



CALIFORNIA  
DEPARTMENT OF  
EDUCATION

**TOM TORLAKSON**  
STATE SUPERINTENDENT OF PUBLIC INSTRUCTION

April 15, 2014

Irvine Unified  
5050 Barranca Pkwy.  
Irvine, CA 92604

Project Tracking No: 73650-166  
Re: High School #5  
South of and adjacent to Irvine Blvd.,  
East of Sand Canyon Ave and HWY 133,  
West of Alton and Bake  
County: Orange  
Acres: 40.3  
Grade Level: 9 - 12

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 40.3 gross acres of which 40.3 are usable for school purposes. This represents 66.17% of the California Department of Education's recommended master plan site size of 60.9 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.

A detailed physical education plan is needed for the preliminary plan review. A format for a physical education plan is available on the CDE web page at : <http://www.cde.ca.gov/ls/fa/sf/peguidemidhi.asp>.

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

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

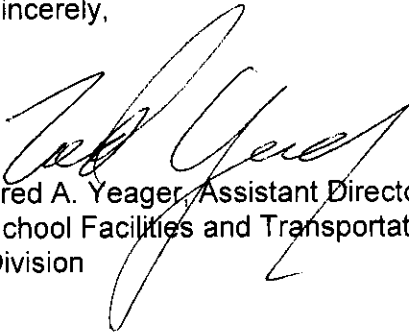
Irvine Unified  
April 15, 2014  
Page 2

PTN: 73650-166  
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of Sand Canyon Ave and HWY 133, West  
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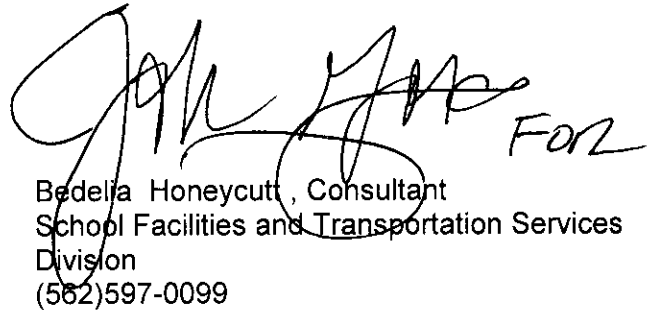
of the site and changes in code and/or regulation--the site may be subject to reevaluation using the current standards in effect at the time of reevaluation.

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



Bedelia Honeycutt, Consultant  
School Facilities and Transportation Services  
Division  
(562)597-0099

DP7935/S5124  
cc: OPSC Real Estate

EXHIBIT " A "

LEGAL DESCRIPTION - HIGH SCHOOL SITE

(AGREEMENT)

Parcel A:

In the City of Irvine, County of Orange, State of California, being that portion of Lots 274 and 275 of Block 154 of Irvine's Subdivision, as shown on a map filed in Book 1, Page 88 of Miscellaneous Record Maps in the office of said County Recorder, described as follows:

COMMENCING at the northwesterly terminus of that certain course in the centerline of Irvine Boulevard shown as "N49°19'23"W 1818.66" on Record of Survey No. 2011-1042 as shown on a map filed in Book 254, Pages 21 through 36, inclusive, of Records of Survey in the office of said County Recorder; thence along said centerline South 49°19'23" East 148.36 feet; thence leaving said centerline South 40°30'37" West 70.00 feet to a point on a line which is parallel with and distant 70.00 feet southwesterly from said centerline, said point also being the **TRUE POINT OF BEGINNING**; thence along said parallel line South 49°19'23" East 836.46 feet; thence South 48°13'16" East 235.76 feet to a curve concave northeasterly having a radius of 2518.00 feet; thence southeasterly 31.83 feet along said curve through a central angle of 0°43'27" to a reverse curve concave southwesterly having a radius of 134.00 feet; thence southeasterly 25.07 feet along said curve through a central angle of 10°43'16"; thence non-tangent from said curve South 38°13'28" East 33.10 feet to a curve concave northeasterly having a radius of 170.00 feet; thence southeasterly 32.93 feet along said curve through a central angle of 11°05'55"; thence South 49°19'23" East 206.08 feet; thence South 1°12'16" West 22.02 feet; thence South 40°40'37" West 91.13 feet to a curve concave northwesterly having a radius of 1085.00 feet; thence southwesterly 28.78 feet along said curve through a central angle of 1°31'11"; thence South 42°11'48" West 172.26 feet to a curve concave northwesterly having a radius of 389.00 feet; thence southwesterly 94.38 feet along said curve through a central angle of 13°54'04" to a compound curve concave northwesterly having a radius of 1106.00 feet; thence southwesterly 201.04 feet along said curve through a central angle of 10°24'54"; thence South 66°30'46" West 316.01 feet to a curve concave northeasterly having a radius of 796.00 feet; thence northwesterly 1293.07 feet along said curve through a central angle of

