

**Appendix A:
Notice of Preparation (NOP), Initial Study (IS), and
Correspondence, and Scoping Meeting Comments**

A.1 - Notice of Preparation (NOP)

A.1.a - NOP

POSTED

MAY 06 2010

**NOTICE OF PREPARATION and
NOTICE OF EIR SCOPING MEETING**

TOM DALY, CLERK-RECORDER

By _____ DEPUTY



TO: State of California
Office of Planning & Research
PO Box 3044
Sacramento, CA. 95812-3044

County Clerk
County of Orange
PO Box 238
Santa Ana, CA. 92702

FROM: City of Irvine
Community Development Department
PO Box 19575
Irvine, CA. 92623-9575
Attn: **Bill Rodrigues, AICP**
Senior Planner
(949) 724-6359

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report and EIR Scoping Meeting.

The **City of Irvine** will be the Lead Agency and will prepare an environmental impact report (EIR) for the project identified below.

We need to know 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 will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the probable environmental effects are summarized below and contained in the project's initial study. A copy of the initial study is available for review online at www.cityofirvine.org/vistaverde or at Irvine City Hall by contacting Bill Rodrigues, AICP, Senior Planner by phone at (949) 724-6359 or by email at brodrigues@cityofirvine.org.

Because of 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. Please send your response to **Bill Rodrigues, AICP, Senior Planner** at the address shown above. Please include the name of a designated contact person in your agency.

Additionally, the City of Irvine hereby gives notice of an EIR Scoping Meeting to be held on **Wednesday, May 19, 2010 from 7:30pm to 8:30pm at Irvine City Hall in the Conference and Training Center (CTC)**. Public comments as to the scope and content of the project's Environmental Impact Report will be welcomed that evening.

Project Title: William Lyon Homes' Vista Verde Residential Project

Project Location: 5144 Michelson Drive in University Park (PA 20) on the site of the former Vista Verde Elementary School.

Project Description: The applicant seeks approvals to develop the site with up to 66 detached single-family homes on approximately 8.47 gross acres. Applications submitted in support of the project include a General Plan Amendment, Zone Change, Tentative Tract Map, Master Plan, and Park Plan.

The General Plan Amendment and Zone Change applications each propose to change the property's existing land use designation from Institutional to Residential, increase the allowable number of residential units, and decrease the non-residential square footage limits, by amending, as needed, applicable tables and exhibits. The tentative tract map defines the size, shape, location, and orientation of lots proposed for residential development, landscape parcels, and roadways. The Master Plan establishes design relative to building size, height, and setbacks; residential floor plans; architectural elevations; parking; and landscaping. The Park Plan proposes payment of in-lieu fees to satisfy the proposal's community park obligation and payment of park in-lieu fees or developer-constructed improvements at the existing Dave Robins Park to fulfill the project's neighborhood park requirement.

Probable

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

- Aesthetics
- Air Quality
- Biological Resources
- Greenhouse Gas Emissions
- Land Use/Planning
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic
- Mandatory Findings of Significance

Pursuant to CEQA Guidelines, the EIR will analyze several project alternatives including, but not limited to, no project and lower density alternatives.

Project Applicant: William Lyon Homes
4490 Von Karman Avenue
Newport Beach, California 92660
Attn: Carl Morabito
(949) 476-1361

