

### **3. Project Description**

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#### *3.1 PROJECT LOCATION*

The Project Site refers to the 40.3-acre area at the southeast corner of Irvine Boulevard and future “B” Street, as aligned in the Orange County Great Park Plan, east of Sand Canyon and Highway 133, and west of Alton and Bake Parkways, in the City of Irvine, Orange County. As shown in Figure 3-1, *Regional Location*, the Project Site is near the eastern boundary of the City of Irvine, and the City of Irvine is in close proximity to the cities of Tustin, Santa Ana, Costa Mesa, and Newport Beach on the west side, and cities of Lake Forest, Laguna Hills, Laguna Woods, and unincorporated Orange County on the east side. The Project Site is on a portion of the former Marine Corps Air Station El Toro (MCAS El Toro), in Planning Area (PA) 51 of the Orange County Great Park, as identified by the City of Irvine General Plan. The City of Irvine is divided into 51 different planning areas, and the Orange County Great Park encompasses PA 30 and PA 51, as shown in Figure 3-1 that shows the Project Site in the context of the planning area. Locally, the Project Site is in Development District 5 of the PA known as the “Great Park Neighborhoods”, which consists of nine Development Districts. The Great Park Neighborhoods is also known as the Heritage Fields Development. Figure 3-2, *Planning Areas*, shows the Project Site in reference to the City’s PAs, and Figure 3-3, *Development District Map*, in context of Development Districts. As shown in Figure 3-4, *Aerial Photograph*, the irregularly shaped Project Site is surrounded by vacant properties previously developed as part of the MCAS El Toro and covers portions of now-abandoned “C” Street.

Development District 8, approximately 1.6 miles northwest of the Project Site, is currently under construction and is likely to be occupied prior to project opening in 2016. The next phase of development would occur in Development District 1, approximately 1.1 miles to the west.

#### *3.2 STATEMENT OF OBJECTIVES*

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

- Redevelop and reuse a portion of the former MCAS El Toro Property for a 2,600-student comprehensive high school consistent with the Irvine Unified School District’s (IUSD) adopted Education Specifications.
- To provide high school capacity for current and anticipated educational demands within the IUSD boundaries and provide supportive environment for projected growth in the City.
- Provide for a range of recreational and athletic opportunities for students and community members.
- Implement the provisions of the executed School Mitigation Agreements between IUSD and Heritage Fields El Toro LLC and The Irvine Company.

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### *3.3 PROJECT BACKGROUND*

Between 2003 and 2011, the City approved the “2011 Approved Project”, which includes residential and non-residential development on the portions of existing PAs 51 and 30 that are owned by Heritage Fields El Toro, LLC, and that are referred to as the Great Park Neighborhoods. In May 2003, the City certified the Program Environmental Impact Report for the Orange County Great Park (“2003 OCGP EIR”) and since certification of the 2003 OCGP EIR, a variety of actions in furtherance of the project analyzed therein have occurred. Those actions and their related environmental reviews pursuant to CEQA, including eight subsequent Addenda, are summarized below. Together, the 2003 OCGP EIR, the eight subsequent Addenda, and the 2011 Supplemental EIR (“2011 SEIR”) are collectively referred to as the “Certified EIR.” The 2011 Approved Project incorporates the mitigation measures recommended in the 2011 SEIR and adopted by the City in the Mitigation Monitoring and Reporting Program (“MMRP”) for the 2011 Approved Project. Although the Certified EIR included educational land uses, it did not specifically include a high school within the 2011 Approved Project boundaries.

Subsequent to approval of the Certified EIR, the developer and IUSD entered into a Mitigation Agreement specifying the current location for development of a high school. At the location specified in the Mitigation Agreement, a 2,600-student high school was incorporated into the Heritage Fields Project 2012 GPA/ZC (“2012 Modified Project”) and Second Supplemental EIR (“2012 SSEIR”). The City’s review of the 2012 Modified Project continues and the 2012 SSEIR has not been certified.

In 2011 the District approved Education Specifications for the high school that identified needs for 295,000 square feet of building space. The Mitigation Agreements with Heritage Fields and The Irvine Company provide funding for 210,000 square feet, including 2-story classroom buildings, administration facilities, library and media center facilities, exercise facilities and shower and locker room building, gymnasium facilities, art and music facilities, and either (1) a performing arts building, (2) an aquatics center or (3) another comparable building (to accommodate up to 200 students). With the Proposed Project at approximately 243,500 square feet, the variance between the Mitigation Agreements and current plan is approximately 33,500 square feet. Although the Educational Specifications caused an increase in the total square footage of the high school, the permanent facilities will serve a maximum of 2,400 students and will be designed to accommodate relocatable classrooms for an additional peak loading of 200 students. Thus, the additional permanent square footage identified in the project, does not increase the capacity of the school as identified in the Mitigation Agreement. Peak loading remains at 2,600 students.

The Certified EIR referenced above serves as the “baseline” for the District’s High School No. 5 Supplemental EIR. The 2012 Modified Project and 2012 SSEIR represent a second possible scenario under which the high school may be developed and as a result, the High School No. 5 SEIR addresses this scenario in addition to the baseline of the Certified EIR.