*Revised: February 15, 2012*  
December 20, 2011  
WO No. 1855-80AX  
Page 1 of 3  
H&A Legal No. 7789  
By: R. Wheeler  
Checked By: R. Williams

**EXHIBIT " A "**

**LEGAL DESCRIPTION - HIGH SCHOOL SITE**

**(AGREEMENT)**

93°04'28"; thence North 20°24'46" West 369.98 feet to a curve concave westerly having a radius of 1244.00 feet; thence northerly 34.21 feet along said curve through a central angle of 1°34'33"; thence non-tangent from said curve North 10°08'19" East 22.29 feet; thence North 61°31'45" East 522.03 feet to a curve concave northwesterly having a radius of 1143.00 feet; thence northeasterly 415.98 feet along said curve through a central angle of 20°51'08"; thence North 40°40'37" East 116.57 feet; thence South 89°25'26" East 24.84 feet to the **TRUE POINT OF BEGINNING**.

Excepting therefrom that portion lying within Parcel II-D as described in the Quitclaim Deed recorded July 12, 2005 as Instrument No. 2005000536290 of Official Records of said county.

**Containing an area of 40.2 acres, more or less.**

Reserving therefrom an easement for utility purposes being a strip of land 60.00 feet wide lying southwesterly of the following described line:

**COMMENCING** at the northwesterly terminus of that certain course in the centerline of Irvine Boulevard shown as "N49°19'23"W 1818.66" said Record of Survey No. 2011-1042; thence along said centerline thence South 49°19'23" East 148.36 feet; thence leaving said centerline South 40°30'37" West 70.00 feet to a point on a line which is parallel with and distant 70.00 feet southwesterly from said centerline to the **TRUE POINT OF BEGINNING**; thence along said parallel line South 49°19'23" East 695.14 feet to the terminus of said strip.

The southwesterly line of said strip shall be prolonged or shortened northwesterly to terminate in the course described hereinabove as "North 40°40'37" East 116.57 feet".

**Easement containing an area of 0.9 acres, more or less.**

*Revised: February 15, 2012*  
December 20, 2011  
WO No. 1855-80AX  
Page 2 of 3  
H&A Legal No. 7789  
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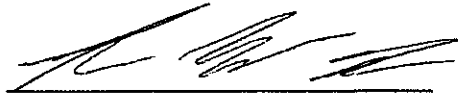
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**(AGREEMENT)**

As shown on Exhibit "A-3" attached hereto and by this reference made a part hereof.

The descriptions and areas above are subject to change based on final design.