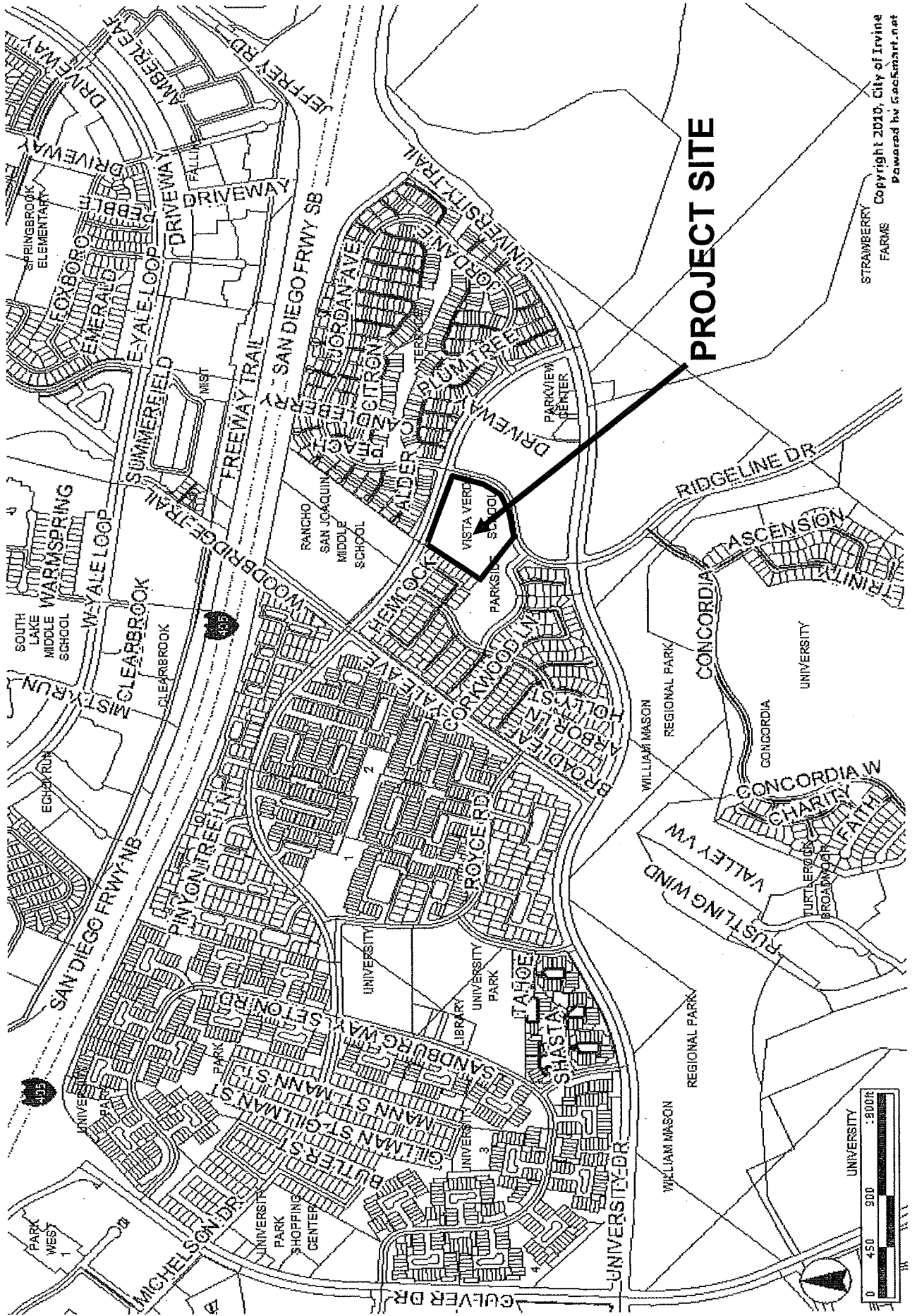
Date: May 5, 2010

Signature: 
Bill Rodriguez, AICP

Title: Senior Planner

Telephone: (949) 724-6359

VICINITY MAP



PROJECT SITE

STRAWBERRY FARMS
Copyright 2010, City of Irvine
Powered by Gaeckhart.net

ILLUSTRATED SITE PLAN



- Existing Sidewalk Protection-Place
- Screening Trees to Buffer Adjacent Existing Neighborhood
- Accent Tree at Community Entry
- Michelson Streetscape
 - Background Shrubs and Vine Planting Along Perimeter Wall
 - Replace Existing Shrubs with Water-Wise Plant Material Where Appropriate
 - Protect-in-Place Existing Street Trees Where Possible
 - New Accent and Street Trees Where Appropriate
 - Refer to "Peavener Streetscape Typical Exhibit on This Sheet"

- Rosa Drew Streetscape
 - Background Shrubs and Vine Planting Along Perimeter Wall
 - Replace Existing Shrubs with Water-Wise Plant Material Where Appropriate
 - Protect-in-Place Existing Street Trees Where Possible
 - New Accent and Street Trees Where Appropriate
 - Refer to "Peavener Streetscape Typical Exhibit on This Sheet"

- Parkside Recreation Center
- Pedestrian Connection to Parkside Recreation Center
- Private Homeowner-Maintained Landscape
- Community Peavener Wall

A.1.b - NOP Distribution List

Ed Pert
California Department of Fish and Game
4949 Viewridge Avenue
San Diego CA 92123

Director Ruth Coleman
Dept. of Parks and Recreation
1416 9th Street
Sacramento CA 94296

Director Ruth Coleman
Dept. of Parks and Recreation
P.O. Box 942896
Sacramento CA 94296

Mario T De Bernardo, Legislative Liason
State Lands Commission
100 Howe Ave Suite 100 South
Sacramento CA 95825-8202

Steven Preston - Secretary of Housing and
Urban Development
HUD (Federal Office)
451 7th Street S.W.
Washington D.C. 20410

Richard K Rainey - Regional Director
HUD (San Francisco Regional Office)
600 Harrison St. 3rd Floor
San Francisco CA 94107

Charlotte Strem - Coordinator of
Evironmental Planning
University of California (Facilities
Administration Department)
11 Franklin St 6th Floor
Oakland CA 94607-5200

Jonathan Snyder
U.S Fish and Wildlife Service
6010 Hidden Valley Road
Carlsbad CA 92009

Rosa Munoz, PE Utilities Engineer
Public Utilities Commission
320 West 4th Street, Suite 500
Los Angeles CA 90013

Ryan Chamberlain, Branch Chief
Department of Transportation
3337 Michelson Dr. Suite 380
Irvine CA 92612-8894

Corice Farrar
U.S Army Corps of Engineers L.A. District
915 Wilshire Blvd. Suite 980
Los Angeles CA 90017

Terry Roberts
State Clearinghouse - Office of Planning
and Research
1400 Tenth Street
Sacramento CA 95814

David Lepo, Director of Planning
City of Newport Beach
3300 Newport Boulevard
Newport Beach CA 92663-3816

Elizabeth Binsack, Planning Department
City of Tustin
300 Centennial Way
Tustin CA 92780

Don D. Lamm, Development Services
Director
City of Costa Mesa
77 Fair Drive
Costa Mesa CA 92626

Jay M. Trevino, AICP, Executive Director of
Planning and Building
City of Santa Ana
20 Civic Center Plaza, Ross Annex
Santa Ana CA 92702

John Montgomery, Administrator of
Community Development
City of Laguna Beach
505 Forest Avenue
Laguna Beach CA 92651

Sammy Rake, Community Development
Director
City of Laguna Woods
24264 El Toro Road
Laguna Woods CA 92637

Vern Jones, Community Development
Director
City of Laguna Hills
24035 El Toro Road
Laguna Hills CA 92653

Gayle Ackerman, AICP, Director of
Development Services
City of Lake Forest
25550 Commercecenter Drive, Suite 100
Lake Forest CA 92630

Tim Neely
County of Orange Planning &
Development Services
300 N. Flower Street
Santa Ana CA 92703-5000

Lorrie Ruiz, Assistant Director
Irvine Unified School District
100 Nightmist
Irvine CA 92618

Joyce Crosthwaite, Executive Officer
Orange County Local Agency Formation
Commsion (LAFCO)
12 Civic Center Plaza Room 235
Santa Ana CA 92701