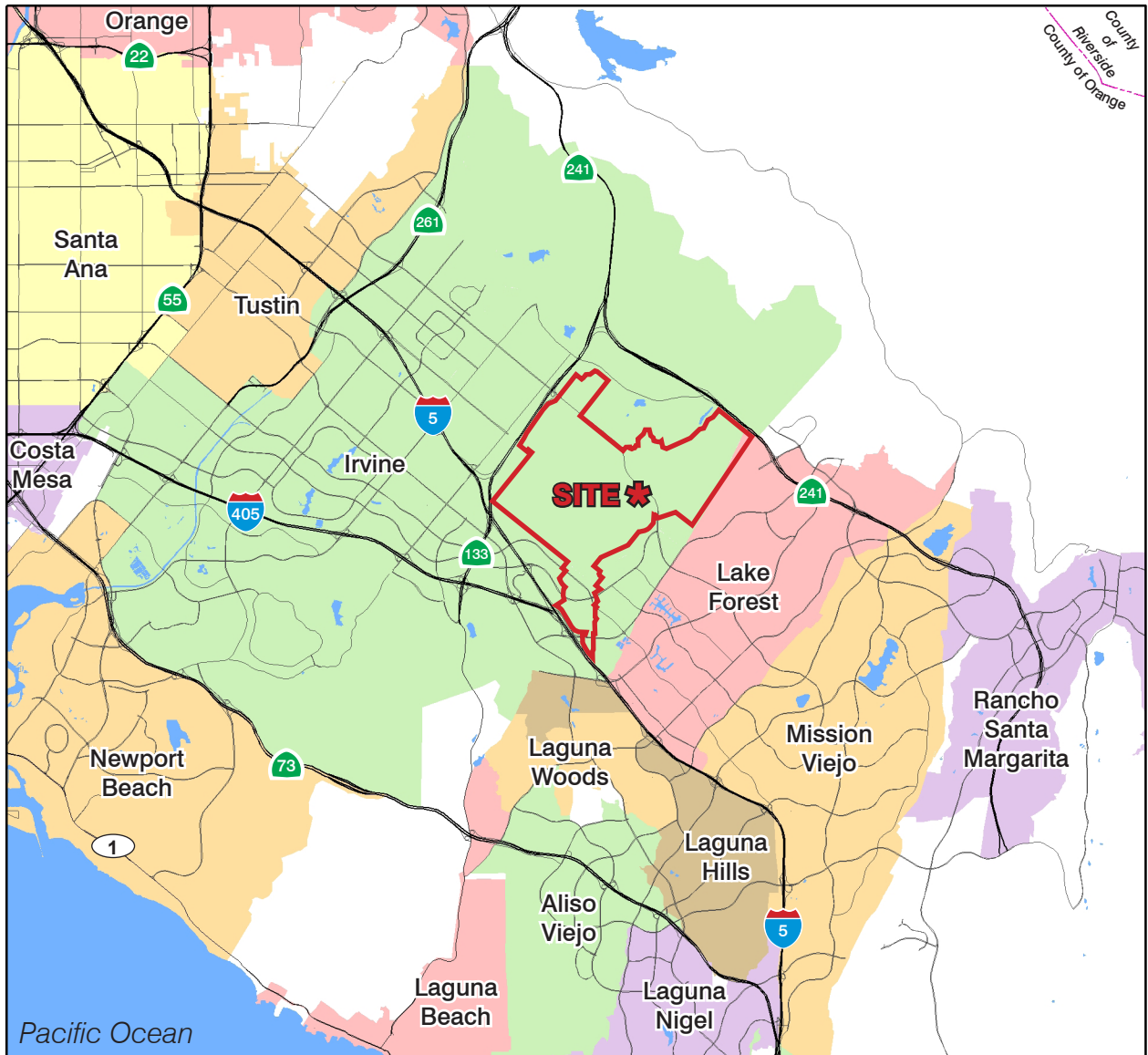
Section 3.3.1 identifies the baseline for High School No. 5 SEIR by describing in detail the previous environmental documentation approved by the City of Irvine. Section 3.3.2 describes the pending environmental documentation and Section 3.3.3 describes the Proposed Project.

#### *3.3.1 Previous Environmental Documentation*

This Draft SEIR analyzes the environmental impacts of the proposed high school development as compared to the previously approved environmental documentation.

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Regional Location



— Planning Area 30 and 51 Boundary



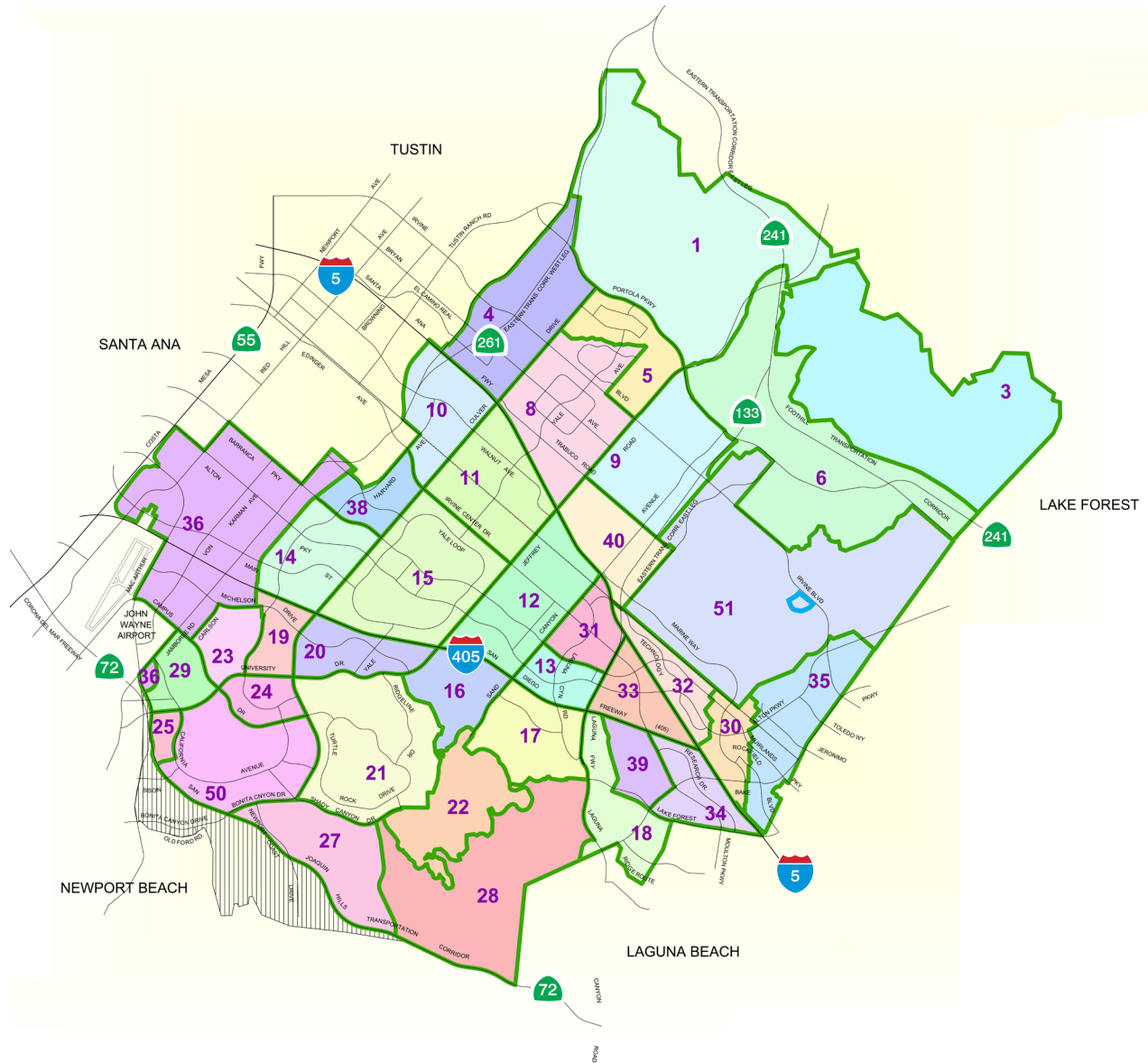
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## Planning Areas



