/night noise level
L _{eq}	equivalent noise level
LST	Localized Significance Threshold
NAAQS	National Ambient Air Quality Standards
N ₂ O	nitrous oxide
NO ₂	nitrogen dioxide
NO _x	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
O ₃	ozone
Pb	lead
PM	particulate matter
PM ₁₀	particulates less than 10 microns
PM _{2.5}	particulates less than 2.5 microns
ppm	parts per million
ppv	peak particle velocity
OPSC	Office of Public School Construction
PRC	Public Resources Code
PSD	Prevention of Significant Deterioration
psi	pounds per square inch
ROG	Reactive Organic Gases
RWQCB	California Regional Water Quality Control Board
SAB	State Allocation Board
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
SCGC	Southern California Gas Company
SF ₆	sulfur hexafluoride
SO ₂	sulfur dioxide
SO _x	sulfur oxides
SRA	Source Receptor Area
USEPA	U.S. Environmental Protection Agency
VdB	vibration velocity
WQMP	Water Quality Management Plan

1.1 PROJECT LOCATION

The 40.3-acre project site is at the southeast corner of Irvine Boulevard and future “B” Street, east of Sand Canyon and Highway 133 and west of Alton and Bake Parkways, in the City of Irvine, Orange County. The project site is on a portion of the former Marine Corps Air Station El Toro (MCAS El Toro), in Planning Area 51, Orange County Great Park, of the City of Irvine General Plan. Figure 1, *Regional Location* shows the project site in the context of the Planning Areas 30 and 51, which cover the MCAS El Toro. Locally, the project site is in Development District 5 of the Great Park Neighborhoods. Figure 2, *Local Vicinity*, and Figure 3, *Development District Map*, show the location of the project site in its local context and the District 5 boundary.

1.2 PROJECT BACKGROUND

The City of Irvine features villages known as Planning Areas with distinct development patterns. The project site is in Planning Area 51, known as Orange County Great Park (OCGP). An Environmental Impact Report (EIR; State Clearinghouse No. 2002101020) was certified in 2003 (2003 EIR) for the OCGP Plan, which encompassed Planning Area 51, Planning Area 30, and portions of Planning Area 35, including James A. Musick Facility and Irvine Ranch Water District parcels, totaling approximately 4,806 acres. This 2003 EIR analyzed the environmental effects of the reuse of the former MCAS El Toro according to the intent of voter-approved Measure W, allowing the development of 3,625 residential units and 6,585,594 square feet of nonresidential development (including the Great Park and other non-Great Park Neighborhood uses). Subsequently, the City of Irvine prepared and approved seven addenda to the 2003 OCGP EIR that analyzed revisions made to the project. In addition, in September 2011, a Supplemental EIR was certified (2011 SEIR) that analyzed the environmental impacts of the modified project, including a 1,269-unit density bonus and modified residential allocations among OCGP districts. The City Council thereafter approved an eighth addendum in October 2011. The 2003 and 2011 EIRs included educational land uses, however, they did not specifically include a high school within the project boundaries. Subsequent to the 2011 SEIR, the developer and District entered into a mitigation agreement specifying the current location for a high school.



The City has prepared a Draft Second Supplemental Environmental Impact Report, addressing the environmental effects associated with the implementation of the Heritage Fields 2012 General Plan Amendment and Zone Change Project at the former Marine Corps Air Station (Heritage Fields EIR). The site for the Heritage Fields EIR included the Heritage Fields Development, also known as the Great Park Neighborhoods, consisting of nine existing Development Districts and other parcels within the OCGP area. The project site is in Development District 5 of the Heritage Fields EIR, and the modified project analyzed under the Heritage Fields EIR included a 2,600-student high school at the project site as part of District 5 development. Although the Heritage Fields EIR has not been certified by the City Council, various technical studies completed and will be used in preparing the impact analysis for the proposed high school.

The District will prepare a Supplemental Environmental Impact Report to the 2003/2011 EIR. CEQA dictates when a supplemental or subsequent EIR is required when changes are made to a project previously analyzed under CEQA. Once a project has been approved based on a CEQA analysis contained in an EIR, or a negative declaration, and the EIR, or negative declaration is no longer subject to challenge, CEQA Section 21166 provides that “no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency” unless one of three circumstances apply: (1) substantial changes to the approved project will require major revisions to the certified EIR, (2) substantial changes occur with respect to the circumstances under which the approved project is being undertaken will require major revisions to the certified EIR, or (3) new information, that

1. Introduction

was not known and could not have been known at the time the EIR for the approved project was certified becomes available.

The project site is in the area covered under the 2003/2011 EIR, but the mitigation agreement between the developer and the District for a high school site in the OCGP was not established at that time. Therefore, environmental impacts associated with development and operation of a high school were not analyzed. The District will prepare a project-level SEIR that supplements the analyses in the certified 2003/2011 EIR. Section 15163 of the CEQA Guidelines provides that:

- (a) The lead or responsible agency may choose to prepare a supplement to an EIR rather than a subsequent EIR if:
 - 1) Any of the conditions described in Section 15162 would require the preparation of a subsequent EIR, and
 - 2) Only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation.
- (b) The supplement to the EIR need contain only the information necessary to make the previous EIR adequate for the project as revised.
- (c) A supplement to an EIR shall be given the same kind of notice and public review as is given to a draft EIR under Section 15087.
- (d) A supplement to an EIR may be circulated by itself without recirculating the previous draft or final EIR.
- (e) When the agency decides whether to approve the project, the decision-making body shall consider the previous EIR as revised by the supplemental EIR. A finding under Section 15091 shall be made for each significant effect shown in the previous EIR as revised.

In accordance with Section 15163 of the CEQA Guidelines, the SEIR will: 1) incorporate the certified 2003/2011 EIR by reference; 2) contain information necessary to make the certified 2003/2011 EIR adequate for the proposed high school project; 3) evaluate the potential environmental impacts of the changes resulting from the proposed project; and 4) update where necessary information relating to the resources in the vicinity of the project site.

1.3 ENVIRONMENTAL SETTING

Planning Area 51 is generally bounded by the Eastern Transportation Corridor (State Route 133) to the west, the Foothill Transportation Corridor (State Route 241) to the north, the Southern California Regional Rail Authority (SCRRA) rail lines to the south, and Irvine Boulevard and the stormwater channel near Alton Parkway to the east. Planning Area 51 is part of the former MCAS El Toro, now closed and subject to civilian reuse (see Figure 4, *Aerial Photograph*). The project site is adjacent to Irvine Boulevard at one of the former base entrance stations, on the east side of the former base. The project site has previously been used for agricultural purposes at MCAS El Toro and is currently vacant land with no above-grade structures. A portion of the site was used for parking (see Figure 5, *Current Site Conditions*).

The area surrounding the project site was previously developed and used as a military base, including runways, aprons, hangars, warehouses, barrack housing, recreational facilities, former golf course, residential, office, and commercial, and the majority of these structures have been demolished, including

1. Introduction

a portion of the runway. Agua Chinon Channel runs adjacent to the project site to the west and south, and active agriculture is still on the area south of the drainage culvert. There are no residential or other sensitive uses within approximately two miles of the project site.

On the east, the project site is adjacent to an area designated “habitat reserve” which is part of the Orange County Central-Coastal Sub-region Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP).

1.4 PROJECT DESCRIPTION

The proposed high school would have a maximum enrollment capacity of 2,600 students with a full complement of buildings and recreational amenities, including 2-story classroom buildings, administrative buildings, gymnasiums, 2,940-seat stadium, 720-seat performing arts center, aquatics complex, hard courts, tennis courts, and softball/baseball fields. The total enrollment capacity is inclusive of future portable classroom buildings as outlined in the proposed site plan (see Figure 6, *Conceptual Site Plan*). The stadium for football, track, soccer, and lacrosse, aquatics complex, and softball/baseball fields would be near the northern boundary toward Irvine Boulevard and equipped with nighttime lighting and a PA system. The main gymnasium would have 1,936 seats, and a separate practice gymnasium would be constructed in the future. The campus would also include a stormwater retention basin; this location has not yet been determined.

Parking and Access

The high school campus would provide 752 parking spaces: 485 spaces in Lot A and 267 spaces in Lot B. Access to Lot B would be via two easterly driveways on LQ Street; and access to Lot A would be provided via two driveways on future “B” Street and two westerly driveways on LQ Street. Separate student drop-off/pick-up aisles would be provided in Lots A and B.



Schedule

The high school is estimated to start construction activities in March 2014, and be opened in 2016. However, the actual start of construction is dependent on the necessary approvals. Use of state funds and participation in the State Facilities Program will require approvals from the California Department of Education (CDE), Department of Toxic Substances Control (DTSC), and the Division of the State Architect.

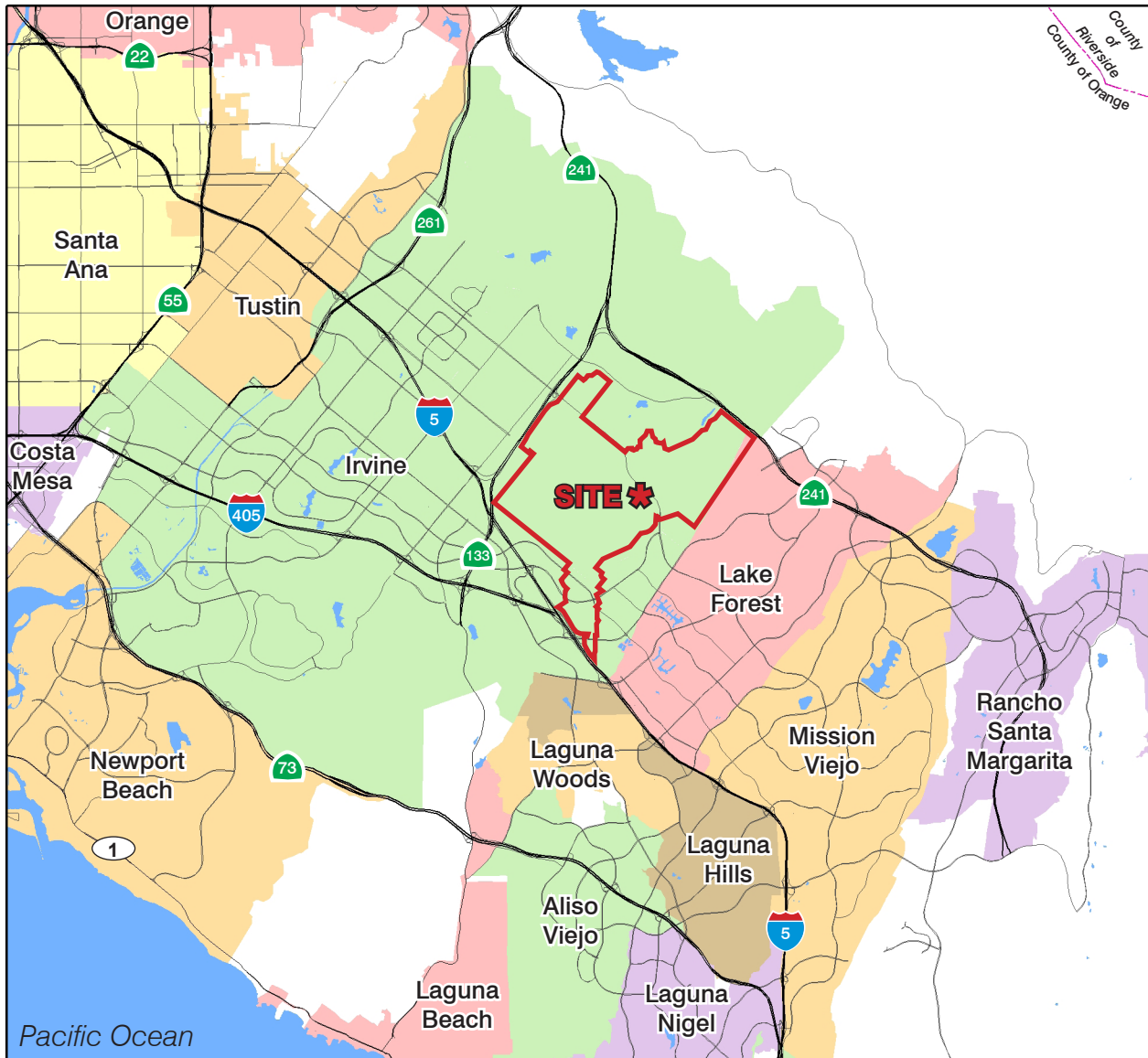
1.5 EXISTING ZONING AND GENERAL PLAN

The project site is designated Planning 51 Orange County Great Park by the City of Irvine General Plan and 8.1 Trails and Transit Oriented Development (TTOD) by the zoning map.