Ray Brewer - Field Office Director
HUD (Santa Ana Federal Building-Field
Office)
34 Civic Center Plaza
Santa Ana CA 92701

Alan L. Murphy
John Wayne Airport
3159 Airway Avenue
Costa Mesa CA 92626

Kari A. Rigoni
Airport Land Use Commission of Orange
County
3160 Airway Avenue
Costa Mesa CA 92626

Michele Hernandez, Strategic Services
Orange County Fire Authority
1 Fire Authority Road
Irvine CA 92602

Planning Department
Southern California Edison Company
14155 Bake Parkway
Irvine CA 92618

Steve Smith, Planning and Rules
South Coast Air Quality Management
District
21865 E. Copley Drive
Diamond Bar CA 91765

Marty Zupancic, Construction Supervisor
Cox Cable -Orange County
29947 Avenida de las Banderas
Rancho Santa Margartia CA 92688

John Arnau, Regulatory Compliance
Inegrated Waste Management District
320 N Flower Street, #440
Santa Ana CA 92703

Hasan Ikharta, Executive Director
Southern California Association of
Governments
818 W. Seventh Street, 12th Floor
Los Angeles CA 90017

Gary Miller, SBC Engineering
SBC
3939 E. Coronado Street, 2nd Floor
Anaheim CA 92807

Coleen Franco
Foothill Eastern Transportation Cooridor
Agencies
125 Pacifica, Suite 100
Irvine CA 92618

Mike Hoolihan
Irvine Water Ranch District
15600 Sand Canyon Avenue
Irvine CA 92619

Glen Robertson
California Regional Water Quality Control
Board, Santa Ana Region
3737 Main Street, Suite 550
Riverside CA 92501

Mike Harriel, Technical Supervisor, Pacific
Coast Region
Southern California Gas Company
1919 Sate College Boulevard
Anaheim CA 92806

Alex Marks, AICP, Associate Planner
UC Irvine, Campus and Environmental
Planning
750 University Tower
Irvine CA 92697

Sam Dunlap
Gabrielino Tongva Nation
P.O. Box 86908
Los Angeles CA 90086

David Belardes
Juaneno Band of Mission Indians
Acjachemen Nation
32161 Avenida Los Amigos
San Juan Capistrano CA 92675-2674

Anthony Rivera
Juaneno Band of Mission Indians
Acjachemen Nation
31411-A La Matanza Street
San Juan Capistrano CA 92675-2674

Anthony Morales
Gabrielino/Tongva San Gabriel Band of
Mission Indians
P.O. Box 693
San Gabriel CA 91778

Sonia Johnston
Juaneno Band of Mission Indians
P.O. Box 25628
Santa Ana CA 92799

A.1.c - NOP Commentor/EIR Response Location Matrix

Notice of Preparation Commentor/EIR Response Location Matrix																
Commentor	General EIR Comments	EIR Project Description	Section 3.1 Aesthetics	Section 3.2 Air Quality	Section 3.3 Biological Resources	Section 3.4 Greenhouse Gas Emissions	Section 3.5 Land Use and Planning	Section 3.6 Noise	Section 3.7 Population and Housing	Section 3.8 Public Services	Section 3.9 Recreation	Section 3.10 Transportation and Traffic	Section 4 Cumulative Impacts	Section 6 Alternatives	Appendix A.1 Notice of Preparation	Appendix A.2 Initial Study
Airport Land Use Commission		•														•
Department of Toxic Substances Control																•
Caltrans Department of Transportation (District 12)												•				
California Energy Commission		•				•										
Southern California Gas Company	•															•
Irvine Unified School District																•
Orange County Fire Authority	•															•
Governor's Office of Planning and Research															•	
Cox Communications																•
South Coast Air Quality Management District				•												
Frank McGill Village Park Community Association			•				•							•		
Parkside Community Association			•				•				•	•		•		

A.1.d - NOP Letters, Comment Cards, Other NOP Communication

DEPARTMENT OF TRANSPORTATION

District 12
3337 Michelson Drive, Suite 380
Irvine, CA 92612-8894
Tel: (949) 724-2267
Fax: (949) 724-2592



*Flex your power!
Be energy efficient!*

FAX & MAIL**June 2, 2010**

Mr. Bill Rodrigues
City of Irvine
Community Development Department
P.O. Box 19575
Irvine, California 92623-9575

File: IGR/CEQA
SCH #: 2010051011
Log #: 2508
I-5, I-405

Subject: William Lyon Homes' Vista Verde Residential Project

Dear Mr. Rodrigues:

Thank you for the opportunity to review and comment on the **Notice of Preparation and Initial Study for the William Lyon Homes' Vista Verde Residential Project**. The proposed project includes a General Plan Amendment, Zone Change, Tentative Tract Map, Master Plan and Park Plan to allow for the demolition of former Vista Verde Elementary School and the development of up to 66 detached single-family homes on approximately 8.47 gross acres. The project site is located at 5144 Michelson Drive in University Park (Planning Area 20) in the City of Irvine.

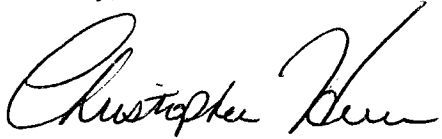
The California Department of Transportation (Department), District 12 is a commenting agency on this project, and has the following comments:

1. The upcoming Traffic Impact Study should analyze the project's impacts on State facilities, specifically the intersections of I-405 ramps at Jeffrey Road/University Drive and I-405 ramps at Culver Drive. The Department's Traffic Operations Branch requests all applicants to use the method outlined in the latest version of the Highway Capacity Manual (HCM) when analyzing traffic impacts on State Transportation Facilities. The use of HCM is preferred by the Department because it is an operational analysis as opposed to the Intersection Capacity Utilization (ICU) method, which is a planning analysis. In the case of projects that have direct impacts on State Facilities, the Department recommends that the traffic impact analysis be based on HCM method. Should the project require an encroachment permit, Traffic Operations may find the Traffic Impact Study based on ICU methodology inadequate resulting in possible delay or denial of a permit by the Department. All input sheets, assumptions and volumes on State Facilities including ramps and intersection analysis should be submitted to the Department for review and approval. The EIR should include appropriate mitigation measures to offset any potential impacts.