- |                                   |                                 |                                       |
|-----------------------------------|---------------------------------|---------------------------------------|
| PA1 Orchard Hills                 | PA16 Quail Hill - Open Space    | PA29 UCI - North Campus               |
| PA3 Limestone Canyon - Open Space | PA17 Quail Hill                 | PA30 Orange County Great Park         |
| PA4 Lower Peters Canyon           | PA18 Laguna Alta                | PA31 Irvine Spectrum 6                |
| PA5 Northwood Point               | PA19 Rancho San Joaquin         | PA32 Irvine Spectrum 3                |
| PA6 Portola Springs               | PA20 University Park            | PA33 Irvine Spectrum Center           |
| PA8 Northwood                     | PA21 Turtle Rock                | PA34 Irvine Spectrum 5                |
| PA9                               | PA22 Shady Canyon               | PA35 Irvine Spectrum 2                |
| PA9A Woodbury                     | PA23 San Joaquin Marsh          | PA36 Irvine Business Complex          |
| PA9B & C2 Stonegate               | PA24 University Town Center     | PA38 Westpark II                      |
| PA9C1 Woodbury East               | PA25 University Research Center | PA39 Los Olivos                       |
| PA10 Walnut                       | PA27 Turtle Ridge               | PA40 Cypress Village                  |
| PA11 El Camino Real               | PA28 Bommer Canyon - Open Space | PA50 University of California, Irvine |
| PA12 Oakcreek                     |                                 | PA51 Orange County Great Park         |
| PA13 Irvine Spectrum 4            |                                 |                                       |
| PA14 Westpark                     |                                 |                                       |
| PA15 Woodbridge                   |                                 |                                       |
| PA16 Quail Hill - Open Space      |                                 |                                       |

High School No. 5 Site Boundary



Source: City of Irvine 2013

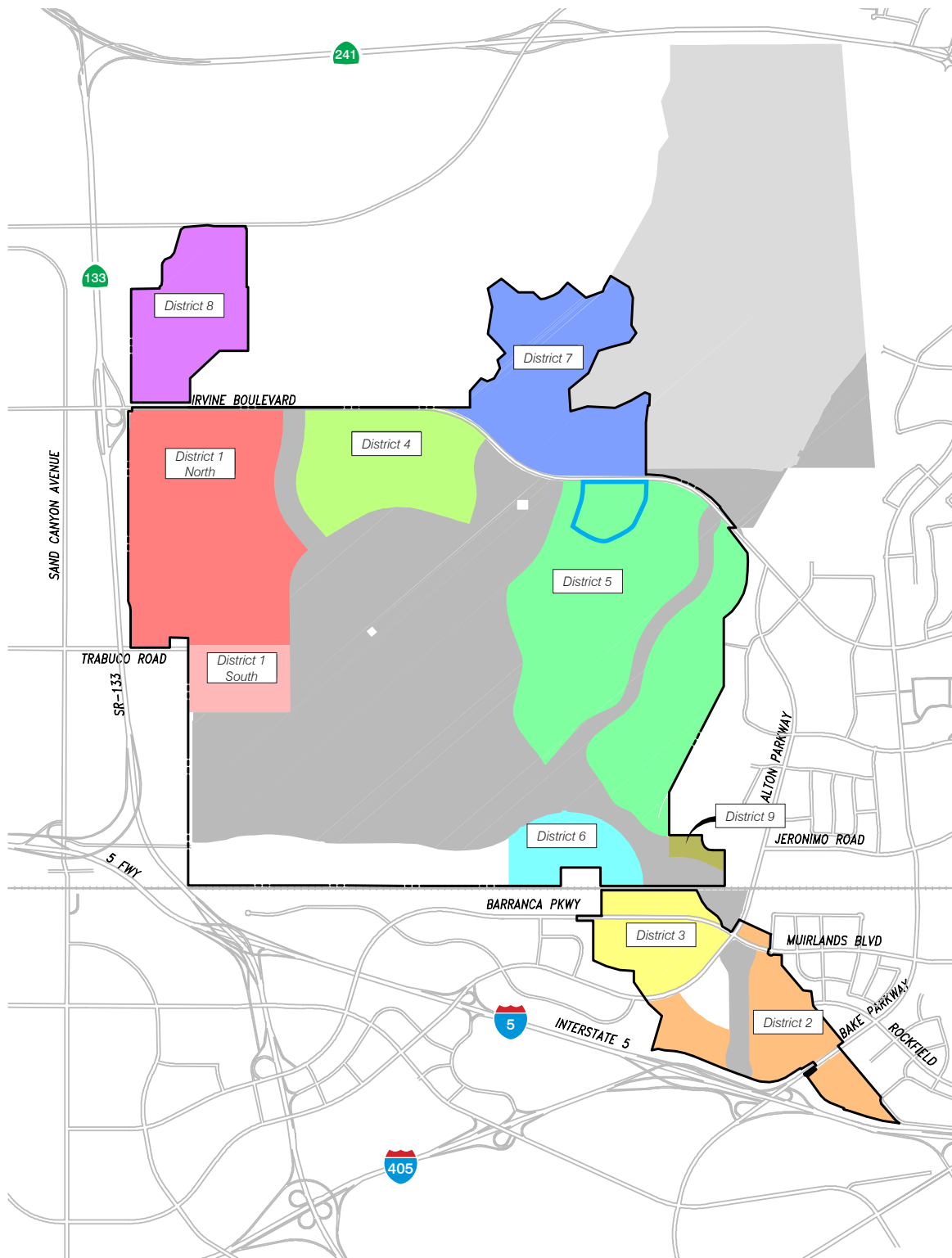
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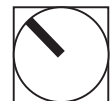
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# Development District Map



High School No. 5 Site Boundary



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# Aerial Photograph



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

Source: Google Earth Pro 2011



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#### 2003 Orange County Great Park (OCGP) EIR

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

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

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

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

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

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

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

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significant effects, or any change in circumstances, and that there was no new information of substantial importance.