1. Introduction

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Regional Location



— Planning Area 30 and 51 Boundary



1. Introduction

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1. Introduction
Local Vicinity



--- Existing PA 30 and PA 51 Boundary

— High School 5 Boundary

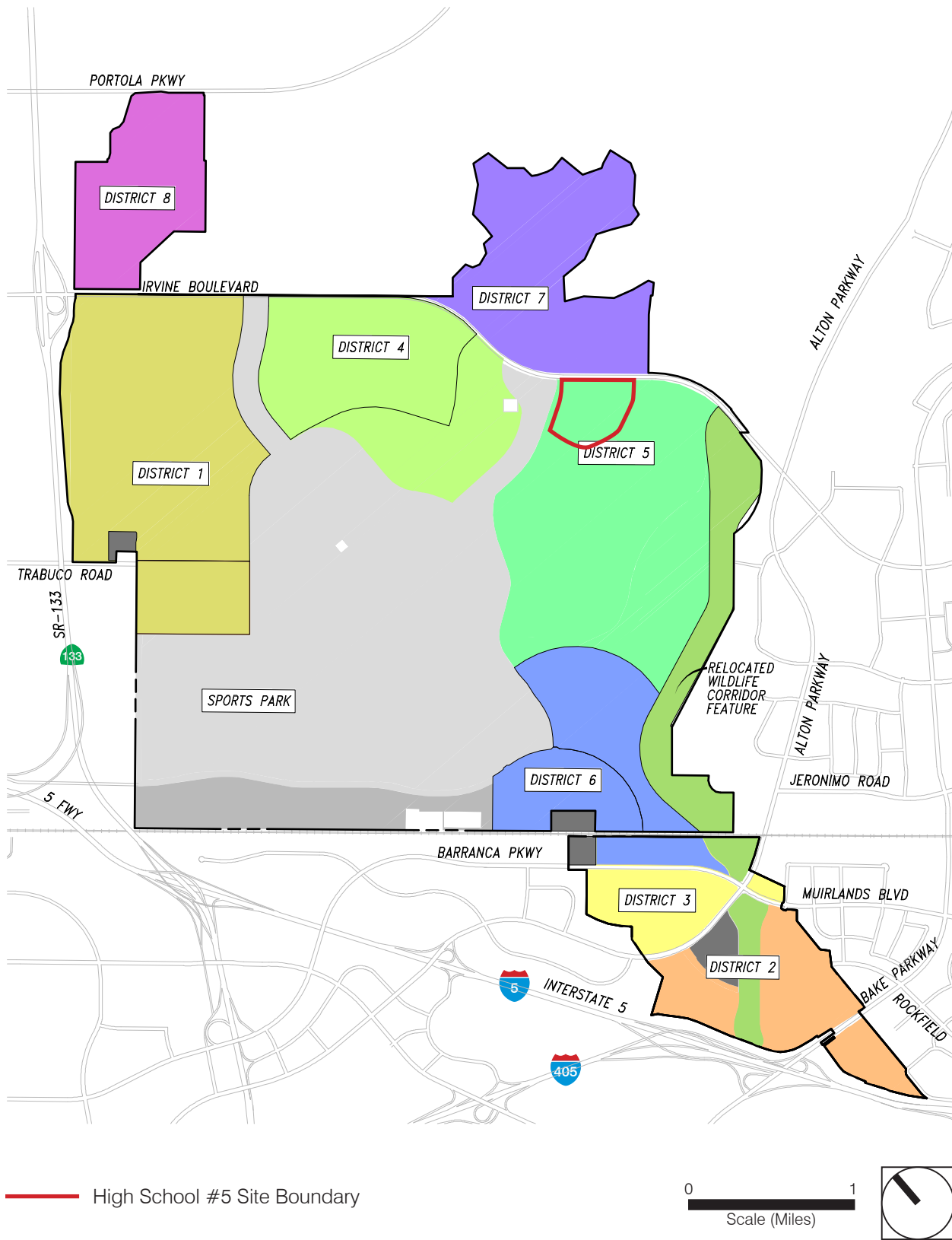
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Scale (Feet)



1. Introduction

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Development District Map



1. Introduction

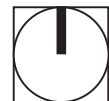
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1. Introduction
Aerial Photograph



- - - Combined PA 30 and PA 51 Boundary
- High School No. 5 Site Boundary

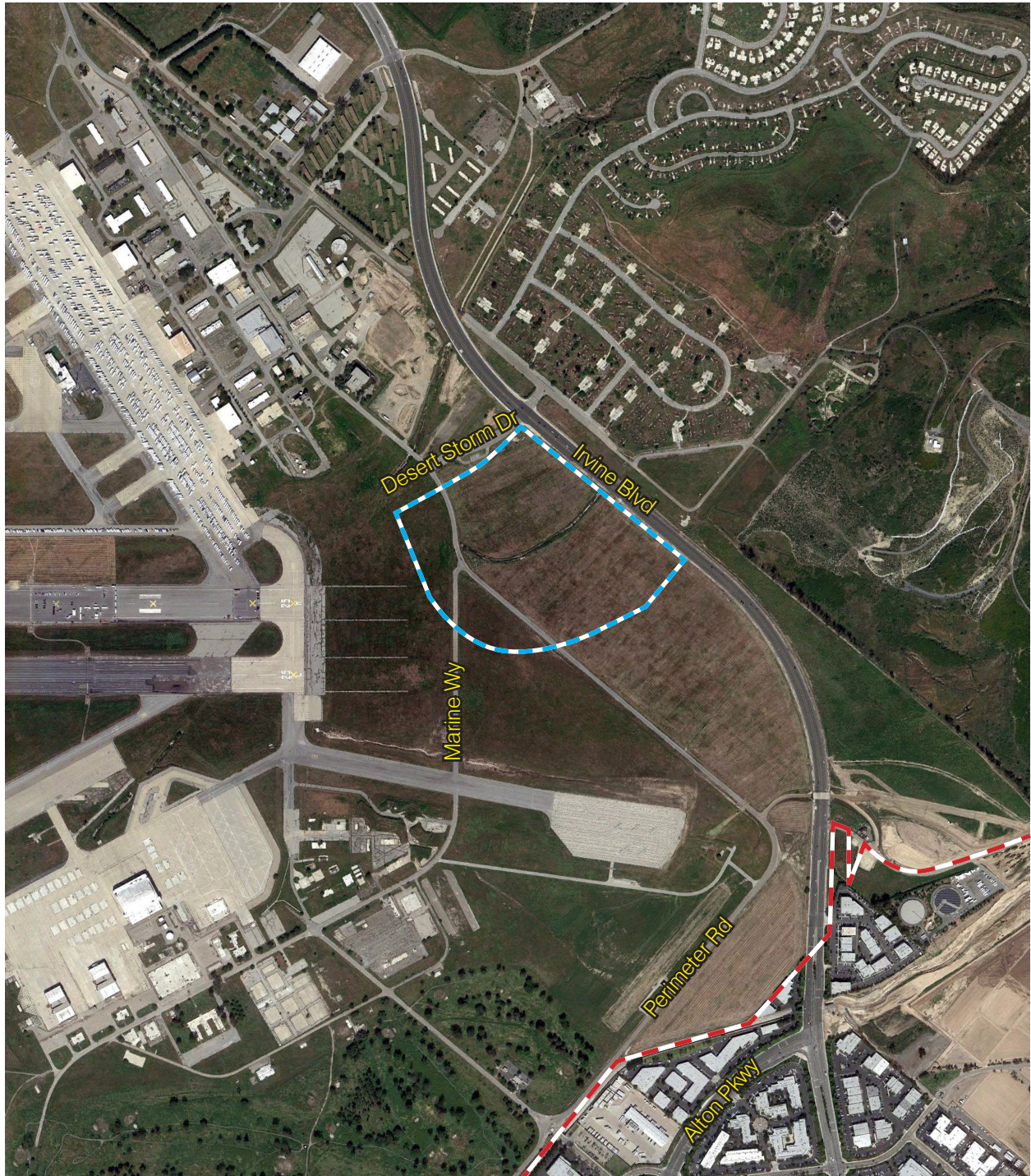
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1. Introduction