The traffic impact on the state transportation system should be evaluated based on the Department's Guide for the Preparation of Traffic Impact Studies which is available at:
<http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf>.

Please continue to keep us informed of this project and any future developments, which could potentially impact the State Transportation Facilities. If you have any questions or need to contact us, please do not hesitate to call Zhongping (John) Xu at (949) 724-2338.

Sincerely,

A handwritten signature in black ink, appearing to read "Christopher Herre". The signature is fluid and cursive, with a large initial "C" and "H".

CHRISTOPHER HERRE
Branch Chief, Local Development/Intergovernmental Review

c: Terry Roberts, Office of Planning and Research

DEPARTMENT OF TRANSPORTATION

District 12
3337 Michelson Drive, Suite 380
Irvine, CA 92612-8894
Tel: (949) 724-2267
Fax: (949) 724-2592



*Flex your power!
Be energy efficient!*

FAX & MAIL**June 21, 2010**

Ms. Sun-Sun Murillo
City of Irvine
Community Development Department
P.O. Box 19575
Irvine, California 92623-9575

File: IGR/CEQA
SCH #: 2010051012
Log #: 2507C
I-405

Subject: William Lyon Homes Vista Verde Residential Project

Dear Ms. Murillo:

Thank you for the opportunity to review and comment on the Preliminary Traffic Data including Traffic Counts, Trip Generation and Trip Distribution. The proposed project includes a General Plan Amendment, Zone Change, Tentative Tract Map, Master Plan and Park Plan to allow for the demolition of former Vista Verde Elementary School and the development of up to 66 detached single-family homes on approximately 8.47 gross acres. The project site is located at 5144 Michelson Drive in University Park (Planning Area 20) in the City of Irvine.

The California Department of Transportation (Department), District 12 is a commenting agency on this project, and has the following comments:

1. Based on the information provided, the HCM analysis we previously requested in our letter dated June 2, 2010 is no longer required for the intersections of I-405 ramps at Jeffrey Road/University Drive, because the project is expected to contribute minimal number of trips to these facilities. The upcoming Draft EIR should include language stating that the minimal trips generated from the proposed project are not likely to result in significant traffic impacts at these locations.
2. The Department would still like to request HCM analysis for the intersections of I-405 ramps at Culver Drive.

Please continue to keep us informed of this project and any future developments, which could potentially impact the State Transportation Facilities. If you have any questions or need to contact us, please do not hesitate to call Zhongping (John) Xu at (949) 724-2338.

Sincerely,

A handwritten signature in black ink, appearing to read "Christopher Herre".

CHRISTOPHER HERRE
Branch Chief, Local Development/Intergovernmental Review

DEPARTMENT OF TRANSPORTATION

District 12
3337 Michelson Drive, Suite 380
Irvine, CA 92612-8894
Tel: (949) 724-2267
Fax: (949) 724-2592



*Flex your power!
Be energy efficient!*

FAX & MAIL**July 6, 2010**

Ms. Sun-Sun Murillo
City of Irvine
Community Development Department
P.O. Box 19575
Irvine, California 92623-9575

File: IGR/CEQA
SCH #: 2010051012
Log #: 2507D
I-405

Subject: William Lyon Homes Vista Verde Residential Project

Dear Ms. Murillo:

Thank you for the opportunity to review and comment on the Preliminary Traffic Data including Traffic Counts, Trip Generation and Trip Distribution. The proposed project includes a General Plan Amendment, Zone Change, Tentative Tract Map, Master Plan and Park Plan to allow for the demolition of former Vista Verde Elementary School and the development of up to 66 detached single-family homes on approximately 8.47 gross acres. The project site is located at 5144 Michelson Drive in University Park (Planning Area 20) in the City of Irvine.

The California Department of Transportation (Department), District 12 is a commenting agency on this project, and has the following comments:

1. Upon further review of the traffic data provided, the Department agrees that HCM analysis is no longer required for I-405 ramp intersections at Culver Drive, as the proposed project is not expected to have significant impacts at these intersections.
2. For all future development projects, coordination with the Department needs to occur to determine the appropriate methodology for the Traffic Impact Study before scope of the study is established.

Please continue to keep us informed of this project and any future developments, which could potentially impact the State Transportation Facilities. If you have any questions or need to contact us, please do not hesitate to call Zhongping (John) Xu at (949) 724-2338.

Sincerely,

A handwritten signature in black ink, appearing to read "Christopher Herre".

CHRISTOPHER HERRE
Branch Chief, Local Development/Intergovernmental Review



ARNOLD SCHWARZENEGGER
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



CYNTHIA BRYANT
DIRECTOR

Notice of Preparation

May 6, 2010

To: Reviewing Agencies
Re: William Lyon Homes' Vista Verde Residential Project
SCH# 2010051011

Attached for your review and comment is the Notice of Preparation (NOP) for the William Lyon Homes' Vista Verde Residential Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Bill Rodrigues
City of Irvine
One Civic Center Plaza
Irvine, CA 92623-9575

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Acting Director

Attachments
cc: Lead Agency

) **Document Details Report**
State Clearinghouse Data Base)

SCH# 2010051011
Project Title William Lyon Homes' Vista Verde Residential Project
Lead Agency Irvine, City of

Type NOP Notice of Preparation
Description The applicant seeks approvals to develop the site with up to 66 detached single-family homes on approximately 8.47 gross acres. Applications submitted in support of the project include a General Plan Amendment, Zone Change, Tentative Tract Map, Master Plan, and Park Plan.