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

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

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

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

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

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

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

In addition, Addendum No.5 analyzed the Amended and Restated Development Agreement (“ARDA”), which: (1) vested Heritage Fields' right to develop under the City’s General Plan and Zoning Code; (2) revised the funding mechanism for the OCGP maintenance; (3) shifted responsibility for defined

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“backbone infrastructure” cost overruns from the City to Heritage Fields; (4) transferred 130.5 acres of land from Heritage Fields to the City; (5) established the location of a 5.5-acre police facility in the Heritage Fields Development Districts, and required the transfer of that land from Heritage Fields to the City; (6) confirmed runway demolition and recycling protocols; and (7) amended and restated the Master Implementation Agreement, which specifies protocol for backbone infrastructure phasing. Addendum No.5 concluded that, as designed, the matters discussed immediately above would not result in any additional significant environmental effects not already adequately addressed in the 2003 OCGP EIR, or any substantial increase in the severity of previously identified significant effects, or any change in circumstances, and that there was no new information of substantial importance.

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

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

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

Addendum No. 7 to the 2003 OCGP EIR was approved by the City on June 29, 2010 to update NITM. In 2007, the NITM Five Year Review was initiated for the purpose of updating cost allocations, proposing alternative mitigation measures, and/or eliminating specific traffic and/or transportation improvements that were no longer necessary. The NITM Five Year Review Traffic Study determined that traffic mitigation measures were no longer needed for seven intersections (Alton Parkway/Barranca Parkway, Lake Forest Drive/Irvine Center Drive, Ridge Route Drive/Moulton Parkway, Santa Maria Drive/Moulton Parkway, Los Alisos Boulevard/Trabuco Road, Moulton Parkway/Glenwood Drive-Indian Creek Lane, and Moulton Parkway/Laguna Hills Drive) and one ramp (SR-241 at Lake Forest Drive). Those intersections and that ramp were found to operate within an acceptable level of service (“LOS”) under baseline interim and long-term conditions. The associated future improvements were therefore deleted from the List of NITM Improvements. Since improvements at those locations had been incorporated in the 2003 OCGP EIR as mitigation, an addendum to the 2003 OCGP EIR was required to evaluate the removal of the improvements from the list of mitigation measures. Addendum No.7 concluded that, as designed, the removal of those mitigation measures would not result in any additional significant environmental effects not already adequately addressed in the 2003 OCGP EIR, or any substantial increase in the severity of previously identified significant effects, or any change in circumstances, and that there was no new information of substantial importance.

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2011 Supplemental Environmental Impact Report to the 2003 OCGP EIR

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

The entitlements that implemented the above are as follows:

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

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

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

The 2011 SEIR concluded, like the 2003 OCGP EIR and seven Addenda, that with implementation of the project analyzed in the 2011 SEIR, the previously approved project's impacts to Air Quality and Population and Housing would remain significant and unavoidable, even after mitigation. The impacts to Transportation/Traffic would remain significant and unavoidable, even after mitigation, but only if certain

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mitigation measures requiring improvements that are within the responsibility and jurisdiction of a public agency, over which the City has no control, are not implemented for reasons beyond the City's control.

Addendum No. 8 to the 2003 OCGP EIR.

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

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

Comparison to Certified EIR: CEQA Baseline

The 2011 Approved Project referenced above serves as the CEQA “baseline” for the District’s High School No. 5 SEIR. The baseline is the condition against which project impacts are judged for significance. In this case, the 2011 Approved Project designated the area that is now proposed for the high school site as 8.1 Trails and Transit-Oriented Development (TTOD). Although the proposed high school would displace 40.3 acres of TTOD-designated land, it would not change the entitlements of the 2011 Approved Project, which includes 4,894 dwelling units and 6,585,594 square feet of non-residential uses. Development of the community with the above-referenced residential and non-residential figures is the baseline on which the high school project will be evaluated.

This SEIR is focused on the unique characteristics of a comprehensive high school not addressed in the Certified EIR. For example, the traffic analysis in the Certified EIR addressed area-wide traffic conditions associated with the larger project, but it did not address school-related details, such as: 1) queuing during morning drop-offs and afternoon pick-up; 2) traffic and parking for special events, including football games, graduation ceremonies, back-to-school, open house, performances within the performing arts center, swim events and practice in the aquatics center; 3) light and glare issues associated with lighted athletic facilities; 4) noise associated with day and nighttime use of athletic facilities (including all sporting events and practices, band practice, etc.); 5) community use of campus facilities under the Civic Center Act or possible joint-use agreements.

#### *3.3.2 Pending Environmental Documentation*

Heritage Fields Project 2012 GPA/ZC (2012 Modified Project) and Second Supplemental EIR

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

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approved 4,894 dwelling units. The 2012 Modified Project proposes to relocate certain portions of the Approved Wildlife Corridor Feature (Segment 2 through 5 totaling 132 acres located within existing PA 51 and PA 30). The Approved Wildlife Corridor Feature is a design feature included in the OCGP Master Plan that connects established habitat preserve areas in the central and coastal subareas of the Orange County Central Coastal NCCP/HCP, and is composed of five “segments.” In addition, the 2012 Modified Project includes two options for the “Main Street” development along Trabuco Road east of “O” Street, and both options included a 2,600 student high school in District 5.

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

- Combines Existing PAs 30 and 51, and the TCA Parcel into a single PA that will be designated “Combined PA 51.”
- Rezones property in Districts 2, 3, and 6 from 3.2 Transit Oriented Development, 4.3 Vehicle Related Commercial, and 5.4 B General Industrial to 8.1/8.1B Trails and Transit Oriented Development.
- Relocates a 132-acre portion of the Approved Wildlife Corridor Feature known as Segments 2 and 3 (the “Relocated Wildlife Corridor Feature”), to a location adjacent to the Borrego Canyon Channel within District 5 and 6.
- Rezones 13-acres in District 6 (formerly District 9) from its current 1.1 Agriculture zoning to 1.4 Preservation to accommodate the Relocated Wildlife Corridor Feature.
- Rezones the City Parcels from 3.2 Transit Oriented Development to 8.1 Trails and Transit Oriented Development.
- Updates the General Plan land use designation and zoning designation for the TCA Parcel to Orange County Great Park and 8.1 TTOD, respectively.
- Amends the Master Plan of Arterial Highways, Figure B-1, to eliminate the extension of Rockfield Boulevard from the eastern boundary of the Proposed Project Site to Marine Way once the Orange County Transportation Authority (OCTA) has approved this proposed amendment to the countywide Master Plan of Arterial Highways.
- Amends the City General Plan and Zoning Ordinance to allow the following:
  - 3,412 residential units within Combined PA 51, in addition to the 4,894 units already approved by the City and located in Districts 1 North, 1 South, 4, 7, and 8.
  - Modify non-residential uses within Combined PA 51 to allow:
    - 3,364,000 square feet of Medical and Science.
    - 1,318,200 square feet of Multi-Use. The 2012 Modified Project includes an option to convert up to 535,000 square feet of the proposed Multi-Use intensity to residential intensity for up to an additional 889 dwelling units within District 6 and Lot 48 of 2<sup>nd</sup> Amended VTTM 17008, subject to a vehicle trip limit.
    - 220,000 square feet of Community Commercial.