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Current Site Conditions



--- Existing PA 30 and PA 51 Boundary

--- High School No. 5 Boundary

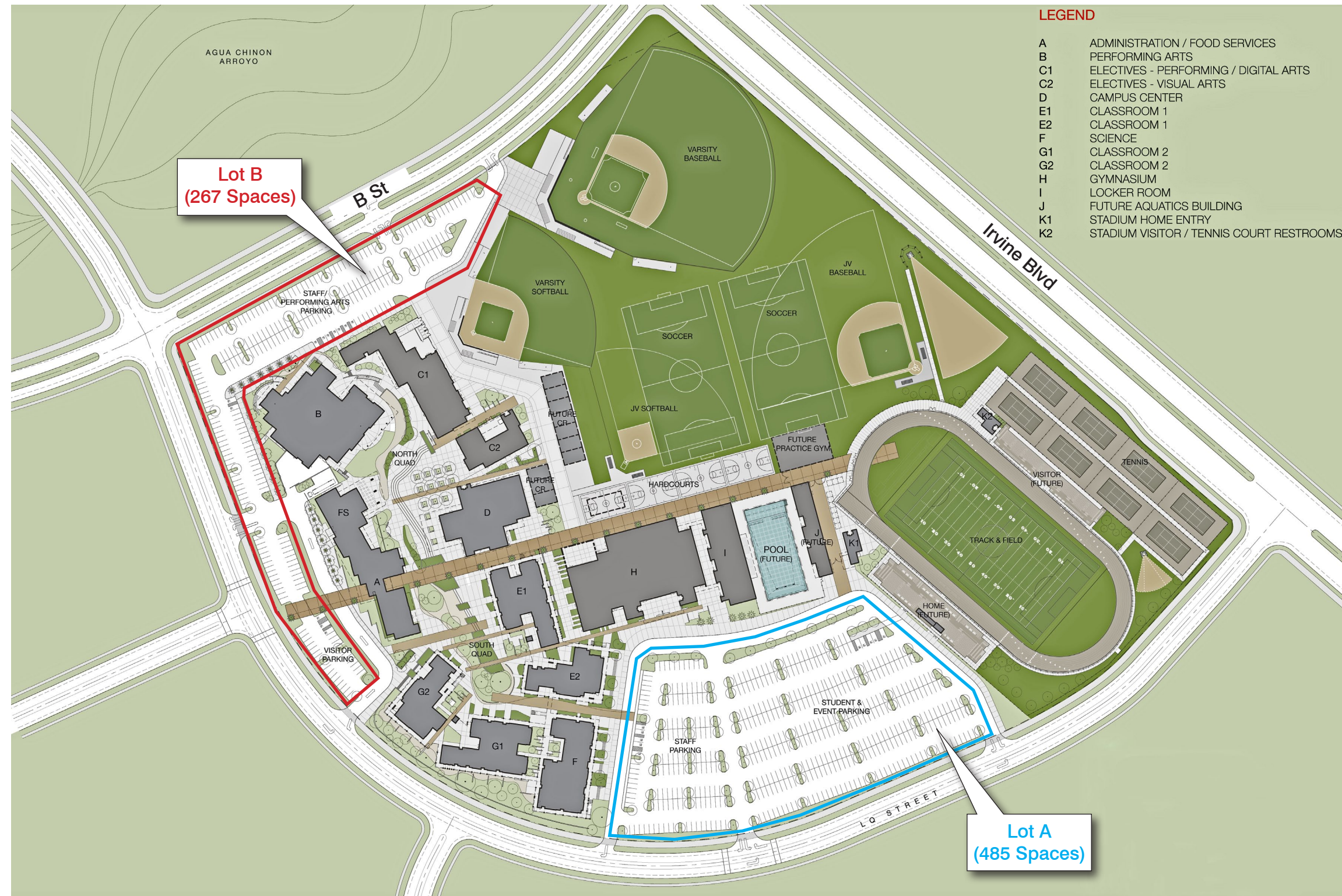


Source: Google Earth Pro 2011

1. Introduction

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Conceptual Site Plan



1. Introduction

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2. Environmental Checklist

2.1 BACKGROUND

Project Title: High School No. 5.

Lead Agency Name and Address:

Irvine Unified School District
5050 Barranca Parkway
Irvine, CA 92604

Contact Person and Phone Number:

Lorrie Ruiz, Assistant Director, Facilities Planning
(949) 936-5308

Project Location: Southeast corner of Irvine Boulevard and future “B” Street, east of Sand Canyon and Highway 133 and west of Alton and Bake Parkways, City of Irvine, Orange County.

Project Sponsor’s Name and Address:

Irvine Unified School District
100 Nightmist
Irvine, CA 92618-1710

General Plan Designation: Planning 51 Orange County Great Park

Zoning: 8.1 Trails and Transit Oriented Development (TTOD)

Description of Project: The proposed high school would have a maximum enrollment capacity of 2,600 students with a full complement of buildings and recreational amenities, including 2-story classroom buildings, administrative buildings, gymnasiums, 2,940-seat stadium, 720-seat performing arts center, aquatics complex, hard courts, tennis courts, and softball/baseball fields. The total enrollment capacity includes the capacity with the future portable classroom buildings as outlined in the proposed site plan. The stadium for football, track, soccer, and lacrosse, aquatics complex, and softball/baseball fields would be near the northern boundary toward Irvine Boulevard and equipped with nighttime lighting and a PA system. The main gymnasium would have 1,936 seats, and a separate practice gymnasium would be constructed in the future. The campus would also include a stormwater retention basin; this location has not yet been determined.

Parking and Access: The high school campus would provide 752 parking spaces: 485 spaces in Lot A and 267 spaces in Lot B. Access to Lot A would be via two easterly driveways on LQ Street; and access to Lot B would be via two driveways on future “B” Street and two westerly driveways on LQ Street. Separate student drop-off/pick-up aisles would be provided in Lots A and B.

Schedule: The high school is estimated to start construction in March 2014 for the 2016 opening. However, the actual construction would start once the necessary approvals are made. Because the District plans to use state funds and participation in the State Facilities Program will require approvals from the California Department of Education (CDE), Department of Toxic Substances Control (DTSC), and the Division of the State Architect.



2. Environmental Checklist

Surrounding Land Uses and Setting: The area surrounding the project site was previously developed with former military uses, including runways, aprons, hangars, warehouses, barrack housing, recreational facilities, former golf course, vacant residential, office, and commercial, and the majority of these structures have been demolished, including a portion of the runway. The Agua Chinon Channel runs adjacent to the project site to the west and south, and active agriculture is still on the area south of the drainage culvert. There are no residential or other sensitive uses within approximately two miles of the project site.

Other Public Agencies Whose Approval Is Required:

State of California

- Department of Toxic Substances Control – Determination of “No Further Action”
- State Allocation Board – Approval of funding
- Department of Education, School Facilities Planning Division – Site and plan review and approval
- Department of General Services, Division of State Architect – Approval of construction drawings
- Department of General Services, Office of Public School Construction – Approval of funding

Regional Agencies

- Santa Ana Regional Water Quality Control Board – National Pollutant Discharge Elimination System Permit; issuance of waste discharge requirement and construction stormwater runoff permits)
- Orange County Fire Authority – Fire and emergency access
- South Coast Air Quality Management District – Rule 201: Permit to construct

Local Agency

- City of Irvine – Roadway improvements and driveway access; approval of improvement plans such as drainage, sewer, water, curb cuts, etc.

2. Environmental Checklist

2.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural and Forest Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology / Water Quality |
| <input checked="" type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input checked="" type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation / Traffic | <input checked="" type="checkbox"/> Utilities / Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

2.3 DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature



Date

4/30/13

Printed Name

WAYNE MEARES

For

IVSA



2. Environmental Checklist

2.4 SPECIAL REQUIREMENTS UNDER THE STATE SCHOOL FACILITY PROGRAM

In addition to general CEQA requirements, projects involving primary and secondary public schools have several additional requirements established by the California Education Code, California Code of Regulations, and CEQA. These requirements vary by type of school project and whether state funds are involved. The following table identifies the specific requirements for a state-funded new school or a state-funded addition to an existing school site.

SPECIAL REQUIREMENTS FOR STATE-FUNDED NEW SCHOOL AND STATE-FUNDED ADDITION TO EXISTING SCHOOL		
Topic	Applicable Code	Environmental Checklist (See Table in Section 4.4)
Air Quality		
Is the boundary of the proposed school site within 500 feet of the edge of the closest traffic lane of a freeway or busy traffic corridor? If yes, would the project create an air quality health risk due to the placement of the School?	PRC §21151.8(a)(1)(D); Ed. Code §17213(c)(2)(C)	Section III, Air Quality, Question (e)
Geology and Soils		
Does the site contain an active earthquake fault or fault trace, or is the site located within the boundaries of any special studies zone or within an area designated as geologically hazardous in the safety element of the local general plan?	Ed. Code, §17212; CCR Title 5 §14010(f)	Section VI, Geology and Soils, Question (a)(ii)
Would the project involve the construction, reconstruction, or relocation of any school building on the trace of a geological fault along which surface rupture can reasonably be expected to occur within the life of the school building?	Ed. Code §17212; CCR, Title 5 §14010(f)	Section VI, Geology and Soils, Question (a)(iii)
Would the project involve the construction, reconstruction, or relocation of any school building on a site subject to moderate-to-high liquefaction?	CCR, Title 5 §14010(i)	Section VI, Geology and Soils, Question (a)(v)
Would the project involve the construction, reconstruction, or relocation of any school building on a site subject to landslides?	CCR, Title 5 §14010(i)	Section VI, Geology and Soils, Question (a)(vi)
Hazards and Hazardous Materials		
Does the proposed school site contain one or more pipelines, situated underground or aboveground, which carry hazardous substances, acutely hazardous materials, or hazardous wastes, unless the pipeline is a natural gas line that is used only to supply natural gas to that school or neighborhood?	PRC § 21151.8 (a)(1)(C)	Section VII, Hazards and Hazardous Materials, Question (c)
Is the proposed school site located near an aboveground water or fuel storage tank or within 1,500 feet of an easement of an aboveground or underground pipeline that can pose a safety hazard to the site?	CCR, Title 5 § 14010 (h)	Section VII, Hazards and Hazardous Materials, Question (d)
Would the project create an air quality hazard due to the placement of a school within one-quarter mile of: (a) permitted and nonpermitted facilities identified by the jurisdictional air quality control board or air pollution control district; (b) freeways and other busy traffic corridors; (c) large agricultural operations; and/or (d) a rail yard, which might reasonably be anticipated to emit hazardous air emissions, or handle hazardous or acutely hazardous material, substances, or waste?	PRC § 21151.8 (a)(2); Ed. Code § 17213 (b)	Section VII, Hazards and Hazardous Materials, Question (f)

2. Environmental Checklist

SPECIAL REQUIREMENTS FOR STATE-FUNDED NEW SCHOOL AND STATE-FUNDED ADDITION TO EXISTING SCHOOL		
Topic	Applicable Code	Environmental Checklist (See Table in Section 4.4)
Is the school site in an area designated in a city, county, or city and county general plan for agricultural use and zoned for agricultural production, and if so, do neighboring agricultural uses have the potential to result in any public health and safety issues that may affect the pupils and employees at the school site? <i>(Does not apply to school sites approved by CDE prior to January 1, 1997.)</i>	Ed. Code § 17215.5 (a)	Section VII, Hazards and Hazardous Materials, Question (g)
Is the property line of the proposed school site less than the following distances from the edge of respective power line easements: (1) 100 feet of a 50–133 kV line; (2) 150 feet of a 220–230 kV line; or (3) 350 feet of a 500–550 kV line?	CCR, Title 5 § 14010 (c)	Section VII, Hazards and Hazardous Materials, Question (h)
Does the project site contain a current or former hazardous waste disposal site or solid waste disposal site and, if so, have the wastes been removed?	PRC § 21151.8 (a)(1)(A)	Section VII, Hazards and Hazardous Materials, Question (j)
Is the project site a hazardous substance release site identified by the state Department of Health Services in a current list adopted pursuant to §25356 for removal or remedial action pursuant to Chapter 6.8 of Division 20 of the Health and Safety Code?	PRC § 21151.8 (a)(1)(B)	Section VII, Hazards and Hazardous Materials, Question (i)
If prepared, has the risk assessment been performed with a focus on children’s health posed by a hazardous materials release or threatened release, or the presence of naturally occurring hazardous materials on the school site?	Ed. Code § 17210.1 (a)(3)	Section VII, Hazards and Hazardous Materials, Questions (b), (f), and (k)
If a response action is necessary and proposed as part of this project, has it been developed to be protective of children’s health, with an ample margin of safety?	Ed. Code § 17210.1 (a)(4)	Section VII, Hazards and Hazardous Materials, Question (b)
Is the proposed school site situated within 2,000 feet of a significant disposal of hazardous waste?	CCR, Title 5 § 14010 (t)	Section VII, Hazards and Hazardous Materials, Question (l)
Is the proposed school site within two miles, measured by air line, of that point on an airport runway or potential runway included in an airport master plan that is nearest to the site? <i>(Does not apply to school sites acquired prior to January 1, 1966.)</i>	Ed. Code § 17215 (a)&(b)	Section VII, Hazards and Hazardous Materials, Question (m)
Hydrology and Water Quality		
Is the project site subject to flooding or dam inundation?	Ed. Code § 17212; CCR, Title 5 § 14010 (g)	Section VIII, Hydrology and Water Quality, Question (j)
Land Use and Planning		
Would the proposed school conflict with any existing or proposed land uses, such that a potential health or safety risk to students would be created?	CCR, Title 5 § 14010 (m)	Section IX, Land Use and Planning, Question (c)
Noise		
Is the proposed school site located adjacent to or near a major arterial roadway or freeway whose noise generation may adversely affect the educational program?	CCR, Title 5 § 14010 (e)	Section XI, Noise, Question (b)
Public Services		
Does the site promote joint use of parks, libraries, museums, and other public services?	CCR, Title 5, § 14010 (o)	Section XIII, Public Services, Question (f)