Lead Agency Contact

Name Bill Rodrigues
Agency City of Irvine
Phone (949) 724-6359 **Fax**
email
Address One Civic Center Plaza
City Irvine **State** CA **Zip** 92623-9575

Project Location

County Orange
City Irvine
Region
Cross Streets Michelson and Rosa Drew Lane
Lat / Long
Parcel No. 453-150-01
Township **Range** **Section** **Base**

Proximity to:

Highways I-405
Airports John Wayne
Railways
Waterways San Diego Creek
Schools Elementary School
Land Use GP: Institutional - Educational Facilities
Z: 6.1 Institutional

Project Issues Aesthetic/Visual; Air Quality; Biological Resources; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Traffic/Circulation; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 5; Native American Heritage Commission; California Highway Patrol; Caltrans, District 12; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 8

Date Received 05/06/2010 **Start of Review** 05/06/2010 **End of Review** 06/07/2010



May 17, 2010

City Of Irvine
Community Development Department
PO BOX 19575
Irvine, CA 92623-9575
Bill Rodrigues, A/CP

Subject: Service Information Request for William Lyon Homes Vista Verde Residential Project Initial Study / Environmental impact Report.

Dear Mr. Rodrigues:

In response to your letter dated April 1, 2010 in which you referenced the initial Study/Environmental Impact Report (IS/EIR) for the proposed development William Lyon Homes –Vista Verde Project.

Cox Communications currently provides Video, Data and telephone service to the South Orange County area. We are proud to provide world class service to the community of Irvine and look forward to the opportunity to service your proposed new development.

I have reviewed the proposed project site located in the University Park (PA 20) portion of Irvine at 5144 Michelson Drive, west of Rosa Drew Lane. Cox Communications had previously made arrangements and designed our plant to service the Vista Verde School site. Servicing your proposed 66 detached single-family residential community will of course require a design change but will pose no problems or issues. We have a node located on Michelson Drive at the North/West corner of the proposed development. The node location currently feeds 558 homes. We are equipped to add facilities and reduce the number of homes per node should that be required in the future.

Cox Communications has designed its fiber network in anticipation of new developments. Our existing facilities are adequate to maintain an excellent level of service throughout the project area.

Cox Communications looks forward to the opportunity to servicing the new William Lyon Homes Vista Verde Residential Community in the near future. If you have any further questions or require additional information, please contact me at (949) 546-2805 or electronic mail steven.weibel@cox.com

Regards,

Steve Weibel, Construction Supervisor
Cox Communications



ORANGE COUNTY FIRE AUTHORITY

P.O. Box 57115, Irvine, CA 92619-7115 • 1 Fire Authority Rd., Irvine, CA 92602

Chip Prather, Fire Chief

(714) 573-6000

May 18, 2010

City of Irvine
One Civic Center Plaza
Irvine, CA 92623-9575
Attn: Bill Rodrigues, Planner

SUBJECT: Vista Verde NOP

Dear Sir(s):

Thank you for the opportunity to review the subject document. The Orange County Fire Authority requests the following mitigations:

- All traffic signals on public access ways shall include the installation of optical preemption devices.
- All electrically operated gates shall include the installation of optical preemption devices.
- Prior to approval of any subdivision or comprehensive plan approval for the project, the designated site developer shall enter into a Secured Fire Protection Agreement with the Orange County Fire Authority.

This Agreement shall specify the developer's pro-rata fair share funding of capital improvements necessary to establish adequate fire protection facilities and equipment, and/or personnel. Said agreement shall be reached as early as possible in the planning process, preferably for each phase or land use sector of the project, rather than on a parcel by parcel basis.

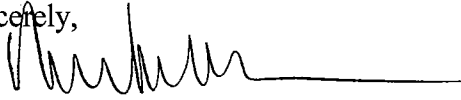
This agreement is typically entered into with developers on a project specific basis to contribute a pro rata share towards funding capital improvements necessary to establish adequate fire protection facilities and equipment. The Secured Fire Protection Agreement is not related to the provision of an "adequate tax base directed to the Structural Fire Fund to offset short and long range costs", but rather to mitigating the impact of a project on OCFA as it impacts capital and infrastructure needs.

Serving the Cities of: Aliso Viejo • Buena Park • Cypress • Dana Point • Irvine • Laguna Hills • Laguna Niguel • Laguna Woods • Lake Forest • La Palma • Los Alamitos • Mission Viejo • Placentia • Rancho Santa Margarita • San Clemente • San Juan Capistrano • Seal Beach • Stanton • Tustin • Villa Park • Westminster • Yorba Linda • and Unincorporated Areas of Orange County

RESIDENTIAL SPRINKLERS AND SMOKE DETECTORS SAVE LIVES

In conclusion, we would like to point out that all standard conditions with regard to development, including water supply, built in fire protection systems, road grades and width, access, building materials, and the like will be applied to this project at the time of plan submittal. Please contact me at 714-573-6199 if you need further information on this matter.

