

TOM TORLAKSON

STATE SUPERINTENDENT OF PUBLIC INSTRUCTION

April 11, 2014

Irvine Unified 5050 Barranca Pkwy. Irvine, CA 92604 Project Tracking No: 73650-167 Re: Portola Springs Elementary

Portola Springs Road & Portola Parkway

County: Orange Acres: 14.96

Grade Level: K - 6

Dear Superintendent:

Subject: Final Site Approval

The California Department of Education approves the acquisition of and/or use of, for school purposes, the parcel of property described on the attachment. This site meets the California Department of Education's standards for educational adequacy (California Code of Regulations, Title 5, 14001 et seq. and Education Code 17251(c) and (d)). It is the responsibility of the district to complete all of the mitigation measures identified in the documents submitted to the California Department of Education for review.

The property approved for acquisition and/or use is 14.96 gross acres of which 14.13 are usable for school purposes. This represents 100.93% of the California Department of Education's recommended master plan site size of 14 acres as contained in the California Department of Education's Guide to School Site Analysis and Development (2000).

As required by Education Code 17072.12(b) and State Allocation Board Regulation 1859.75(b) for districts requesting state aid in site acquisition, the district has certified to the California Department of Education that there are no district owned sites that are usable for this project.

The District proposes to construct a new elementary school in the master-planned community of Portola Springs in order to relieve overcrowding at Stonegate Elementary School, located approximately 2.6 miles northwest of the site at 100 Honors, and to serve existing and future residences.

The site is located adjacent (west) to the Center Village-North riparian area, and the District has certified the proposed project will comply with the County of Orange Central and Coastal Sub-Region Natural Community Conservation Plan and Habitat Conservation Plan (NCCP/HCP). For student safety, the District must actively prevent and discourage trespass into the riparian area from the adjacent school grounds. The District is encouraged to consider an alternate design solution to a chain-link fence, which is easy to climb.

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The site's northern boundary is formed by Portola Parkway, a four-lane divided arterial road. To mitigate safety issues for students crossing Portola Parkway when walking or biking to school, a pedestrian overpass is proposed east of the site. The District should work with The Irvine Company to time the overpass construction with school construction and undertake comprehensive Safe Routes to School planning to promote student safety.

Site documentation indicates the Irvine Child Care Project, a Joint Powers Agreement between the District and the City of Irvine, will operate a child care facility serving 60 up to 105 children on the site. The design of the site must consider the operational relationship of the daycare to the elementary school buildings and grounds and mitigate any conflicts with design or scheduling solutions.

The applicant has certified that this project is either exempt from, or has completed, the California Environmental Quality Act (CEQA) process.

The district has met the requirements of Education Code 17213.1 regarding the preparation of a Phase I environmental assessment or a Preliminary Endangerment Assessment (PEA), and/or the completion of a Response Action, and the Department of Toxic Substances Control has issued a determination letter dated January 16, 2014 indicating that no action or no further action/investigation is required for this site.

This site approval is valid for a maximum of five (5) years from the date of this approval letter. However, if prior to acquisition and/or initiation of the response action, changes take place within this five-year period which would affect or alter the Department of Education's original approval--including but not limited to, changes in surrounding land uses or CEQA determination, the master plan capacity of the site and changes in code and/or regulation--the site may be subject to reevaluation using the current standards in effect at the time of reevaluation.

Please contact the consultant identified below if you have questions regarding this letter.

Sincerely,

Fred A. Yeager, Assistant Director

School Facilities and Transportation Services

Division

Lesley Taylor Consultant

School Facilities and Transportation Services

Division

(916)322-0310

DP7972/S5136

cc: OPSC Real Estate

EXHIBIT "A" IUSD - PORTOLA SPRINGS ELEMENTARY SCHOOL

LOT 32 OF TRACT NO. 16780, IN THE CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 867, PAGES 18 THROUGH 30, INCLUSIVE, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CONTAINING 14.961 ACRES, MORE OR LESS.

ALSO AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND HEREBY MADE A PART HEREOF.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

No. 6086

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PREPARED BY: STANTEC CONSULTING UNDER THE DIRECTION OF:

JAMES O. STEINES, P.L.S. 6086

OCTOBER 18, 2013 J.N. 2042 492080