2. Environmental Checklist

SPECIAL REQUIREMENTS FOR STATE-FUNDED NEW SCHOOL AND STATE-FUNDED ADDITION TO EXISTING SCHOOL		
<i>Topic</i>	<i>Applicable Code</i>	<i>Environmental Checklist (See Table in Section 4.4)</i>
Transportation/Traffic		
Are traffic and pedestrian hazards mitigated per Caltrans' <i>School Area Pedestrian Safety</i> manual?	CCR, Title 5 § 14010 (l)	Section XV, Transportation/Traffic, Question (e)
Is the site easily accessible from arterials and is the minimum peripheral visibility maintained for driveways per Caltrans' <i>Highway Design Manual</i> ?	CCR, Title 5 § 14010 (k)	Section XV, Transportation/Traffic, Question (f)
Is the proposed school site within 1,500 feet of a railroad track easement?	CCR, Title 5 § 14010 (d)	Section XV, Transportation/Traffic, Question (g)

2.5 EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. (See Section 15063(c)(3)(D) of the CEQA Guidelines. In this case, a brief discussion should identify the following:

2. Environmental Checklist

- a) **Earlier Analyses Used.** Identify and state where they are available for review.
 - b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) **Mitigation Measures.** For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached and other sources used or individuals contacted should be cited in the discussion.
 - 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
 - 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
 - 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significant.



2. Environmental Checklist

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	X			
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	X			
II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	X			
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	X			
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	X			
d) Expose sensitive receptors to substantial pollutant concentrations?	X			

2. Environmental Checklist

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
e) Is the boundary of the proposed school site within 500 feet of the edge of the closest traffic lane of a freeway or busy traffic corridor? If yes, would the project create an air quality health risk due to the placement of the School? [PRC § 21151.8 (a)(1)(D); Ed. Code § 17213 (c)(1)(C)]				X
f) Create objectionable odors affecting a substantial number of people?				X

IV. BIOLOGICAL RESOURCES. Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	X			
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	X			
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	X			
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	

V. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in CCR § 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CCR § 15064.5?	X			
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	X			
d) Disturb any human remains, including those interred outside of formal cemeteries?			X	



2. Environmental Checklist

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) An active earthquake fault or fault trace, or is it located within the boundaries of any special studies zone or within an area designated as geologically hazardous in the safety element of the local general plan? [Ed. Code, § 17212; CCR Title 5 § 14010 (f)]				X
iii) The construction, reconstruction, or relocation of any school building on the trace of a geological fault along which surface rupture can reasonably be expected to occur within the life of the school building? [Ed. Code § 17212; CCR, Title 5 § 14010 (f)]				X
iv) Strong seismic ground shaking?			X	
v) The construction, reconstruction, or relocation of any school building on a site subject to moderate-to-high liquefaction?			X	
vi) The construction, reconstruction, or relocation of any school building on a site subject to landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
VII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	X			
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	X			
VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	

2. Environmental Checklist

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Does the proposed school site contain one or more pipelines, situated underground or aboveground, which carry hazardous substances, acutely hazardous materials or hazardous wastes, unless the pipeline is a natural gas line that is used only to supply natural gas to that school or neighborhood? [PRC § 21151.8 (a)(1)(C)]	X			
d) Is the proposed school site located near an aboveground water or fuel storage tank or within 1,500 feet of an easement of an aboveground or underground pipeline that can pose a safety hazard to the site? [CCR, Title 5 § 14010 (h)]	X			
e) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	X			
f) Create an air quality hazard due to the placement of a school within one-quarter mile of: (a) permitted and nonpermitted facilities identified by the jurisdictional air quality control board or air pollution control district; (b) freeways and other busy traffic corridors; (c) large agricultural operations; and/or (d) a rail yard, which might reasonably be anticipated to emit hazardous air emissions, or handle hazardous or acutely hazardous material, substances, or waste? [PRC § 21151.8 (a)(2), Ed. Code § 17213 (b)]	X			
g) Is the school site in an area designated in a city, county, or city and county general plan for agricultural use and zoned for agricultural production, and if so, do neighboring agricultural uses have the potential to result in any public health and safety issues that may affect the pupils and employees at the school site? [Ed. Code § 17215.5 (a)] (<i>Does not apply to schoolsites approved by CDE prior to January 1, 1997</i>).	X			
h) Is the property proposed school site less than the following distances from the edge of respective power line easements: (1) 100 feet of a 50–133 kV line; (2) 150 feet of a 220–230 kV line; or (3) 350 feet of a 500–550 kV line? [CCR, Title 5 § 14010 (c)]				X
i) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 [inclusive of Section 25356 of the Health & Safety Code] and, as a result, would it create a significant hazard to the public or the environment?	X			
j) Does the project site contain a current or former hazardous waste disposal site or solid waste disposal site and, if so, have the wastes been removed? [PRC § 21151.8 (a)(1)(A)]	X			
k) Is the proposed school site located on a site containing or underlain by naturally occurring hazardous materials?			X	
l) Is the proposed school site situated within 2,000 feet of a significant disposal of hazardous waste? [CCR, Title 5 § 14010 (t)]	X			



2. Environmental Checklist

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
m) Is the proposed school site within two miles, measured by air line, of that point on an airport runway or potential runway included in an airport master plan that is nearest to the site? [Ed. Code § 17215 (a)&(b)] (Two nautical miles = 12,152 feet) (Does not apply to schoolsites acquired prior to January 1, 1966.)				X
n) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
o) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	X			
p) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	X			

IX. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements?	X			
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	X			
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	X			
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	X			
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Is the project site subject to flooding or dam inundation? [Ed. Code § 17212; CCR, Title 5 § 14010 (g)]				X

2. Environmental Checklist

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
k) Inundation by seiche, tsunami, or mudflow?				X
X. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	X			
c) Would the proposed school conflict with any existing or proposed land uses, such that a potential health or safety risk to students would be created? [CCR, Title 5 §14010 (m)]	X			
d) Conflict with any applicable habitat conservation plan or natural community conservation plan?			X	
XI. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X
XII. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	X			
b) Is the proposed school site located adjacent to or near a major arterial roadway or freeway whose noise generation may adversely affect the educational program? [CCR, Title 5 § 14010 (e)]	X			
c) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	X			
d) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
e) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
f) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
g) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X



2. Environmental Checklist

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XIII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
XIV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	X			
b) Police protection?	X			
c) Schools?				X
d) Parks?			X	
e) Other public facilities?				X
XV. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
XVI. TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	X			
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	X			
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X

2. Environmental Checklist

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	X			
e) Are traffic and pedestrian hazards mitigated per Caltrans' <i>School Area Pedestrian Safety</i> manual? [CCR, Title 5 § 14010 (l)]	X			
f) Is the site easily accessible from arterials and is the minimum peripheral visibility maintained for driveways per Caltrans' <i>Highway Design Manual</i> ? [CCR, Title 5 § 14010(k)]	X			
g) Is the proposed school site within 1,500 feet of a railroad track easement? [CCR, Title 5 § 14010(d)]				X
h) Result in inadequate emergency access?	X			
i) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	X			
j) Result in inadequate parking capacity? (OPTIONAL: Removed from 2010 CEQA Guidelines.)	X			

XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?	X			
b) Require or result in the construction of new water or waste water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	X			
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	X			
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?	X			
e) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	X			
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	X			
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2. Environmental Checklist

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	X			
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	X			

NOTES:

“School building” means any building designed and constructed to be used for elementary or secondary school purposes.

3. Environmental Analysis

Section 2.5 provided a checklist of environmental impacts. This section provides an evaluation of the impact categories and questions contained in the checklist and identifies mitigation measures, if applicable.

3.1 AESTHETICS

Would the project:

a) Have a substantial adverse effect on a scenic vista?

No Impact. The project site is not located in the vicinity of any scenic vista. None of the surrounding roadways are designated county or state scenic highways. The city's general plan designates Interstate 5 (I-5) as an urban character highway. The proposed project would not result in adverse impact to any existing scenic resources. No impact is anticipated and this impact will not be addressed in the EIR.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. The project site was previously used for agricultural purposes on the MCAS El Toro base. There are no trees or rock outcroppings, and the site does not contain any scenic resources. The 2003/2011 EIR does not identify any scenic resources in the project area. No impact is anticipated and this impact will not be addressed in the EIR.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

Potentially Significant Impact. The project site was previously analyzed in the 2003/2011 EIR as a golf course. The proposed high school development would change the existing visual character and quality of the project site and its surroundings. This impact will be addressed in the EIR.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Potentially Significant Impact. The proposed comprehensive high school would include lighted stadium, aquatics complex, softball/baseball fields, and parking lots. Although no sensitive uses are near the project vicinity, these new sources could result in potential light and glare impacts. This issue will be addressed in the EIR.

3.2 AGRICULTURE AND FORESTRY RESOURCES

Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?

No Impact. The northern portion of the project site is designated Prime Farmland by the Farmlands Designation Map for Orange County prepared by the Farmland Mapping and Monitoring Program of the California Department of Conservation, Division of Land Resources Protection (DOC 2013). The 2003/2011 OCGP EIR designated the project site as a golf course and determined that conversion of the



3. Environmental Analysis

farmland to nonagricultural land would be significant and unavoidable. The proposed project would change the designation of this site from golf course to a high school.

The proposed high school site is in Planning Area Zone 18 (now identified as District 5) and is designated golf course/open space under both the Base and Overlay Plans approved under the 2003 EIR. Therefore, although portions of the project site are currently designated Prime Farmland, the project site was already committed to nonagricultural uses, and environmental impacts have been addressed as significant and unavoidable. No additional conversion would occur and no new impact to agricultural resources is anticipated as a result of the proposed project.

Development of projects under the 2003 EIR would result in the permanent loss of 683 acres under the Base Plan (574 acres of Prime Farmland, 46 acres of Farmland of Statewide Importance, and 63 acres of Unique Farmland) and 802 acres under the Overlay Plan (651 acres of Prime Farmland, 88 acres of Farmland of Statewide Importance, and 63 acres of Unique Farmland). The conversion of the project site was included as part of this analysis in the 2003 EIR.

Under the 2003 EIR, 443 acres were designated agricultural preserve under the Base Plan, which includes Planning Area Zones 1, 4, 26, 27, 28, 29, 30, and 31; 307 acres were designated agricultural preserve under the Overlay Plan, which includes Planning Area Zones 1, 4, and 26. The project site is not adjacent to these areas.

Subsequently, the Addendum 5 approval in July 2008 removed the agriculture designation for 173 acres in Planning Area Zone 1, now identified as District 8. With that, the 2003 and 2011 EIRs considered environmental effects of converting 975 acres of agricultural land to nonagricultural use and preservation of 117 acres of agricultural preserve in Planning Area 51. The proposed high school would not result in additional conversion of special status agricultural land to nonagricultural use compared to the approved 2003/2011 EIR.