Sincerely,



Michele Hernandez
Management Analyst, Strategic Services

Serving the Cities of: Aliso Viejo • Buena Park • Cypress • Dana Point • Irvine • Laguna Hills • Laguna Niguel • Laguna Woods • Lake Forest • La Palma • Los Alamitos • Mission Viejo • Placentia • Rancho Santa Margarita • San Clemente • San Juan Capistrano • Seal Beach • Stanton • Tustin • Villa Park • Westminster • Yorba Linda • and Unincorporated Areas of Orange County

RESIDENTIAL SPRINKLERS AND SMOKE DETECTORS SAVE LIVES



Irvine Unified School District
CONSTRUCTION AND FACILITIES

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

May 18, 2010

Mr. Bill Rodrigues, AICP
City of Irvine
Community Development Department
PO Box 19575
Irvine, CA 92623-9575

**SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL
IMPACT REPORT
WILLIAM LYON HOMES VISTA VERDE RESIDENTIAL PROJECT**

Dear Mr. Rodrigues:

Thank you for the opportunity to respond to the impacts of this project on the Irvine Unified School District (District). Below is our response on the impacts this project development will have on our district:

1. This project lies within the attendance boundary of the Irvine Unified School District.
2. The assigned schools and available capacity are listed below:

SCHOOL	DISTANCE FROM PROJECT	CURRENT CAPACITY	CURRENT ENROLLMENT	AVAILABLE SEATS
University Park	1.3 miles	702	560	142
Rancho San Joaquin	.3 miles	956	877	79
University High	2.3 miles	2,409	2,409	-0-

BOARD OF EDUCATION

GAVIN HUNTLEY-FENNER, Ph.D. / SUE KUWABARA / CAROLYN McINERNEY / MIKE PARHAM / SHARON WALLIN
GWEN E. GROSS, Ph.D., Superintendent of Schools

LISA HOWELL, Assistant Superintendent, Business Services / CASSIE PARHAM, Assistant Superintendent, Education Services / TERRY WALKER, Assistant Superintendent, Human Resources

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

Mr. Bill Rodrigues
May 18, 2010
Page 2

3. This project is anticipated to generate additional K-12 students. The student generation factor used to estimate the enrollment from this project is derived from the existing surrounding community:

GRADE LEVEL	PROPOSED UNITS	UNIVERSITY PARK SGR	ESTIMATED STUDENTS GENERATED
K-6	66	0.178	12
7-8	66	0.075	5
9-12	66	0.173	11
TOTAL	66	0.427	28

4. At this time, the District does not anticipate the need for new elementary and middle school facilities. Although, the high school assigned to this project is currently impacted and at capacity. Relocatable classrooms may be necessary to house the students generated from this project.
5. The District currently charges Level 2 Developer Fees, as required by law and, as a result, on March 16, 2010 the IUSD Board of Education adopted the Developer Fee Justification Study. The amount required is \$5.22 per residential square foot and \$0.47 per commercial / industrial square foot.

If you need additional information or have any questions, please call me at (949) 936-5308.

Sincerely,



Lorrie Ruiz
Assistant Director, Facilities Planning

- C: Gwen Gross, Superintendent, IUSD
Lisa Howell, Assistant Superintendent/CFO, IUSD
Lloyd Linton, Director, Facilities & Construction Services, IUSD

CALIFORNIA ENERGY COMMISSION

1516 NINTH STREET
SACRAMENTO, CA 95814-5512
www.energy.ca.gov



May 20, 2010

Bill Rodrigues
City of Irvine
One Civic Center Plaza
Irvine, CA 92623

Dear Mr. Rodrigues:

The California Energy Commission has received the City of Irvine's Notice of Preparation titled William Lyon Homes' Vista Verde Residential Project, SCH 2010051011 that was submitted on 5/6/2010 for comments due by 6/7/2010. After careful review, the Energy Commission has found the following:

We would like to assist in reducing the energy usage involved in your project. Please refer to the enclosed Appendix F of the California Environmental Quality Act for how to achieve energy conservation.

In addition, the Energy Commission's *Energy Aware Planning Guide* is also available as a tool to assist in your land use planning. For further information on how to utilize this guide, please visit www.energy.ca.gov/energy_aware_guide/index.html.

Thank you for providing us the opportunity to review/comment on your project. We hope that our comments will be helpful in your environmental review process.

If you have any further questions, please call Gigi Tien at (916) 651-0566.

Sincerely,

A handwritten signature in blue ink that reads "Bill Pfanner".

BILL PFANNER
Supervisor, Local Energy & Land Use Assistance Unit
Special Projects Office
Fuels and Transportation Division
California Energy Commission
1516 Ninth Street, MS 23
Sacramento, CA 95814

Enclosure

Appendix F

ENERGY CONSERVATION

I. Introduction

The goal of conserving energy implies the wise and efficient use of energy. The means of achieving this goal include:

- (1) decreasing overall per capita energy consumption,
- (2) decreasing reliance on natural gas and oil, and
- (3) increasing reliance on renewable energy sources.

In order to assure that energy implications are considered in project decisions, the California Environmental Quality Act requires that EIRs include a discussion of the potential energy impacts of proposed projects, with particular emphasis on avoiding or reducing inefficient, wasteful and unnecessary consumption of energy.

Energy conservation implies that a project's cost effectiveness be reviewed not only in dollars, but also in terms of energy requirements. For many projects, lifetime costs may be determined more by energy efficiency than by initial dollar costs.

II. EIR Contents

Potentially significant energy implications of a project should be considered in an EIR. The following list of energy impact possibilities and potential conservation measures is designed to assist in the preparation of an EIR. In many instances, specific items may not apply or additional items may be needed.

A. Project Description may include the following items:

1. Energy consuming equipment and processes which will be used during construction, operation, and/or removal of the project. If appropriate, this discussion should consider the energy intensiveness of materials and equipment required for the project.
2. Total energy requirements of the project by fuel type and end use.
3. Energy conservation equipment and design features.
4. Initial and life-cycle energy costs or supplies.
5. Total estimated daily trips to be generated by the project and the additional energy consumed per trip by mode.

B. Environmental Setting may include existing energy supplies and energy use patterns in the region and locality.

C. Environmental Impacts may include:

1. The project's energy requirements and its energy use efficiencies by amount and fuel type for each stage of the project's life cycle including construction, opera-

tion, maintenance and/or removal. If appropriate, the energy intensiveness of materials may be discussed.