Robert L. Wheeler IV, L.S. 8639

Date: 02/16/12



*Revised: February 15, 2012*

December 20, 2011

WO No. 1855-80AX

Page 3 of 3

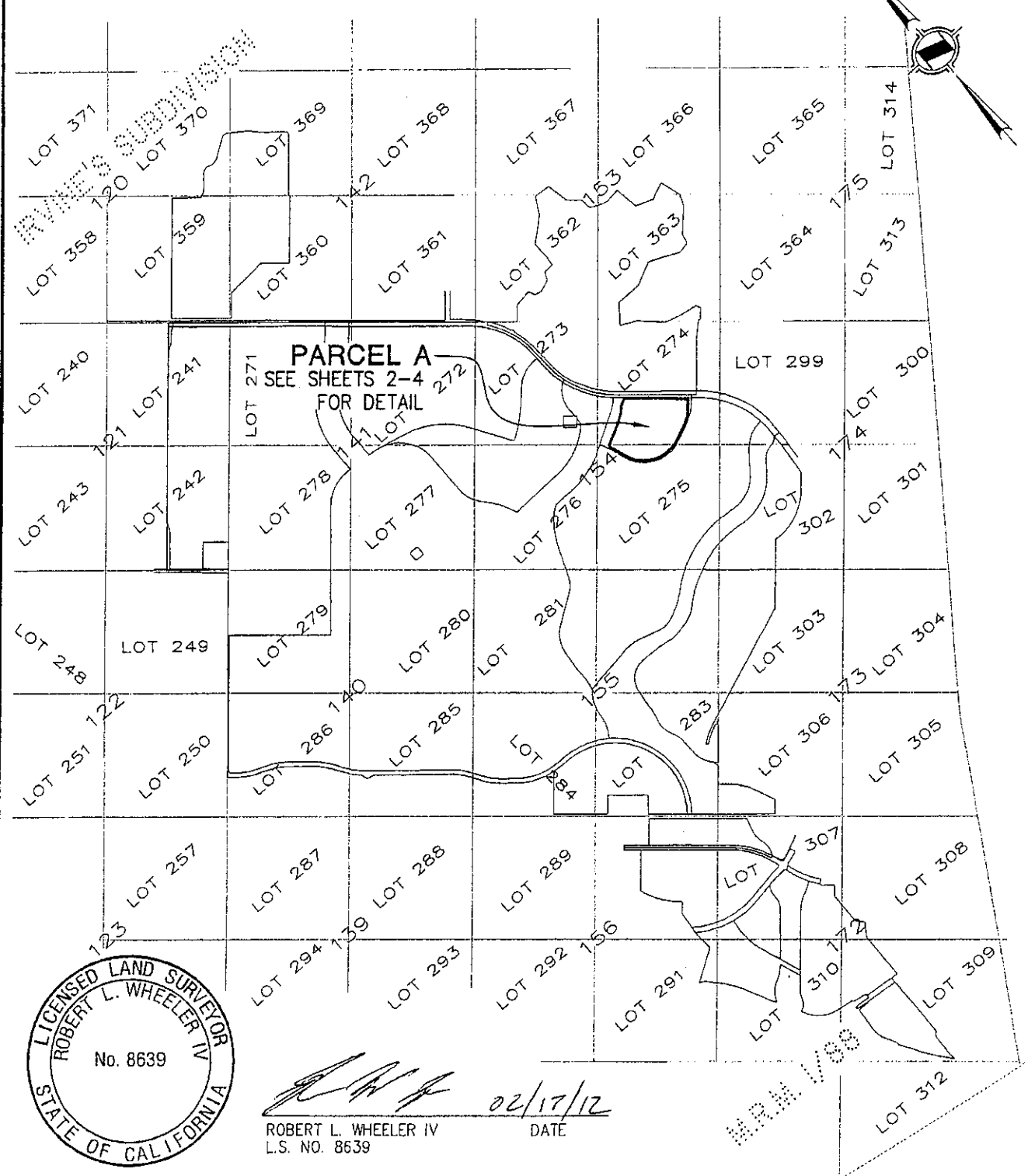
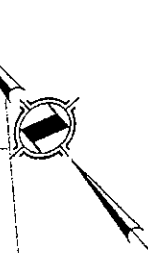
H&A Legal No. 7789