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- Grants, pursuant to State law, up to 1,194 additional DB units (35 percent of the proposed additional 3,412 multi-use residential units) plus up to 311 additional DB units associated with the optional conversion of up to 535,000 square feet of non-residential Multi-Use intensity to residential intensity and granted pursuant to State law.
- Encourages Accessory Retail, as defined in the City of Irvine Zoning Code, within Combined PA 51.

### Comparison to 2012 Modified Project

The 2012 Modified Project includes a 2,600-student high school at the same location as it is now proposed. The 2012 DSSEIR for the 2012 Modified Project does not include additional details beyond the acreage of the high school site (40.3 acres) or the enrollment capacity (2,600 students). High School No. 5 is a comprehensive high school with a full complement of academic and athletic facilities as described in detail in Section 3.3.3.

This SDEIR analyses the environmental impacts of a 2,600-student comprehensive high school within the context of the community plan proposed in the 2012 Modified Project. This SEIR is focused on the unique characteristics of a comprehensive high school not addressed in the program-level 2012 DSSEIR for the 2012 Modified Project. For example, the traffic analysis in the 2012 Modified Project SSEIR addressed area-wide traffic conditions associated with the larger project, but it did not address school-related details, such as the following: 1) queuing during morning drop-offs and afternoon pick-up; 2) traffic and parking for special events, including football games, graduation ceremonies, back-to-school, open house, performances within the performing arts center, swim events and practice in the aquatics center; 3) light and glare issues associated with lighted athletic facilities; 4) noise associated with day and nighttime use of athletic facilities (including all sporting events and practices, band practice, etc.); or 5) community use of campus facilities under the Civic Center Act or possible joint-use agreements.

### 3.4 DESCRIPTION OF THE PROJECT

The District is proposing development of a 40.3-acre comprehensive high school with a maximum enrollment capacity of 2,600 students and a full complement of buildings and athletic amenities. The total enrollment capacity is inclusive of future portable classroom buildings as outlined in the proposed site plan (see Figure 3-5, *Conceptual Site Plan*). The school buildings would include the following buildings totaling approximately 243,500 square feet:<sup>1</sup>

- Administrative/food service building: 20,000 square feet
- 720-seat performing arts center: 29,000 square feet
- Electives Building (Performing/Digital Arts and Visual Arts): 26,000 square feet
- Campus Center (Student Union/Library): 15,500 square feet
- 2-Story Classroom Building 1: 39,000 square feet
- 2-story Classroom Building 2: 39,000 square feet
- 2-story Science Building: 25,000 square feet
- Main Gymnasium with 1,940 bleacher seats: 30,000 square feet
- Locker room: 11,000 square feet

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<sup>1</sup> The building square footages have been rounded up to allow for possible changes.

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- Aquatics complex: 6,000 square feet
- Stadium concessions 1 and 2: 3,000 square feet

Although not included in the total square footage, a practice gymnasium and 10 portable classrooms are planned in the future. The addition of 10 portable classrooms in the future would allow the maximum 2,600 enrollment capacity to be reached. The building heights would range from minimum 16 feet and 8 inches tall for the stadium concession building to 55 feet tall for the performing arts theater (see Figures 3-6a and 3-6b, *Performing Arts Center Building Elevations*).

#### Pavement and Hardscape

The parking lots would encompass approximately 7.1 acres (308,100 square feet)—1.33 acres (57,800 square feet) for Lot A, 0.83 acre (36,000 square feet) for Lot B, 4.45 acres (194,000 square feet) for Lot C, and other miscellaneous pavement areas. The total non-parking asphalt pavement would be 0.59 acre (25,500 square feet) for the basketball courts, and other hardscape surfaces (e.g., tennis courts and walkways) would total approximately 6.37 acres (277,500 square feet).

#### Athletic Facilities

The school's sports and recreational amenities would include a 2,940-seat stadium for football, track, soccer, and lacrosse on artificial turf field and synthetic track, aquatics complex, hard courts, tennis courts, softball/baseball/soccer fields, shot put area, and discus throw area. The artificial turf field and synthetic track, aquatics complex, and softball/baseball/soccer fields would be equipped with nighttime lighting and PA systems. The main gymnasium would have 1,940 bleacher seats.

**Stadium Bleachers:** The 2,940-seat stadium would be comprised of the 1,740-seat home side bleachers and 1,200-seat visitor side bleachers. The home side bleachers would be on the south side, and approximately 206 feet wide, 55 feet deep, and 20 feet tall. The visitor side bleachers would be on the north side, and approximately 223 feet wide, 35 feet deep, and 14 feet tall. The ramps would be compliant with the Americans with Disabilities Act (ADA). The bleachers are planned to be installed after the initial opening of the school.