2. The effects of the project on local and regional energy supplies and on requirements for additional capacity.
3. The effects of the project on peak and base period demands for electricity and other forms of energy.
4. The degree to which the project complies with existing energy standards.
5. The effects of the project on energy resources.
6. The project's projected transportation energy use requirements and its overall use of efficient transportation alternatives.

D. Mitigation Measures may include:

1. Potential measures to reduce wasteful, inefficient and unnecessary consumption of energy during construction, operation, maintenance and/or removal. The discussion should explain why certain measures were incorporated in the project and why other measures were dismissed.
2. The potential of siting, orientation, and design to minimize energy consumption, including transportation energy.
3. The potential for reducing peak energy demand.
4. Alternate fuels (particularly renewable ones) or energy systems.
5. Energy conservation which could result from recycling efforts.

E. Alternatives should be compared in terms of overall energy consumption and in terms of reducing wasteful, inefficient and unnecessary consumption of energy.

F. Unavoidable Adverse Effects may include wasteful, inefficient and unnecessary consumption of energy during the project construction, operation, maintenance and/or removal that cannot be feasibly mitigated.

G. Irreversible Commitment of Resources may include a discussion of how the project preempts future energy development or future energy conservation.

H. Short-Term Gains versus Long-Term Impacts can be compared by calculating the energy costs over the lifetime of the project.

I. Growth Inducing Effects may include the estimated energy consumption of growth induced by the project.



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



May 20, 2010

City of Irvine
P.O. Box 19575
Irvine, CA 92623-9575

Attention: Bill Rodrigues

Subject: EIR for William Lyon Homes' Vista Verde Residential Project.

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

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Simonoff".

Paul Simonoff
Technical Services Supervisor
Orange Coast Region - Anaheim

PS/mr
eir02.doc



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

May 21, 2010

Mr. Bill Rodrigues, AICP, Senior Planner
City of Irvine
Community Development Department
PO Box 19575
Irvine, CA 92623

Dear Mr. Rodrigues:

Notice of Preparation of a Draft Environmental Impact Report (Draft EIR) for the William Lyon Homes' Vista Verde Residential Project

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The SCAQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft environmental impact report (EIR). Please send the SCAQMD a copy of the Draft EIR upon its completion. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality analysis and electronic versions of all air quality modeling and health risk assessment files. Electronic files include spreadsheets, database files, input files, output files, etc., and does not mean Adobe PDF files. Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. Alternatively, the lead agency may wish to consider using the California Air Resources Board (CARB) approved URBEMIS 2007 Model. This model is available on the SCAQMD Website at: www.urbemis.com.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has developed a methodology for calculating PM_{2.5} emissions from construction and operational activities and processes. In connection with developing PM_{2.5} calculation methodologies, the SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD requests that the lead agency quantify PM_{2.5} emissions and compare the results to the recommended PM_{2.5} significance thresholds. Guidance for calculating PM_{2.5} emissions and PM_{2.5} significance thresholds can be found at the following internet address:
http://www.aqmd.gov/ceqa/handbook/PM2_5/PM2_5.html.

Cleaning the air that we breathe..

In addition to analyzing regional air quality impacts the SCAQMD recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized significance analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at <http://www.aqmd.gov/ceqa/handbook/LST/LST.html>.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis") can be found on the SCAQMD's CEQA web pages at the following internet address: http://www.aqmd.gov/ceqa/handbook/mobile_toxic/mobile_toxic.html. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

Mitigation Measures


In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the SCAQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additional mitigation measures can be found on the SCAQMD's CEQA web pages at the following internet address: www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html Additionally, SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/prdas/aqguide/aqguide.html>. In addition, guidance on siting incompatible land uses can be found in the California Air Resources Board's Air Quality and Land Use Handbook: A Community Perspective, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's World Wide Web Homepage (<http://www.aqmd.gov>).

The SCAQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. If you have any questions regarding this letter, please call Ian MacMillan, Program Supervisor, CEQA Section, at (909) 396-3244.

Sincerely,



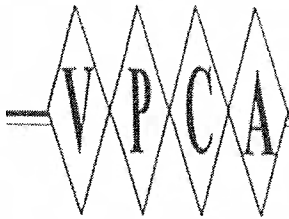
Ian MacMillan

Program Supervisor, CEQA Inter-Governmental Review
Planning, Rule Development & Area Sources

IM

ORC100507-01

Control Number



VILLAGE PARK COMMUNITY ASSOCIATION

A Planned Unit Development of 636 Homes

A California Corporation

May 25, 2010

Mr. Steven A. Weiss
Principal Planner
Community Development Dept.
City of Irvine
P.O. Box 19575
Irvine, CA 92623-9575

Subject: Vista Verde School Site EIR

Dear Steve:

The Vista Verde school site was part of the master plan of development for University Park. It provides several acres of public open space with landscaped setbacks from the public sidewalks of over 100 feet. **The loss of this public open space is a major adverse impact to the University Park community and should be specifically addressed in the EIR.**

The University Park area has a population of about 10,000 people.* The most significant way in which most of these people will experience the proposed residential development is when they pass by it on Michelson Drive and view the landscaped setback. Many streets in the area of the project site (e.g., Michelson, Yale, and Rosa Drew) have landscape setbacks from the public sidewalk that are often more than 100 feet and average at least 30 feet. A modest mitigation measure for the loss of open space on the project site is to at least match the existing average landscape setbacks in the area.

The landscape setbacks of the project site from the public sidewalk to the common wall along Michelson and Rosa Drew should be at least 30 feet. The existing plan submitted by the developer has setbacks that are less than this. **Thus, the alternative development plan evaluated in the EIR should include landscape setbacks of at least 30 feet from the public sidewalk to the common wall.**

Yours truly,

Frank McGill
VPCA Civic Affairs Liaison

cc: VPCA Board of Directors

*NOTE: Within the five community associations in the University Park area there are 2,458 single-family homes: Village Park: 636, Parkcrest: 98, Terrace; 507, Parkside; 246, University; 971. Additionally, there are apartments and condos.