By: R. Wheeler

Checked By: R. Williams

# EXHIBIT "A-1"

Sketch to Accompany Legal Description



*[Signature]*  
 ROBERT L. WHEELER IV  
 L.S. NO. 8639  
 DATE 02/17/12

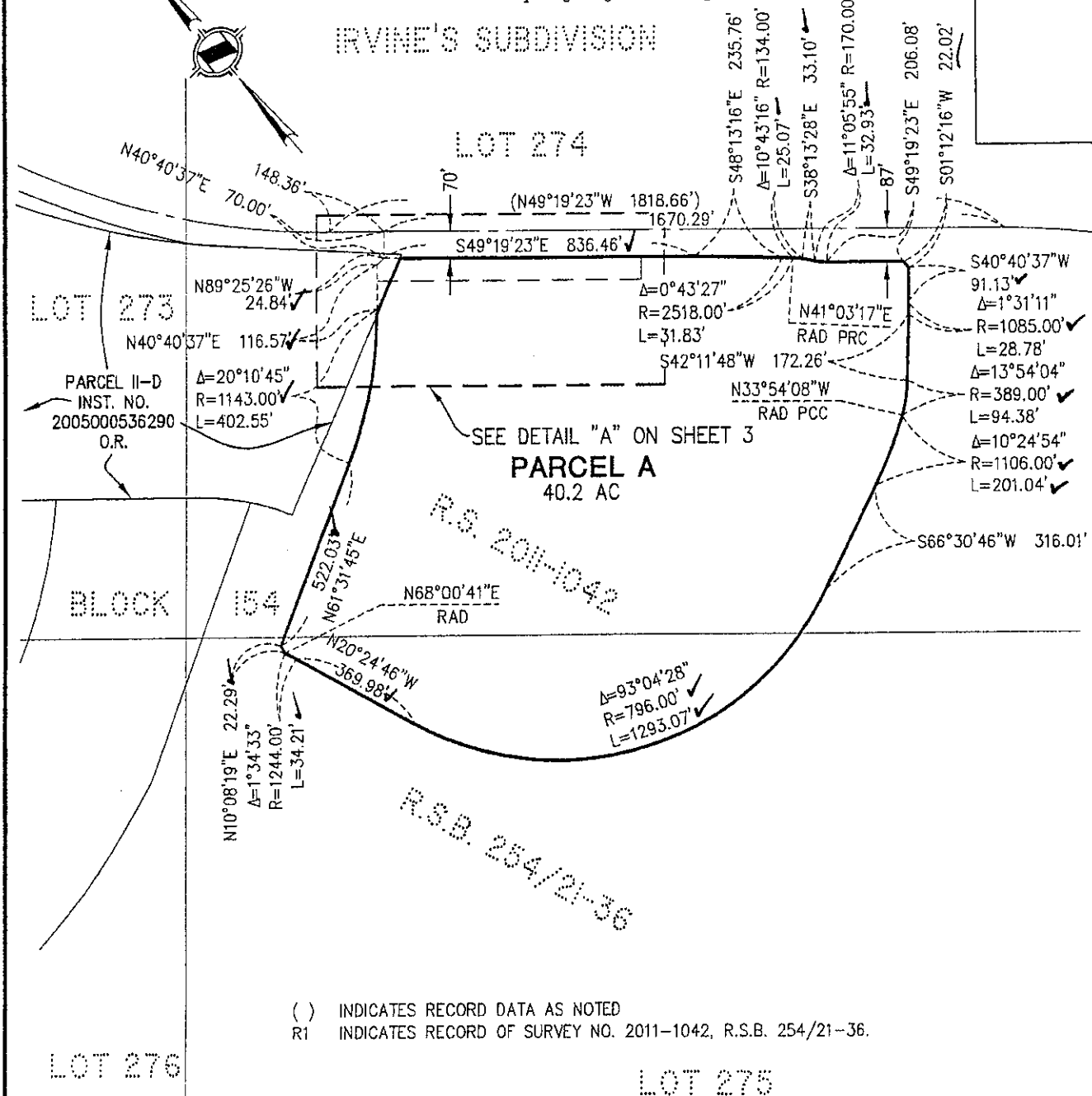
H.P.M. 1/88

<b>HUNSAKER &amp; ASSOCIATES</b> IRVINE, INC. PLANNING • ENGINEERING • SURVEYING Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759		<b>AGREEMENT</b> IN THE CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA	
DATE: 12/20/11	REV. DATE: 02/17/12	.DWG By: R. WHEELER	CK'd By: R. WILLIAMS
I:\HeritageFields\LD\7789-40ac HS\sht01.dwg		SCALE: 1"=3000'	W.O. 1855-80AX
		H&A LEGAL No. 7789	SHEET 1 OF 4

# EXHIBIT "A-2"

Sketch to Accompany Legal Description

## IRVINE'S SUBDIVISION



( ) INDICATES RECORD DATA AS NOTED  
 R1 INDICATES RECORD OF SURVEY NO. 2011-1042, R.S.B. 254/21-36.