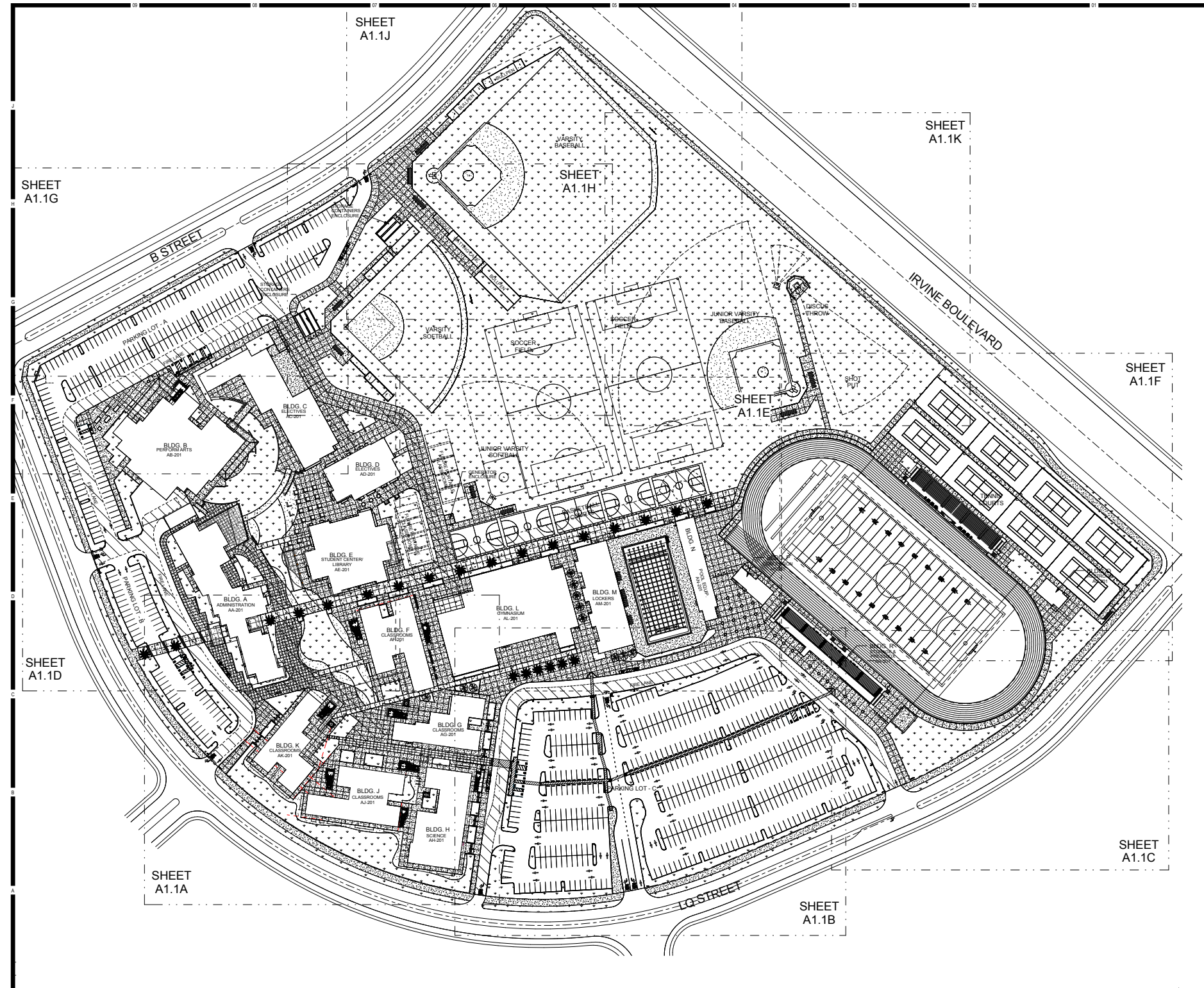
**Track and Field:** The track would be comprised of decomposed granite (DG), and the practice field would be grass. The practice field may be converted to synthetic turf when the bleachers and lighting improvements are completed. The track would also be rubberized with the upgraded stadium in the future.

**Lighting:** The stadium would include four light poles, two on the home side and two on the visitor side of the bleachers. The light poles would not exceed 100 feet in height. The light poles would be constructed in conjunction with the bleachers after the initial opening of the school.

Although details are not available at this time, the District plans to include lights at the pool complex. The other ball fields and tennis courts would not have lighting for evening use.

**Public Address System:** The stadium would have a “localized” public address system at each light pole, mounted at approximately 21 feet from the ground.

# Conceptual Site Plan

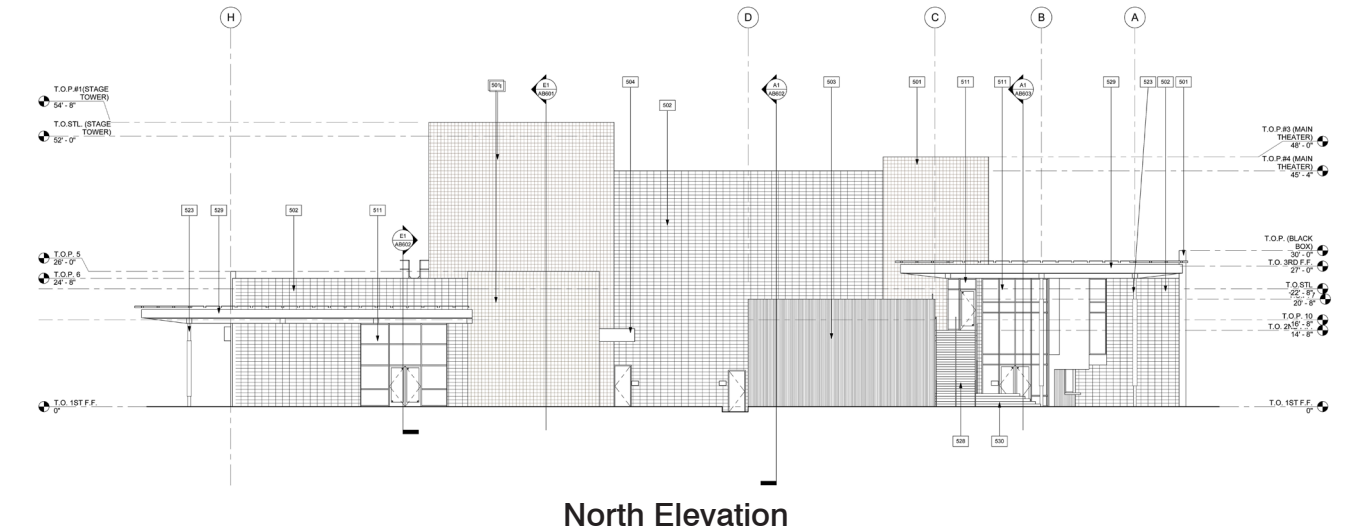


### *3. Project Description*

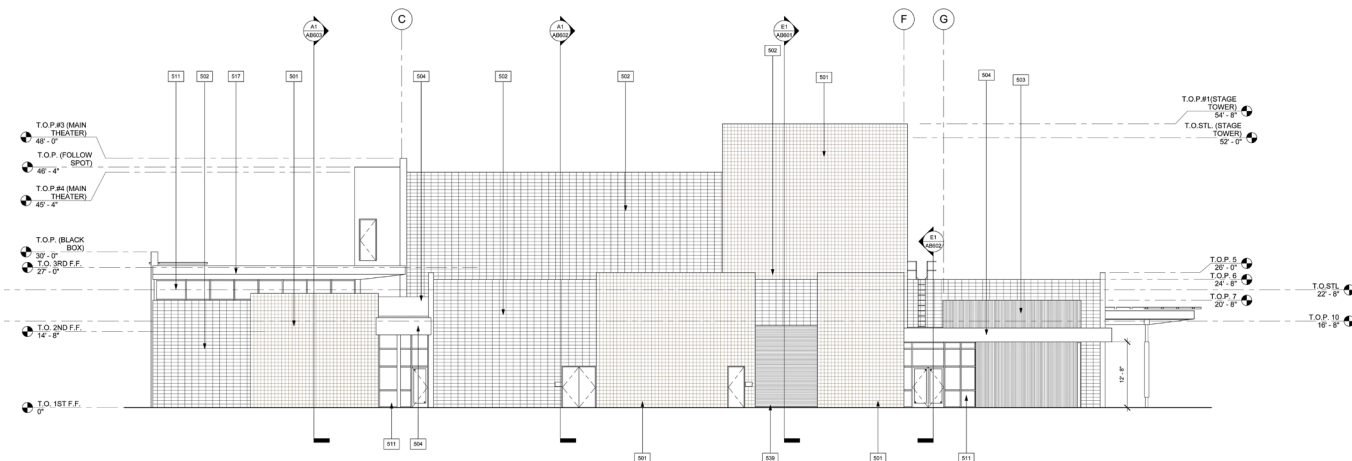
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# Performing Arts Center Building Elevations - North and South