The 2003/2011 EIR found the impact to be significant and unavoidable and listed three feasible mitigation measures. However, only one of these three mitigation measures is applicable to the proposed project, which is to work cooperatively with adjacent farmers to minimize conflicts between agricultural operation and adjacent urban uses.

The first mitigation measure required submission to and approval from the City of Irvine Director of Community Development a completed occupancy disclosure form to be included as part of the rental/lease agreement and as part of the sales literature for a project within the farmland. Because the proposed high school would not require such rental/lease agreement, this mitigation does not apply.

The second mitigation measure encouraged "Heritage" and community service/educational farming operations within utility easements and other lands. Heritage farming is small-scale specialty farming operations that can be accommodated in an urban environment. The project site was already committed as a nonagricultural use (a golf course) and does not involve any utility easements. This mitigation measure does not apply. Therefore, the conversion of the project site from agricultural use to nonagricultural use has already been addressed and no additional impact would occur. This issue will not be addressed in the EIR.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The site is zoned 8.1, Trails and Transit Oriented Development (TTOD) and is not under a Williamson Act contract. The proposed school would not conflict with the agriculture zoning because agricultural uses are not existing or planned on this property. Additionally, the project site has already

3. Environmental Analysis

been permitted for residential development; therefore, no agricultural zoning impacts would occur. This issue will not be addressed in the EIR.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. Forest land is defined as “land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits” (California Public Resources Code Section 12220[g]). Timberland is defined as “land...which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees” (California Public Resources Code Section 4526). The high school site is not designated forest land or timberland production. This issue will not be addressed in the EIR.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The areas disturbed by the project do not contain forest land; thus, the project would not convert forest land to nonforest land. This issue will not be addressed in the EIR.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. The proposed project would not involve any changes in the environment that would cause conversion of farmland to nonagricultural use or forest land to nonforest use. No impact would occur and this issue will not be addressed in the EIR.



3.3 AIR QUALITY

Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact. The proposed project is not a regionally significant project that would warrant intergovernmental review by the Southern California Association of Governments. The high school is proposed to accommodate the increasing enrollment projected from the planned residential development as part of the approved OCGP plan. Within this context, the project is not expected to conflict with or obstruct implementation of the air quality management plan. However, this issue warrants more detailed review and will be addressed further in the EIR.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Potentially Significant Impact. The proposed project could potentially violate air quality standards or contribute to existing or projected air quality violations. The proposed project would generate air pollutants as a result of construction and operation. The South Coast Air Quality Management District (SCAQMD) has established standards for air quality constituents generated by construction and by

3. Environmental Analysis

operational activities for pollutants such as ozone (O₃), carbon monoxide (CO), nitrogen oxides (NO_x), sulfur oxides (SO_x), and particulate matter (PM₁₀ and PM_{2.5}).

Short-term construction-related impacts could result from the use of construction equipment, such as graders, dump trucks, and worker vehicles, as well as from fugitive dust during excavation and site preparation activities. Long-term operational air quality impacts could result from vehicle emissions related to automobile trips to and from the proposed high school. These issues will be addressed further in the EIR.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?

Potentially Significant Impact. The proposed high school and access roads are in the South Coast Air Basin, which is designated nonattainment for O₃ and PM_{2.5} under the California and National ambient air quality standards (AAQS), and nonattainment for PM₁₀, NO_x, and lead (Los Angeles County only) under the California AAQS. Construction and operational activities could have potentially significant impacts on cumulatively increasing criteria pollutant levels, contributing to the region's nonattainment. This issue will be addressed in more detail in the EIR.

d) Expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. Air pollutant emissions associated with the proposed project would occur over the short term as a result of construction-related activities and over the long term from project-generated vehicle trips. During construction, both off-road equipment (e.g., earthmovers, forklifts, and generators) and vehicular traffic (e.g., material deliveries and worker trips to and from the site) would emit exhaust containing air pollutants. This exhaust may impact sensitive receptors that exist along routes used by vehicles traveling to and from the high school. Construction of the proposed project would also emit dust particles to the atmosphere as soil is exposed and disturbed by construction vehicles and equipment. However, there are no sensitive receptors near the project site. Operational impacts may include increases in criteria pollutants from vehicles as they make their way to and from the site. This includes the potential for CO hotspots as a result of changes to intersection level of service conditions. Both construction and operation of the proposed project have some potential to result in significant impacts. This issue will be addressed in the EIR.

e) Is the boundary of the proposed school site within 500 feet of the edge of the closest traffic lane of a freeway or busy traffic corridor? If yes, would the project create an air quality health risk due to the placement of the school?

No Impact. The project site is not within 500 feet of the edge of a freeway or busy traffic corridor. The nearest freeway is SR-241, 1.7 miles to the north, and I-5 is 2.2 miles to the south. A busy traffic corridor is a roadway that, on an average day, has traffic in excess of 100,000 vehicles in an urban area (Section 50104.7 of the Health and Safety Code). Irvine Boulevard carries less than 100,000 vehicles per day. No impact is anticipated and this issue will not be addressed in the EIR.

f) Create objectionable odors affecting a substantial number of people?

No Impact. The project site is undeveloped and there are no known sources of objectionable odors that would impact the high school. The project would also not emit objectionable odors that would affect a

3. Environmental Analysis

substantial number of people. The threshold for odor is if a project creates an odor nuisance pursuant to SCAQMD Rule 402, Nuisance, which states:

A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.

The type of facilities that are considered to have objectionable odors include wastewater treatments plants, compost facilities, landfills, solid waste transfer stations, fiberglass manufacturing facilities, paint/coating operations (e.g., auto body shops), dairy farms, petroleum refineries, asphalt batch plants, chemical manufacturing, and food manufacturing facilities. Schools are not associated with foul odors that constitute a public nuisance; therefore, odor impacts would be less than significant. Potential odors resulting from the project would occur during the construction phase and would be associated with the application of asphalt and paint and the emission of construction vehicle exhaust at the campus and along the access routes. Nuisance odors would be confined to the immediate vicinity of the construction equipment and would not affect substantial numbers of people. Odor impacts would be less than significant. This issue will not be addressed further in the EIR.

3.4 BIOLOGICAL RESOURCES

Would the project:

- a) **Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

Potentially Significant Impact. Three types of wildlife habitat in the project area provide ample resources for wildlife: annual grasslands, coastal sage scrub, and riparian. Several sensitive plant species potentially occur in the project area. Impacts related to special status species were addressed and mitigated through the 2003/2011 EIR. How such analysis and mitigations are related to the proposed project will be addressed in the EIR.

- b) **Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

Potentially Significant Impact. Three types of wildlife habitat in the project area provide ample resources for wildlife: annual grasslands, coastal sage scrub, and riparian. Several sensitive plant species potentially occur in the project area. Impacts related to natural communities were addressed and mitigated through the 2003/2011 EIR and the Final Habitat Mitigation and Monitoring Plan was approved by CDFW in December 2011 and ACOE in February 2012. How such analysis and mitigations are related to the proposed project will be addressed in the EIR.



3. Environmental Analysis

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

Potentially Significant Impact. Although it does not contain any protected wetlands as defined by Section 404, the project site is in Planning Area 51, which does. The defined wetland area is limited in size and currently highly disturbed. The EIR will delineate the wetland location in relation to the project and provide discussion as appropriate based on the 2003/2011 EIR findings. This issue will be addressed in the EIR.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

Less Than Significant Impact. No evidence of a wildlife corridor was found during the biological survey performed for the 2003/2011 EIR. In addition, according to the Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP) and Implementation Agreement, there are no designated preserve areas within the project site. The proposed project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species. The project site is designated a golf course in the OCGP Plan and is not part of the wildlife corridor designed as part of the OCGP Plan. This issue will not be addressed in the EIR.

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

Less Than Significant Impact. The City of Irvine enacted the Urban Forestry Ordinance (UFO) in 1994. A tree is defined by the UFO as any woody plant species that can typically grow with a single trunk and a distinguishable crown and have a height of 15 feet or greater at maturity (Municipal Code Section 5-7-404). The project site does not contain any trees. Implementation of the proposed project would not conflict with the UFO and this issue will not be addressed in the EIR.

- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

Less Than Significant Impact. The project site was analyzed in the 2003/2011 EIR as a planned golf course. Development in accordance with the OCGP would not conflict with the adopted NCCP/HCP because it designated portions of Planning Area 51 for habitat preserve. Although the project site is in Planning Area 51, it is not designated habitat preserve by the adopted NCCP/HCP. Development of the proposed project would not conflict with the NCCP/HCP. This issue will not be addressed in the EIR.

3.5 CULTURAL RESOURCES

Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in CCR § 15064.5?**

No Impact. Section 15064.5 defines historical resources as resources listed or determined to be eligible for listing by the State Historical Resources Commission, a local register of historical resources, or the lead agency. Generally a resource is considered to be “historically significant” if it meets one of the following criteria:

3. Environmental Analysis

- i) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- ii) Is associated with the lives of persons important in our past;
- iii) Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- iv) Has yielded, or may be likely to yield, information important in prehistory or history.

The project site is vacant and does not contain any structures. No listings under the National Register of Historic Places would be impacted by the proposed project. No impacts related to historical resources would occur and this issue will not be addressed in the EIR.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CCR § 15064.5?

Potentially Significant Impact. The 2003/2011 EIR states that the majority of previously documented archaeological resources in the project area are in the portions of Planning Area 51 designated Habitat Preserve. Ten prehistoric archaeological sites and eight isolated prehistoric artifacts have been recorded in the northeastern habitat preserve portion of Planning Area 51. The known sites occur on ridges between Borrengo Canyon Wash and Agua Chinon Wash. In addition, as part of the base realignment and closure cleanup plan for MCAS El Toro, further evaluation of one additional archaeological site in the central portion of Planning Area 51 was recommended. Although the project site is not in the habitat preserve, considering the sensitivity of the area, there is the potential that archaeological resources are present that may be disturbed during grading activities associated with the proposed project. This issue will be addressed in the EIR.



c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Potentially Significant Impact. The 2003/2011 EIR identified the project area as having low sensitivity for paleontological resources. However, because there is the potential that previously unknown paleontological resources could be disturbed during grading activities associated with the proposed project, incorporation of a mitigation measure is anticipated. Therefore, this issue will be addressed in the EIR.

d) Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact. There are no known human remains in the project area. However, because grading activities could uncover previously unknown human remains, in the event that remains are uncovered, California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98 require that the District stop all work in the area of the find and notify the County Coroner and the Native American Heritage Commission. Mandatory compliance with these requirements would ensure that impacts to human remains are less than significant. This issue will not be addressed in the EIR.

3. Environmental Analysis

3.6 GEOLOGY AND SOILS

Would the project:

- a) **Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**
- i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

No Impact. The Site does not lie within or immediately adjacent to a fault-rupture hazard zone as defined by the Alquist-Priolo Earthquake Fault Zoning Act. The nearest Alquist-Priolo Earthquake Fault Zone is the Elsinore Fault and is located approximately 12.5 miles northeast of the Site. On the basis of existing geologic maps, the potential for tectonic fault rupture at the Site is considered negligible. Therefore, no impact is anticipated and this issue will not be addressed in the EIR.