M.R.M. 1/88

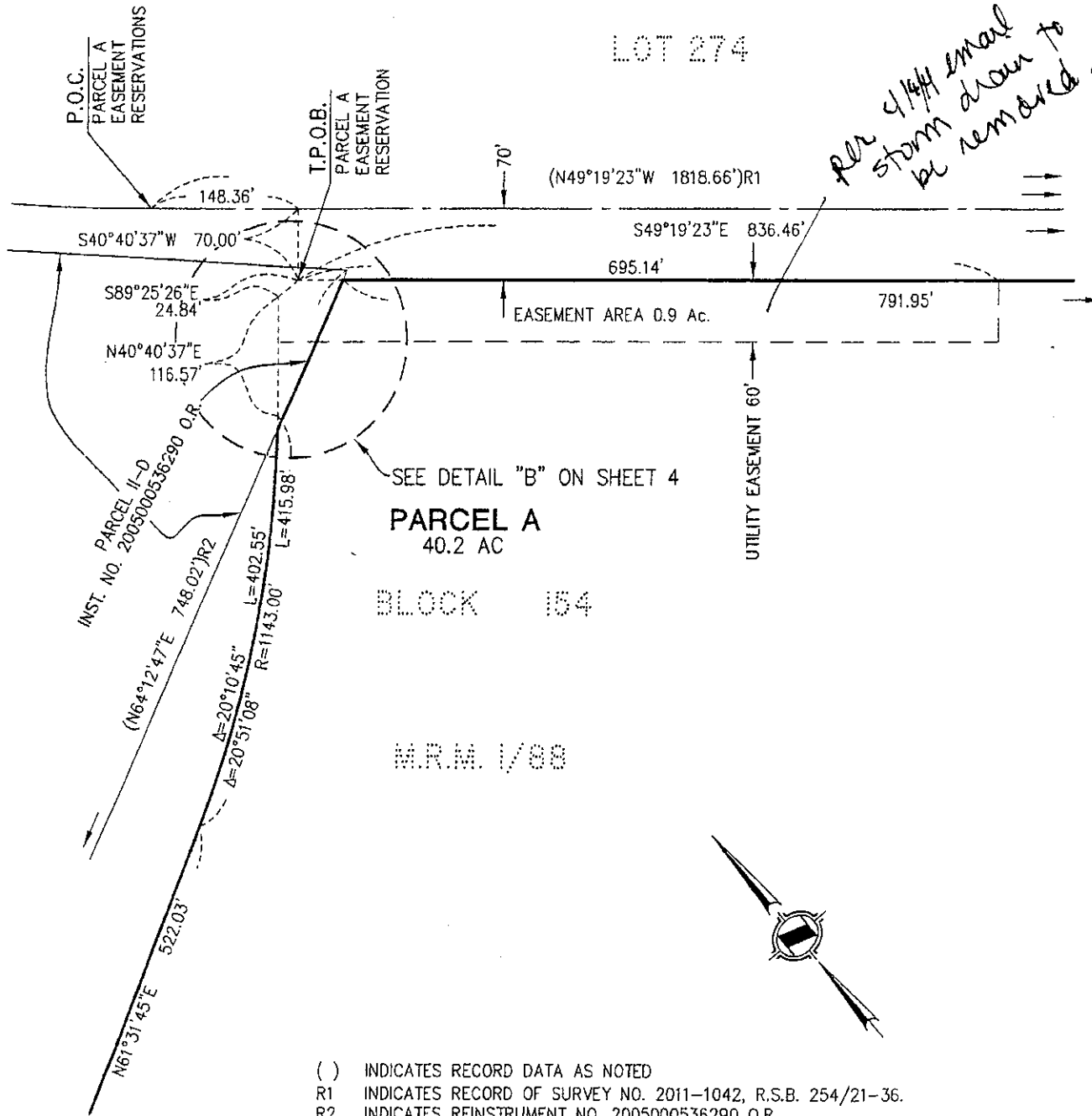
<b>HUNSAKER &amp; ASSOCIATES</b> IRVINE, INC. PLANNING • ENGINEERING • SURVEYING Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759		<h3>AGREEMENT</h3> <p>IN THE CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA</p>	
DATE: 12/20/11	REV. DATE: 02/15/12	DWG By: R. WHEELER	CK'd By: R. WILLIAMS
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		H&A LEGAL No. 7789	SHEET 2 OF 4

# EXHIBIT "A-3"

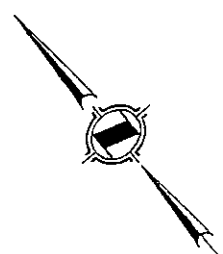
Sketch to Accompany Legal Description

IRVINE'S SUBDIVISION

LOT 274



- ( ) INDICATES RECORD DATA AS NOTED
- R1 INDICATES RECORD OF SURVEY NO. 2011-1042, R.S.B. 254/21-36.
- R2 INDICATES REINSTRUMENT NO. 2005000536290 O.R.