North Elevation



South Elevation

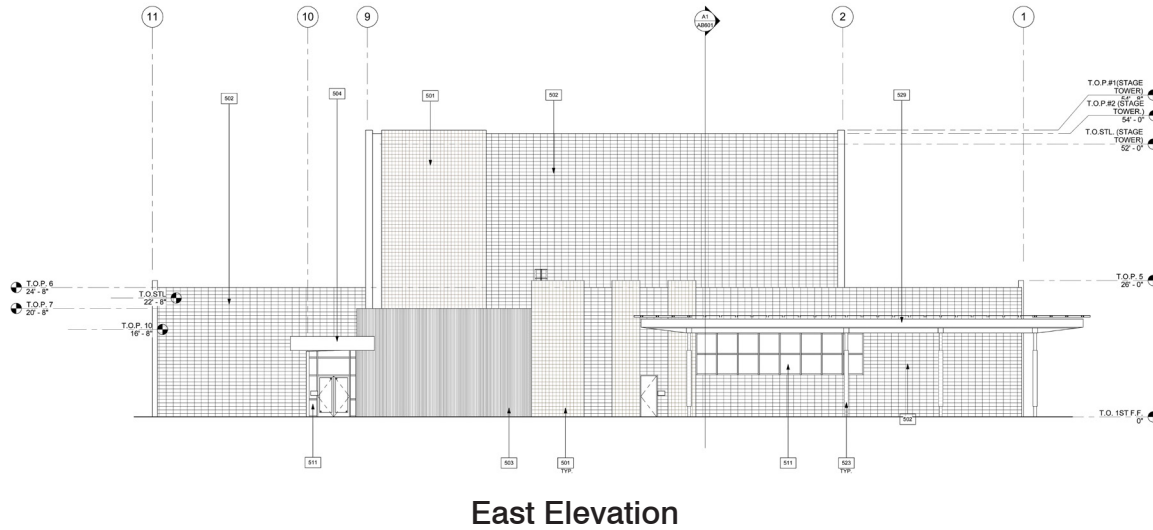


### *3. Project Description*

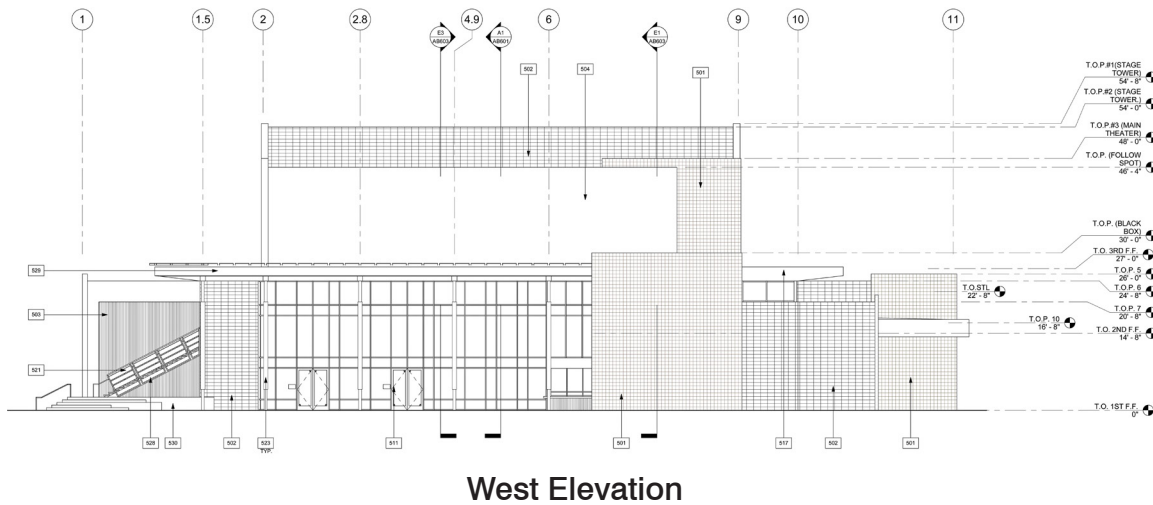
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# Performing Arts Center Building Elevations - East and West



East Elevation



West Elevation



### *3. Project Description*

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## 3. Project Description

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### Stormwater Retention Basin

The campus would include underground retention tanks to control stormwater.

### Parking and Access

The high school campus would provide 747 parking spaces: 219 spaces in Lot A, 61 spaces in Lot B, and 467 spaces in Lot C. Lot A and Lot B would be internally connected and have access via two driveways on B Street and two driveways on LQ Street. The easterly driveway for Lot B on LQ Street would be aligned with the offsite roadway. Lot C would be accessed via three driveways on LQ Street, and the center access for Lot C would be aligned with the offsite roadway. Separate student drop-off/pick-up aisles would be provided in Lots A, B, and C, and no parking or drop-off lanes would be permitted on either B or LQ Streets.

### Security Features

Due to recent tragedies that have occurred on school campuses, IUSD recognizes the need to implement certain security features at the new campus. These features include may include fencing between buildings in the academic core so that the school would have the ability to lock down the campus in case of an emergency. Other security features would include but not limited to security cameras, communication systems, design features, and operational techniques.

### School Hours

The high school would normally operate from between 7:00 to 7:30 AM to between 2:40 to 3:40 PM, Monday through Friday, with approximately 35-minute lunch breaks starting 11:30 AM to 12:30 PM. The starting time would depend on the operation of 0 period. If the final bell schedule provides a 0 period, the school would likely start around 7:00 AM and end around 3:00 to 3:40 PM. And for the bell schedule without a 0 period, school would start around 7:30 AM and end around 2:40 PM. In addition to the normal school hours, the high school would provide after-school activities and practices that could continue until 10 PM, seasonally. The school would have an open campus policy like other District high schools.