- ii) **A active earthquake fault or fault trace, or is the site located within the boundaries of any special studies zone or within an area designated as geologically hazardous in the safety element of the local general plan?**

No Impact. As mentioned above, the Site does not lie within or immediately adjacent to a fault-rupture hazard zone as defined by the Alquist-Priolo Earthquake Fault Zoning Act. The nearest Alquist-Priolo Earthquake Fault Zone is the Elsinore Fault and is located approximately 12.5 miles northeast of the Site. On the basis of existing geologic maps, the potential for tectonic fault rupture at the Site is considered negligible. In addition, the City of Irvine General Plan Safety Element and Seismic Element does not designate the project site as geologically hazardous. No impact is anticipated and this issue will not be addressed in the EIR.

- iii) **The construction, reconstruction, or relocation of any school building on the trace of a geological fault along which surface rupture can reasonably be expected to occur within the life of the school building?**

No Impact. The project site is not underlain by any trace of a known geological fault. The two nearest active faults from Planning Area 51 are a branch of the Newport-Inglewood Fault 11.8 miles to the west and the Elsinore Fault 12.4 miles northeast. No impact is anticipated, and this issue will not be addressed in the EIR.

- iv) **Strong seismic ground shaking?**

Less Than Significant Impact. The project site is not underlain by any active faults. However, there are a number of faults in the area—including the Newport-Inglewood Fault 11.8 miles to the west and the Elsinore Fault 12.4 miles to the northeast—that could cause moderate to strong ground shaking on the project site. During seismic events from numerous sources in the Orange County region, the project site is expected to experience moderate to strong ground shaking. However, geologic impacts associated with the proposed project would not be substantially greater than any other site in seismically active southern California. Moreover, standard engineering design practices would mitigate ground-motion impacts to a less than significant level. The high school would be designed in accordance with the seismic requirements of the California Building Code (CBC), Title 24, California Code of Regulations. A comprehensive geotechnical evaluation, including development-

3. Environmental Analysis

specific subsurface exploration and laboratory testing, would be required prior to design and construction of any school structures, and recommendations contained therein would be implemented as required. This issue will not be addressed in the EIR.

v) The construction, reconstruction, or relocation of any school building on a site subject to moderate-to-high liquefaction?

Less Than Significant Impact. The Site and surrounding area have been shown in the City of Irvine General Plan (2012) and CDMG (2001) to have a remote susceptibility to liquefaction. Historic high groundwater levels indicate groundwater has been greater than 40 feet below ground surface (CDMG 2000a). Liquefaction and seismic settlement potential cannot be ruled out in the alluvial formations underlying the Site. Final liquefaction and seismic settlement potential at the Site must be evaluated by a standard site-specific engineering geology/geotechnical investigation. Liquefaction and seismic settlement can be mitigated by proper engineering design. A comprehensive geotechnical evaluation, including development-specific subsurface exploration and laboratory testing would be required prior to design and construction of any school structures and recommendations contained therein will be implemented as required. A less than significant impact is anticipated and this issue will not be addressed in the EIR.

vi) The construction, reconstruction, or relocation of any school building on a site subject to landslides?

No Impact. The project site is flat and is not identified as being subject to landslides (DMG 2001). The 2003/2011 also indicates that the project site does not have any significant impacts from landslides. No impact is anticipated and this issue will not be addressed in the EIR.



b) Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. Grading associated with the proposed project would involve the removal of soils, compaction, and possible import and export of fill materials. These activities would temporarily expose soils surfaces to increased wind and water erosion. However, these activities will be regulated by the Regional Water Quality Control Board requirement to prepare and implement a Storm Water Pollution Prevention Plan. In addition, the project site is relatively flat, will be developed as a school, and will contain buildings, and be landscaped and paved. Only a very minimal amount of soil erosion would be expected during its operation. A less than significant impact is anticipated and this issue will not be addressed in the EIR.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

No Impact. The project site is identified as SRA-2 (Seismic Response Areas) by the City of Irvine General Plan Seismic Element, with denser soils/deeper groundwater. The 2003/2011 EIRs also indicates that the project area has soils that are well suited for grading and construction and no adverse impacts from landslides, lateral spreading, subsidence, liquefaction or collapse. As mentioned above, a comprehensive geotechnical evaluation, including development-specific subsurface exploration and laboratory testing would be required prior to design and construction of any school structures and recommendations contained therein will be implemented as required. No impact is anticipated and this issue will not be addressed in the EIR.

3. Environmental Analysis

- d) **Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?**

Less Than Significant Impact. The 2003/2011 EIR indicates that some expansive soils may be present in localized areas in the project area. The high school would be designed in accordance with the requirements of the California Building Code (CBC), Title 24, California Code of Regulations. A comprehensive geotechnical evaluation, including development-specific subsurface exploration and laboratory testing would be required prior to design and construction of any school structures, and recommendations contained therein will be implemented as required. This issue will not be addressed in the EIR.

- e) **Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?**

No Impact. The proposed project would be connected to the municipal sewer system, and no septic tanks or alternative waste water disposal systems would be necessary. No impact is anticipated and this issue will not be addressed in the EIR.

3.7 GREENHOUSE GAS EMISSIONS

Would the project:

- a) **Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

Potentially Significant Impact. The primary greenhouse gas (GHG) of concern is carbon dioxide (CO₂), which constitutes the majority (greater than 99 percent) of project-related emissions. The proposed project would generate greenhouse gas emissions during construction and operation that have the potential to cumulatively contribute to climate change impacts in California. This impact will be addressed in detail in the EIR.

- b) **Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

Potentially Significant Impact. The proposed project's consistency with applicable plans, policies, and regulations related to reducing GHG emissions will be addressed further in the EIR.

3.8 HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- a) **Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

Less Than Significant Impact. The project would involve the development and operation of a new high school. Significant amounts of hazardous materials would not be routinely transported, used, or disposed of in conjunction with the proposed project. Maintenance of the facility would likely require the use of cleaners, solvents, paints, and other janitorial products that are potentially hazardous. However, these materials would be utilized in relatively small quantities and would be stored in compliance with established state and federal requirements. These materials would be used in accordance with normal

3. Environmental Analysis

operational safety practices, as employed at other school facilities within the District. This issue will not be addressed in the EIR.

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

Less Than Significant Impact. See Section 3.8 (a) above.

- c) Does the proposed school site contain one or more pipelines, situated underground or aboveground, which carry hazardous substances, acutely hazardous materials, or hazardous wastes, unless the pipeline is a natural gas line that is used only to supply natural gas to that school or neighborhood?**

Potentially Significant Impact. There were two jet fuel lines that ran along Irvine Boulevard. One pipeline was 12 inches in diameter and the other was 8 inches. Both were closed in 2001 with oversight by the California State Fire Marshal. They were grouted in place, which permanently decommissions the pipelines and eliminates any need to review under CDE's pipeline safety hazard assessment protocol. These pipelines will not be reviewed further in the EIR.

Based on correspondence with Underground Service Alert and the Office of the State Fire Marshal, at least one high-pressure gas pipeline is within 1,500 feet of the site. Based on information received from the Southern California Gas Company, a 6-inch diameter high pressure natural gas pipeline is located Irvine Boulevard. Irvine Ranch Water District has at least one high-volume water line within 1,500 feet of the site. Based on this information, a Pipeline Safety Hazard Assessment will be prepared, along with a Water Pipeline Safety Analysis. This issue will be addressed in the EIR.



- d) Is the proposed school site located near an aboveground water or fuel storage tank or within 1,500 feet of an easement of an aboveground or underground pipeline that can pose a safety hazard to the site?**

Potentially Significant Impact. See Section 3.8(c) above.

- e) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

Potentially Significant Impact. South Coast Air Quality Management District (SCAQMD) Facility Information Detail (FIND) database search identified Aguinaga Fertilizer Co Inc. as a permitted air emission source (SCAQMD 2013). It is possible that this facility is no longer in operation and the listing has not been removed. This issue will be addressed in the EIR.

- f) Create an air quality hazard due to the placement of a school within one-quarter mile of:**
(a) permitted and nonpermitted facilities identified by the jurisdictional air quality control board or air pollution control district; (b) freeways and other busy traffic corridors; (c) large agricultural operations; and/or (d) a rail yard, which might reasonably be anticipated to emit hazardous air emissions, or handle hazardous or acutely hazardous material, substances, or waste?

Potentially Significant Impact. School districts are required to certify reasonable plans to mitigate air quality impacts that may result from being within one-quarter mile of permitted and nonpermitted facilities (including agricultural operations, rail yards, and traffic corridors) that handle or emit hazardous

3. Environmental Analysis

substances.) The project site is within one-quarter mile of a permitted facility, Aguinaga Fertilizer Co Inc., based on the FIND database search (SCAQMD 2013). The project site is not within one-quarter mile of freeways and other busy traffic corridors. In urban areas busy traffic corridors are those carrying 100,000 or more vehicles per day, and there are no roadways within 0.25 mile of the project site that carry such traffic volumes. There is also an active agricultural production on the area south of a drainage culvert. There are no rail yards operations within 0.25 mile of the project site. Development of the school would not create an air quality hazard related to rail yards or busy traffic corridors, and these issues will not be addressed in the EIR. However, there is a permitted facility and agricultural operations in the project vicinity that require further evaluation. These issues will be addressed in the EIR.

- g) Is the school site in an area designated in a city, county, or city and county general plan for agricultural use and zoned for agricultural production, and if so, do neighboring agricultural uses have the potential to result in any public health and safety issues that may affect the pupils and employees at the school site?**

Potentially Significant Impact. Portions of the project site are designated Prime Farmland by the Farmland Mapping and Monitoring Program of the California Department of Conservation, Division of Land Resources Protection, although the project site is in Planning 51 Orange County Great Park, which designates the site a golf course and is zoned 8.1 Trails and Transit Oriented Development (TTOD) by the City of Irvine zoning map. The project site is also nearby an active agricultural production. This issue will be addressed in the EIR.

- h) Is the property line of the proposed school less than the following distances from the edge of respective power line easements: (1) 100 feet of a 50–133 kV line; (2) 150 feet of a 220–230 kV line; or (3) 350 feet of a 500–550 kV line?**

No Impact. Based on correspondence with Southern California Edison, there are no high voltage power lines within 350 feet of the project site. This issue will not be included in the EIR.

- i) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 [inclusive of Section 25356 of the Health & Safety Code] and, as a result, would it create a significant hazard to the public or the environment?**

Potentially Significant Impact. The project site is located on the former MCAS El Toro, which was placed on the National Priorities List (NPL) in 1990. The process to delist portions of the former base, including the proposed high school site, from the NPL is currently being implemented with partial delisting expected to occur by the end of 2013. The developer is working with the EPA on the process (Personal communication with Five Point Communities, 2012). However, State law requires that all school sites that elect to receive State funding must obtain certification from the DTSC stating that the site does not pose a risk to human health from past releases of hazardous substances, and that it is safe for school use. Therefore, the District is consulting with DTSC regarding the requirements for school site certification, and this issue will be addressed in the EIR.

- j) Does the project site contain a current or former hazardous waste disposal site or solid waste disposal site and, if so, have the wastes been removed?**

Potentially Significant Impact. See Section 3.8(i) above.

3. Environmental Analysis

k) Is the proposed school site located on a site containing or underlain by naturally occurring hazardous materials?

Less Than Significant Impact. There is no evidence for naturally occurring serpentine rock or formations containing significant quantities of asbestos in the surrounding region. In addition, there are no oil or natural gas fields located beneath the Site. With respect to radon, the Orange County region is classified by the United States Environmental Protection Agency as a low potential (at or less than 2 pico-Curies per liter). This issue will not be addressed in the EIR.

l) Is the proposed school site situated within 2,000 feet of a significant disposal of hazardous waste?