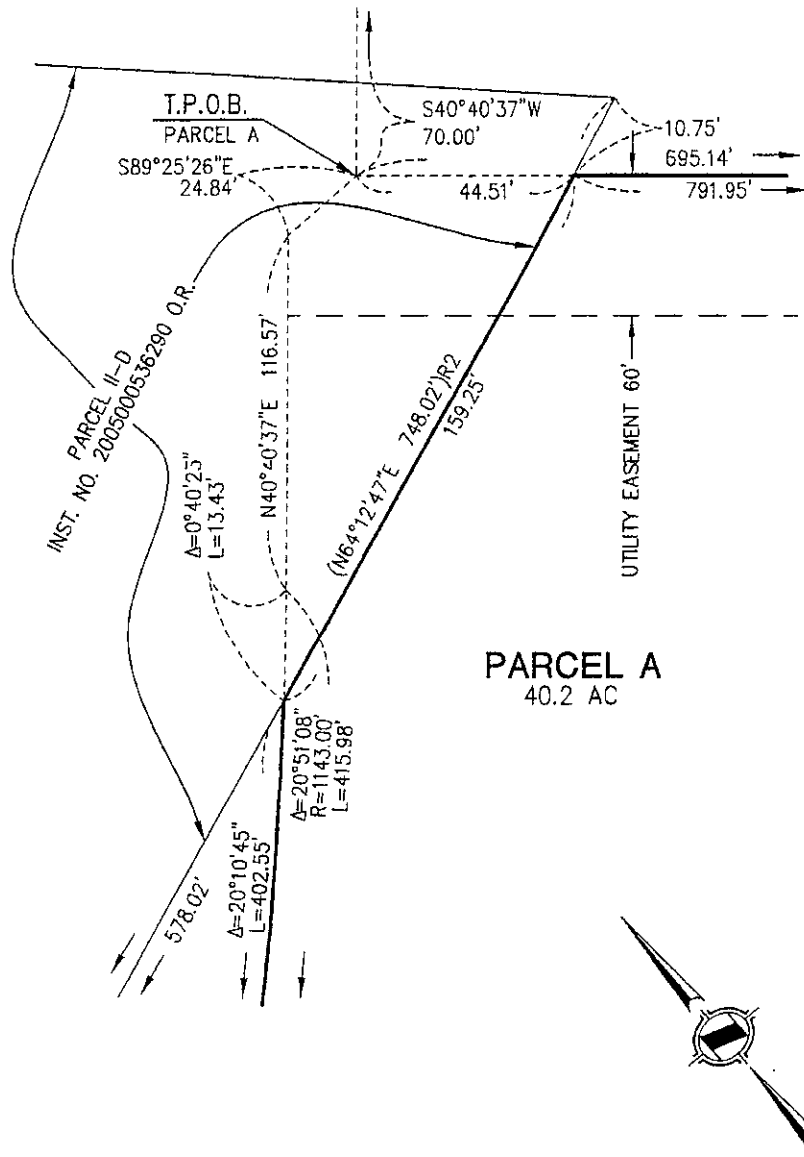


<b>HUNSAKER &amp; ASSOCIATES</b> IRVINE, INC. PLANNING • ENGINEERING • SURVEYING Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759	<b>AGREEMENT DETAIL "A"</b>			IN THE CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA	
	DATE: 12/20/11 REV. DATE: 02/15/12 .DWG By: R. WHEELER	CK'd By: R. WILLIAMS	SCALE: 1"=150'	W.O. 1855-80AX	
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# EXHIBIT "A-4"

Sketch to Accompany Legal Description



( ) INDICATES RECORD DATA AS NOTED  
 R2 INDICATES REINSTRUMENT NO. 2005000536290 O.R.

 <b>HUNSAKER &amp; ASSOCIATES</b> I R V I N E , I N C . PLANNING • ENGINEERING • SURVEYING Three Hughes • Irvine, CA 92618 • PH: (949) 583-1030 • FX: (949) 583-0759		<b>AGREEMENT          DETAIL "B"</b> IN THE CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA	
DATE: 12/20/11	REV. DATE: 02/15/12	DWG. By: R. WHEELER	CK'd By: R. WILLIAMS
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