### Athletic Event Schedule

Table 3-1 provides a description of the activities occurring within the various on-campus venues, including season, number of events, typical attendance levels, time of day, and whether lights are used. This event schedule is based on the District's experience with similar facilities and includes both school and community use. School use would consume the vast majority of the available time, but community use may also occur as required under the Civic Center Act. The District will manage the facility in conjunction with other campus facilities to minimize conflicts and impacts on neighboring uses. The District will form a Stadium Use Advisory Committee similar to the Committee for the University High School Stadium, which will ensure that the use of the stadium remains within the parameters of the project description in this DSEIR.

### 3. Project Description

Table 3-1  
High School No. 5 Tentative Event Schedule

Use/Activity	Season	Number per Season	Attendance	Day	Time		Lighted?
					Start	End	
<b>Lighted Stadium (max 2,940 seats)</b>							
Football Game – Var	Sept–Mid Nov	5	Avg. 1,000	Fri	6:30 PM	10 PM	Yes
Football Game – JV		5	50	Th/Fr	3 PM	6 PM	No
Football Game – Fros/Soph		5	50	Th/Fr	3 PM	6 PM	No
Football Practice				Daily	2 PM	6PM	No
Marching Band Practice				Daily	2 PM	6 PM	No
Color Guard Practice				Daily	2 PM	6 PM	No
Cheerleading Practice				Daily	2 PM	6 PM	No
Boys Soccer Game	Mid Nov– Feb	10	100	Varies	3 PM	9 PM	Yes <sup>1</sup>
Girls Soccer Game	Mid Nov– Feb	10	100	Varies		9 PM	Yes
Soccer Practice	Dec–Feb			Daily	2 PM	6 PM	No
Track Meets	Mar–June	4	200	Wed/Th	3 PM	8 PM	Yes <sup>1</sup>
Track Practice	Mar–June				2 PM	6 PM	No
<b>Graduation</b>	<b>June</b>	<b>1</b>	<b>3,000</b>	<b>Varies</b>	<b>5 PM</b>	<b>8 PM</b>	<b>Yes<sup>1</sup></b>
Sat Community Events				Sat	8 AM	10 PM	TBD
<b>Lighted Aquatics Complex</b>							
Boys Water Polo Game	Sept–Nov	10	100	Varies	3 PM	6 PM	No
Boys Water Polo Practice	Sept–Nov			Daily	3 PM	8 PM	Yes
Girls Water Polo Game	Dec – Feb	10	100	Varies	3 PM	6PM	Yes
Girls Water Polo Practice	Dec – Feb			Daily	3 PM	8PM	Yes
Boys & Girls Swimming Game	Mar - Jun	5	150	Varies	3 PM	8PM	Yes
Swimming Practice	Mar - Jun			Daily	3 PM	8PM	Yes
Sat Community Events	TBD			Sat	6 AM	10 PM	Yes
<b>Gymnasium (1,936 seats)</b>							
Girls Volleyball Game	Sept–Nov	10	150	Varies	3 PM	7 PM	n/a
Boys & Girls Basketball Game	Dec - Feb	10	Avg. 400	Varies	3 PM	10 PM	n/a
Wrestling Game	Dec - Feb	5	100	Varies	5 PM	9 PM	n/a
Boys Volleyball Game	Mar - Jun	10	150	Varies	5 PM	7 PM	n/a
Sat Community Events	TBD			Sat	8 AM	10 PM	n/a
<b>Ball Fields</b>							
Baseball Game	Mar - Jun	10	75	Varies	3 PM	7 PM	No
Baseball Practice				Daily	3 PM	7 PM	No
Softball Game	Mar - Jun	10	50	Varies	3 PM	7 PM	No
Softball Practice				Daily	3 PM	7 PM	No
Sat Community Events	TBD			Sat	8 AM	10 PM	TBD
<b>Performing Arts Theater (720 seats)</b>							
Weekday Events				TBD	6 PM	10 PM	n/a
Sat Events				Sat	8 AM	10 PM	n/a

<sup>1</sup> The events may not be lighted.

## *3. Project Description*

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### *3.5.2 Project Phasing*

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 (“DSA”).

The school would open with 9th and 10th grade students and then add 11th and 12th grade students in the next two years.

#### *Phase 1*

- Site Preparation – 6 months (July 2014 through December 2014)
- Building Construction – 21 months (October 2014 through July 2016)

#### *Future Phases*

- Pool and aquatics complex
- Athletic Stadium
- Portable classrooms
- Practice gymnasium and fitness lab

### *3.6 INTENDED USES OF THE DSEIR*

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

### 3. Project Description

<i>Lead Agency</i>	<i>Action</i>
Irvine Unified School District	<ul style="list-style-type: none"> <li>• Adopt the project</li> <li>• Certification of the Supplemental Environmental Impact Report (SCH#2002101020)</li> <li>• Exempt the project site from the City of Irvine zoning code pursuant to the provisions of Government Code Section 53094</li> </ul>
<i>Responsible Agencies</i>	<i>Action</i>
<b>State</b>	
California Department of Toxic Substances Control	<ul style="list-style-type: none"> <li>• Site Approval</li> </ul>
California Department of Education	<ul style="list-style-type: none"> <li>• Site and plan approval</li> </ul>
State Allocation Board/ Office of Public School Construction	<ul style="list-style-type: none"> <li>• Funding Approval</li> </ul>
<b>Regional</b>	
California Regional Water Quality Control Board, Region 8, Santa Ana	<ul style="list-style-type: none"> <li>• Issue a National Pollution Discharge Elimination System (NPDES) Permit for construction activities and/or Stormwater Pollution Prevention Plan</li> </ul>
South Coast Air Quality Management District	<ul style="list-style-type: none"> <li>• Issue any needed Air Quality Permits for construction and operation</li> </ul>
Orange County Flood Control Flood Control District (“OCFCD”)	<ul style="list-style-type: none"> <li>• Encroachment permits may be required if any improvements are proposed within OCFCD right-of-way</li> </ul>
<b>Local</b>	
Irvine Ranch Water District	<ul style="list-style-type: none"> <li>• Approval of any necessary sewer or water facilities improvements</li> <li>• Approval of water quality (e.g., Natural Treatment System (NTS)) facilities</li> </ul>
City of Irvine Fire Department	<ul style="list-style-type: none"> <li>• Emergency access approval</li> </ul>
City of Irvine	<ul style="list-style-type: none"> <li>• Street improvements and utility improvements</li> </ul>