Potentially Significant Impact. See Section 3.8(i) above.

m) Is the proposed school site within two miles, measured by air line, of that point on an airport runway or potential runway included in an airport master plan that is nearest to the site? (Ed. Code §17215(a)&(b); Does not apply to school sites acquired prior to January 1, 1966.)

No Impact. The project site is not within two miles of a public airport. The nearest airport, John Wayne International Airport, is over 8.5 miles from the project site. No impact is anticipated and this issue will not be addressed in the EIR.

n) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

No Impact. There are no private airstrips or airport in the project vicinity. No impact is anticipated and this issue will not be addressed in the EIR.

o) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Potentially Significant Impact. The land use changes associated with the proposed project and construction could potentially interfere with the existing emergency response plan. This issue will be addressed in the EIR.

p) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Potentially Significant Impact. The area adjacent to the project site is defined as having high risk for wildland fires by the City of Irvine General Plan. The proposed project would increase population and structures adjacent to this high fire risk area. Therefore, this issue will be addressed in the EIR.

3.9 HYDROLOGY AND WATER QUALITY

Would the project:

a) Violate any water quality standards or waste discharge requirements?

Potentially Significant Impact. Pursuant to Section 402 of the Clean Water Act, the U.S. Environmental Protection Agency (EPA) has established regulations under the National Pollutant Discharge Elimination



3. Environmental Analysis

System (NPDES) program to control direct storm water discharges. In California, the State Water Resources Control Board (SWRCB) administers the NPDES permitting program and is responsible for developing NPDES permitting requirements. The NPDES program regulates industrial pollutant discharges, including construction activities. The proposed project would disturb more than one acre, and the proposed project is subject to the NPDES Construction General Permit program. Applicable city and state regulations and best management practices will be discussed in the EIR.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?**

Less Than Significant Impact. The 2003/2011 EIR indicates that development of the project area will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Groundwater quality and ongoing military base remediation activities will be discussed as part of Section 3.8, Hazards and Hazardous Materials.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in a substantial erosion or siltation on- or off-site.**

Potentially Significant Impact. The project site lies within the San Diego Creek Watershed and Agua Chinon Channel runs near the project site to the west and south. Agua Chinon is an improved channel whose headwaters originate offsite in the Santa Ana Mountains. Although no course of a stream or river would be altered, implementation of the proposed project would change the existing drainage pattern and involve soil disturbance and exposed soils subject to erosion impact if not properly managed. Compliance with the NPDES program would be required, and the EIR will discuss the applicable regulations and standards related to the proposed project.

- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?**

Potentially Significant Impact. Implementation of the proposed project would increase the impervious surface area due to building, parking, and walkway construction. The EIR will discuss proposed drainage facilities, including onsite retention basin, and provide mitigation measure, if necessary, to manage the increased surface runoff amount. The OCGP plan would provide flood control facilities in coordination with the street-phasing schedule so that the storm drains are installed prior to or in concert with road construction. Existing and proposed drainage facilities will be described and addressed in the EIR.

- e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**

Potentially Significant Impact. The project site lies within the San Diego Creek Watershed. San Diego Creek is the largest drainage system in the watershed and accounts for approximately 94 percent of the sediment delivered to Newport Bay. Sediment loads result from erosion of open space lands in foothill areas and from urban activity in the watershed, including grading for development, increased runoff and channel erosion due to urbanization, and erosion of agricultural lands and unprotected channel embankments. Development of a high school would generate typical urban runoffs. As part of the

3. Environmental Analysis

Heritage Field project, a hydrology study was prepared that included a high school at the project location. The hydrology study concluded that implementation of the proposed project would not significantly increase water pollutant concentrations in runoff. The EIR will summarize the report findings as they relate to the proposed project.

f) Otherwise substantially degrade water quality?

Less Than Significant Impact. The proposed project is required to comply with state, regional, and local water quality standards, and there are no unusual conditions associated with the proposed project that could result in substantial water quality degradation other than discussed in above Section 3.9 (e). This issue will not be addressed in the EIR.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact. The project site is zoned X by the FEMA Flood Insurance Map (map ID# 06059C0315J), indicating that it is out of 100-year and 500-year flood hazard zones. The proposed project would not construct any housing within a 100-year flood hazard area. No impact is anticipated and this impact will not be addressed in the EIR.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact. The project site is zoned X by the FEMA Flood Insurance Map (map ID# 06059C0315J). The proposed project would not impede or redirect flood flows within a 100-year flood hazard area. No impact is anticipated and this impact will not be addressed in the EIR.



i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

No Impact. The 2003/2011 EIR indicates that there is no levee or dam in the vicinity of the project area. Implementation of the proposed project would not result in a significant risk of loss, injury or death involving failure of a levee or dam. No impact is anticipated and this issue will not be addressed in the EIR.

j) Is the project site subject to flooding or dam inundation?

No Impact. The 2003/2011 EIR indicates that there is no levee or dam in the vicinity of the project area. No flooding or dam inundation impact is anticipated this issue will not be addressed in the EIR.

k) Inundation by seiche, tsunami, or mudflow?

No Impact. A seiche is a surface wave created when an inland water body is shaken, usually by an earthquake. The 2003/2011 indicates that there are no inland bodies of water, dams, or levees that could pose a substantial flood hazard to the project site.

A mudflow is a landslide composed of saturated rock debris and soil with a consistency of wet cement. There are no slopes on the project site that could pose a substantial flood hazard due to a mudflow.

A tsunami is a series of ocean waves caused by a sudden displacement of the ocean floor, most often due to earthquakes. The project site is approximately nine miles inland from the Pacific Ocean. No

3. Environmental Analysis

substantially adverse risk of flooding due to a tsunami is anticipated. Impacts related to seiche, tsunami, and mudflow will not be addressed in the EIR.

3.10 LAND USE AND PLANNING

Would the project:

a) Physically divide an established community?

No Impact. The project site and its surrounding areas are currently undeveloped and do not contain any established community. Development of the proposed project would not physically divide an established community. No impact is anticipated and this issue will not be addressed in the EIR.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact. The project site is designated a golf course in the approved OCGP Plan. However, subsequent to the 2011 SEIR, the developer and District entered into a mitigation agreement specifying the current location for the high school. The proposed high school development and operation will be addressed in the EIR.

c) Would the proposed school conflict with any existing or proposed land uses, such that a potential health or safety risk to students would be created?

Potentially Significant Impact. The project site was previously used for agricultural purposes, and there are active and decommissioned underground pipelines within 1,500 feet of the project site. A DTSC evaluation with respect to health risks, and the CDE requirement for the preparation of a Pipeline Safety Hazard Assessment for high-pressure pipelines will be conducted. The project site's proximity to James A. Musick Facility, approximately 0.7 mile to the southeast, will also be analyzed. These issues will be addressed in the EIR.

d) Conflict with any applicable habitat conservation plan or natural community conservation plan?

Less Than Significant Impact. Although Planning Area 51 contains designated habitat preserve in accordance with the Orange County Central-Coastal NCCP, the project is not part of this habitat preserve, and development of the project site would not conflict with any of the HCPs or NCCPs. No significant impacts to NCCP/HCPs were identified in the 2003/2011 EIR. Impacts would not be significant and this issue will not be addressed in the EIR.

3.11 MINERAL RESOURCES

Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. The 2003/2011 EIR determined that development in the project area would not result in any impact on mineral resources because the site did not contain any such resources. The project site is

3. Environmental Analysis

mapped as Mineral Resource Zone 1 (MRZ-1) by the California Geological Survey, designating areas where available geologic information indicates there is little likelihood that significant mineral resources are present. No impact is anticipated and this issue will not be addressed in the EIR.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. The project site does not contain any locally important mineral resources and is not delineated on a local general plan or other land use plans. No impact is anticipated and this issue will not be addressed in the EIR.

3.12 NOISE

Would the project:

a) Result in exposure of persons to or generation of noise levels in excess of standards established by the school district, the local general plan or noise ordinance, or applicable standards of other agencies?

Potentially Significant Impact. The proposed project would involve elevated short-term noise impacts related to the operation of construction equipment and long-term impacts related to various school activities to be accommodated by the proposed school. The EIR will measure and analyze the existing noise environment and will provide estimated future noise levels based on these measurements and expected activities. This issue will be addressed in the EIR.

b) Is the proposed school site located adjacent to or near a major arterial roadway or freeway whose noise generation may adversely affect the educational program?

Potentially Significant Impact. The project site is not adjacent to or near a freeway whose noise generation may adversely affect the education program. Irvine Boulevard is a designated a Major Highway (6 lanes) by the City of Irvine Circulation Element. Impacts from this major roadway will be addressed in the EIR.

c) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. Project development would require grading and building construction, and groundborne vibrations may be created during project construction. However, no blasting, pile driving, or hard rock ripping are anticipated. No excessive groundborne vibrations or noise are anticipated as a result of the proposed project's operation. Although no excessive groundbourne vibration is anticipated due to lack of nearby sensitive land uses, further discussion of this issue will be included in the EIR.

d) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Potentially Significant Impact. The proposed project would result in permanent increase in ambient noise due to school operation, including during nighttime for various sporting events, especially for the stadium use. The EIR will evaluate the existing noise environment and will provide estimated future noise levels based on proposed school programs. This issue will be addressed in the EIR.



3. Environmental Analysis

- e) **Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

Potentially Significant Impact. The proposed project could lead to short-term increases in ambient noise levels resulting from construction activities. This issue will be addressed in the EIR.

- f) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose students or staff to excessive noise levels?**

No Impact. The project site is approximately eight miles from the John Wayne International Airport. This issue will not be addressed in the EIR.

- g) **For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?**

No Impact. There is no private airstrip in the project vicinity. The proposed project would not expose people to excessive noise levels related to a private airstrip. No impact is anticipated and this issue will not be addressed in the EIR.

3.13 POPULATION AND HOUSING

Would the project:

- a) **Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

No Impact. The proposed project would serve the existing and future district population, especially the future Great Park neighborhoods. The area surrounding the project site is already approved for development, and the proposed project is not a growth-inducing project. Implementation of the proposed project would not induce substantial population in the area. No impact is anticipated and this issue will not be addressed in the EIR.

- b) **Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**

No Impact. The project site is currently vacant, and no displacement of housing is involved with the project implementation. No impact would occur and this issue will not be addressed in the EIR.

- c) **Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

No Impact. The project site is currently vacant, and no replacement of housing is involved with the project implementation. No impact would occur and this issue will not be addressed in the EIR.

3.14 PUBLIC SERVICES

Would the project result in substantial adverse physical impacts to:

a) Fire protection?

Potentially Significant Impact. The project site is within the service area of the Orange County Fire Authority (OCFA). Development of the proposed high school would require different fire protection services from OCFA than analyzed in the 200/2011 EIR. This issue will be addressed in the EIR.

b) Police protection?

Potentially Significant Impact. The project site is within the service area of the Irvine Police Department. Development of the proposed high school would require a different level of police protection services than analyzed in the 2003/2011 for a golf course use. This issue will be addressed in the EIR.

c) Schools?

No Impact. The proposed project would provide additional school facilities to meet the educational needs of the future Great Park neighborhoods. No additional school demands would be created and no schools impact is anticipated. This issue will not be addressed in the EIR.

d) Parks?

Less Than Significant Impact. The proposed high school would serve the existing and future student population in the District boundaries that are already served by the existing local and regional parks system in the area. Development of the proposed project would not create the need for new parks or exacerbate the existing parks. Instead, the athletic facilities of the high school would complement the existing and future parks system in the City. Parks-related impacts would not be significant, and this issue will not be addressed in the EIR.

e) Other public facilities?

No Impact. The proposed project would not increase the need for other public facilities such as libraries and museums. No impact is anticipated and this issue will not be addressed further in the EIR.

3.15 RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No Impact. The proposed project would serve the existing and future district school population that is served by existing and future neighborhood and regional parks or other recreational facilities. The proposed high school would provide various athletic facilities and would not create the need for use of other existing recreational facilities in the area. The proposed project would not result in substantial physical deterioration of the recreational facilities in the area. No impact is anticipated and this issue will not be addressed in the EIR.



3. Environmental Analysis

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

No Impact. The proposed project would serve the existing and future district school population that is served by existing and future neighborhood and regional parks or other recreational facilities. The proposed high school would provide various athletic facilities and would not create the need for use of other existing recreational facilities in the area. The proposed project would not require the construction or expansion of recreational facilities. No impact is anticipated and this issue will not be addressed in the EIR.

3.16 TRANSPORTATION/TRAFFIC

Would the project:

- a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?**

Potentially Significant Impact. Development of a high school would result in an increase in vehicle and pedestrian trips and change the traffic distribution on the area roadway system. A traffic study will be prepared that includes roadway analysis, site access and circulation, onsite pick-up and drop-off activity, and pedestrian and bicycle access. Intersection level of service and signal warrant analyses at project access driveways and adjacent intersections will be evaluated. The traffic analysis will use the traffic data available for the Heritage Fields/Great Park Neighborhoods Second Supplemental EIR and the 2003/2011 EIR. Traffic impacts will be addressed in the EIR.

- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?**

Potentially Significant Impact. Development of the proposed project would change the area traffic patterns. A traffic study will be prepared, and the impacts to the Orange County Congestion Management Program will be evaluated. This issue will be addressed in the EIR.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

No Impact. The nearest airport, John Wayne International Airport, is approximately eight miles to the southwest. Development of the proposed project would not change the area air traffic patterns. No impact is anticipated and this issue will not be addressed in the EIR.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

Potentially Significant Impact. The proposed project would result in changes to the area circulation system. A traffic study will be prepared to evaluate the project's internal pick-up and drop-off circulation and offsite access related to design features. This issue will be addressed in the EIR.

3. Environmental Analysis

- e) **Are traffic and pedestrian hazards mitigated per Caltrans' School Area Pedestrian Safety manual?**

Potentially Significant Impact. The proposed project would increase the number of vehicle trips and pedestrian activities on and near the project site. A traffic study will evaluate the proposed circulation patterns, and hazards would be mitigated per Caltrans's School Area Pedestrian Safety manual. This issue will be addressed in the EIR.

- f) **Is the site easily accessible from arterials and is the minimum peripheral visibility maintained for driveways per Caltrans' Highway Design Manual?**

Potentially Significant Impact. The proposed project would increase the number of vehicle trips and pedestrian activities on and near the project site. A traffic study will evaluate the adequacy of the proposed driveway locations and hazards would be mitigated per Caltrans's Highway Design Manual. This issue will be addressed in the EIR.

- g) **Is the proposed school site within 1,500 feet of a railroad track easement?**

No Impact. The project site is not within 1,500 of a railroad track easement. The nearest railroad track, OCTA Metrolink, is 1.6 miles southwest of the project site. No impact is anticipated and this issue will not be addressed in the EIR.

- h) **Result in inadequate emergency access?**

Potentially Significant Impact. Onsite emergency access features will be addressed in the EIR.

- i) **Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?**

Potentially Significant Impact. The EIR will discuss various alternative transportation facilities available near the project site.

- j) **Result in inadequate parking capacity? (Optional: Deleted from 2010 CEQA Guidelines.)**

Potentially Significant Impact. A parking study will be prepared as part of the EIR. The proposed 2,600-student-capacity high school with 2,940-seat stadium would provide 720 parking spaces. Adequacy of on-campus parking will be addressed in the EIR.

3.17 UTILITIES AND SERVICE SYSTEMS

Would the project:

- a) **Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?**

Potentially Significant Impact. Wastewater generated by the proposed project would be served by Irvine Ranch Water District (IRWD). Collected sewage flows to the Michelson Water Recycling Plant (MWRP) where it is cleaned through the recycling process for irrigation and other uses in the community. The 2003/2011 EIR indicates that IRWD has adequate capacity to serve the OCGP. MWRP currently treats approximately 18 million gallons of wastewater per day, and with the completion of the expansion in later 2013, the capacity will increase to 28 mgd. The proposed project is not anticipated to result in the



3. Environmental Analysis

exceedance of the Irvine Ranch Water District's capacity to treat wastewater. IRWD is regulated by law to treat wastewater consistent with the requirements and standards of the Regional Water Quality Control Board (RWQCB). Since IRWD is required to treat wastewater at a standard consistent with RWQCB regulation standards, no significant impact related to exceeding wastewater treatment standards is anticipated. However, because the project site was designated a golf course in the 2003/2011 EIR analysis, and the proposed project would result in land use intensity, the EIR will provide comparative analysis from the approved project. This issue will be addressed in the EIR.

b) Require or result in the construction of new water or waste water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Potentially Significant Impact. The project site is within the service boundary of IRWD for sewer services. The proposed project would increase the volume of wastewater to be treated by IRWD. However, IRWD currently treats approximately 18 mgd and is expected to increase its treatment capacity at MWRP to 28 mgd in 2013. Therefore, even with the proposed project, no construction or expansion of wastewater treatment facilities would be necessary, and no significant environment effect due to facility construction is anticipated. Moreover, as part of the Heritage Field project, a Sewer and Water Master Plan Study was prepared, which included a 2,600-student high school in District 5 of the OCGP plan. This sewer study determined that IRWD has adequate capacity to serve the planned developments and no additional expansion is necessary. The EIR will include the summary of the study findings.

IRWD is the jurisdictional agency responsible for providing water service to the project site. Implementation of the proposed project would result in additional potable water consumption. The 2003/2011 EIR indicates that a backbone domestic water system would be provided to serve potable water to the project area. The proposed project would be required to connect with the proposed water facilities. This issue will be addressed in the EIR.

c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Potentially Significant Impact. The proposed project would change the existing drainage pattern of the project site and new stormwater facilities will be constructed, including a stormwater retention basin. The location and size of the retention basin have not yet been determined. This issue will be addressed in the EIR.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Potentially Significant Impact. IRWD is the jurisdictional agency responsible for providing water service to the project site. IRWD receives groundwater pumped from the Orange County groundwater basin, captured surface water, recycled wastewater, and supplemental imported water supplied by Metropolitan Water District. Implementation of the proposed project would change the projected water demands approved under the 2003/2011 EIR. However, a water supply assessment was prepared for the Heritage Fields project, which included a 2,600-student high school along with other modifications within Planning Area 51. The assessment concluded that IRWD has adequate capacity to serve the planned development, and no additional procurement of water supply would be necessary. The EIR will discuss the assumptions and findings from the WSA.

3. Environmental Analysis

- e) **Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

Potentially Significant Impact. IRWD would provide sewer collection and treatment services to the project site. According to the Sewer and Water Master Plan Study prepared for the Heritage Field project, IRWD has adequate capacity to serve a 2,600-student capacity high school within Planning Area 51. Implementation of the proposed project would not result in a significant impact, but the assumptions and findings contained in the Sewer and Water Master Plan Study will be summarized in the EIR. This issue will be addressed in the EIR.

- f) **Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

Less Than Significant Impact. Development of the proposed project would result in solid waste generation during construction and operation of the high school. Solid waste generated in the project area is collected by the County of Orange Integrated Waste Management Department (IWMD) and hauled to the Frank R. Bowerman Landfill, at 11002 Bee Canyon Access Road in Irvine. This landfill facility is permitted to accept a daily maximum of 11,500 tons per day and is scheduled to close in approximately 2053.

The proposed project would generate solid waste during construction resulting from clearing and grubbing of the site and from the building construction. The generation of construction waste would occur on a short-term basis and, because of the lack of demolition, the resulting volume of construction-generated waste is anticipated to be insignificant. Moreover, construction and demolition debris are required to be recycled to comply with the 50 percent diversion rate pursuant to Assembly Bill (AB) 939. Potentially hazardous construction waste would only be disposed of at facilities permitted to receive them and in accordance with local, state, and federal regulations.

Operation of the proposed high school would result in an increased volume of solid waste received at local landfills. Assuming a generation factor of one pound of waste per student per day, an estimated 2,600 pounds of daily waste would be generated by the proposed project (CalRecycle 2013). The increased waste generation amount would be negligible when compared to the 11,500 tons of daily capacity at the Frank R. Bowerman Landfill. The existing landfill has the capacity to accommodate the solid waste demands resulting from the proposed high school. This impact will not be addressed in the EIR.

- g) **Comply with federal, state, and local statutes and regulations related to solid waste?**

Less Than Significant Impact. The following federal and state laws and regulations govern solid waste disposal. The EPA administers the Resource Conservation and Recovery Act of 1976 and the Solid Waste Disposal Act of 1965, which govern solid waste disposal. In the State of California, Assembly Bill (AB) 939 (Integrated Solid Waste Management Act of 1989; PRC 40050 et seq.) required every California city and county to divert 50 percent of its waste from landfills by the year 2000 by such means as recycling, source reduction, and composting. In addition, AB 939 requires each county to prepare a countywide siting element specifying areas for transformation or disposal sites to provide capacity for solid waste generated in the county that cannot be reduced or recycled for a 15-year period. AB 1327, the California Solid Waste Reuse and Recycling Access Act of 1991, requires local agencies to adopt ordinances mandating the use of recyclable materials in development projects. The project would comply with all laws and regulations governing solid waste and the county's strategies for waste reduction. Additionally, to reduce the amount of waste going into local landfills from schools, the state



3. Environmental Analysis

passed the School Diversion and Environmental Education Law, Senate Bill 373, which required CalRecycle to develop school waste reduction tools. In compliance with this law, CalRecycle encourages school districts to establish and maintain a paper recycling program in all classrooms, administrative offices, and other areas owned and leased by the school district. Participation in this and other such programs would further reduce solid waste generated from the project and assist in the county's compliance with AB 939. The project would comply with all federal, state, and local statutes and regulations related to solid waste and no impact would result from the project implementation. No mitigation measures are necessary. Therefore, impacts would not be significant, and this issue will not be reviewed further in the EIR.

3.18 MANDATORY FINDINGS OF SIGNIFICANCE

- a) **Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

Potentially Significant Impact. The proposed project could potentially impact biological resources and cultural resources if not properly mitigated. These issues will be addressed in the EIR.

- b) **Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)**

Potentially Significant Impact. Implementation of the proposed project would result in cumulatively considerable potentially significant impacts in the areas of agricultural resources, air quality, biological resources, cultural resources, GHG emissions, noise, public services, transportation and traffic, and utilities and service systems. Impacts from these issues could be individually limited but cumulatively considerable. Cumulative impacts will be addressed in the EIR.

- c) **Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

Potentially Significant Impact. Development of the proposed project could potentially create direct and indirect adverse effects on humans. The construction and operation of the proposed have the potential to impact various issues as stated in this Initial Study, and the significance of these impacts will be addressed in the EIR.

4.1 PRINTED REFERENCES

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4. References

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5.1 LEAD AGENCY

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