Department of Toxic Substances Control



Linda S. Adams
Secretary for
Environmental Protection

Maziar Movassaghi, Acting Director
5796 Corporate Avenue
Cypress, California 90630

Arnold Schwarzenegger
Governor

May 28, 2010

Mr. Bill Rodrigues, AICP, Senior Planner
City of Irvine
One Civic Center Plaza
Irvine, California 92623-9575

NOTICE OF PREPARATION (NOP) FOR WILLIAM LYON HOMES VISTA VERDE RESIDENTIAL PROJECT (SCH# 2010051011), ORANGE COUNTY

Dear Mr. Rodrigues:

The Department of Toxic Substances Control (DTSC) has received your submitted Notice of Preparation of a draft Environmental Impact Report for the above-mentioned project. The following project description is stated in your document: "The project site consists of an approximately 8.5-acre parcel located at 5144 Michelson Drive, the site of the former Vista Verde Elementary School in the village of University Park (Planning Area 20), Irvine, California. The applicant seeks approval to develop the site with up to 66 detached single-family homes. Applications submitted in support of the project include a General Plan Amendment, Zone Change, Tentative Tract Map, Master Plan, and Park Plan. The project site is the former Vista Verde Elementary School, currently owned by Irvine Unified School District (IUSD). Although unoccupied, the project site is currently developed as an elementary school facility. The site is located in a predominantly residential area adjacent to a private neighborhood park. Surrounding land uses include Michelson Drive, residences, and Rancho San Joaquin Middle School on the north, Rosa Drew Lane, Dave Robins Park, and recreation center on the south, Rosa Drew Lane and Parkwood Apartments on the east, and single-family residences on the west. The rear yards of the single-family homes along Cottonwood abut the project site on the west. Overall, the site is relatively flat".

Based on the review of the submitted document DTSC has the following comments:

- 1) The EIR should evaluate whether conditions within the Project Area may pose a threat to human health or the environment. Following are the databases of some of the regulatory agencies:

- National Priorities List (NPL): A list maintained by the United States Environmental Protection Agency (U.S.EPA).
 - Envirostor (formerly CalSites): A Database primarily used by the California Department of Toxic Substances Control, accessible through DTSC's website (see below).
 - Resource Conservation and Recovery Information System (RCRIS): A database of RCRA facilities that is maintained by U.S. EPA.
 - Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS): A database of CERCLA sites that is maintained by U.S.EPA.
 - Solid Waste Information System (SWIS): A database provided by the California Integrated Waste Management Board which consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations.
 - GeoTracker: A List that is maintained by Regional Water Quality Control Boards.
 - Local Counties and Cities maintain lists for hazardous substances cleanup sites and leaking underground storage tanks.
 - The United States Army Corps of Engineers, 911 Wilshire Boulevard, Los Angeles, California, 90017, (213) 452-3908, maintains a list of Formerly Used Defense Sites (FUDS).
- 2) The EIR should identify the mechanism to initiate any required investigation and/or remediation for any site within the proposed Project Area that may be contaminated, and the government agency to provide appropriate regulatory oversight. If necessary, DTSC would require an oversight agreement in order to review such documents.
- 3) Any environmental investigations, sampling and/or remediation for a site should be conducted under a Workplan approved and overseen by a regulatory agency that has jurisdiction to oversee hazardous substance cleanup. The findings of any investigations, including any Phase I or II Environmental Site Assessment Investigations should be summarized in the document. All sampling results in which hazardous substances were found above regulatory standards should be clearly summarized in a table. All closure, certification or remediation approval reports by regulatory agencies should be included in the EIR.

- 4) If buildings, other structures, asphalt or concrete-paved surface areas are being planned to be demolished, an investigation should also be conducted for the presence of other hazardous chemicals, mercury, and asbestos containing materials (ACMs). If other hazardous chemicals, lead-based paints (LPB) or products, mercury or ACMs are identified, proper precautions should be taken during demolition activities. Additionally, the contaminants should be remediated in compliance with California environmental regulations and policies.
- 5) Future project construction may require soil excavation or filling in certain areas. Sampling may be required. If soil is contaminated, it must be properly disposed and not simply placed in another location onsite. Land Disposal Restrictions (LDRs) may be applicable to such soils. Also, if the project proposes to import soil to backfill the areas excavated, sampling should be conducted to ensure that the imported soil is free of contamination.
- 6) Human health and the environment of sensitive receptors should be protected during any construction or demolition activities. If necessary, a health risk assessment overseen and approved by the appropriate government agency should be conducted by a qualified health risk assessor to determine if there are, have been, or will be, any releases of hazardous materials that may pose a risk to human health or the environment.
- 7) If it is determined that hazardous wastes are, or will be, generated by the proposed operations, the wastes must be managed in accordance with the California Hazardous Waste Control Law (California Health and Safety Code, Division 20, Chapter 6.5) and the Hazardous Waste Control Regulations (California Code of Regulations, Title 22, Division 4.5). If it is determined that hazardous wastes will be generated, the facility should also obtain a United States Environmental Protection Agency Identification Number by contacting (800) 618-6942. Certain hazardous waste treatment processes or hazardous materials, handling, storage or uses may require authorization from the local Certified Unified Program Agency (CUPA). Information about the requirement for authorization can be obtained by contacting your local CUPA.
- 8) DTSC can provide cleanup oversight through an Environmental Oversight Agreement (EOA) for government agencies that are not responsible parties, or a Voluntary Cleanup Agreement (VCA) for private parties. For additional information on the EOA or VCA, please see www.dtsc.ca.gov/SiteCleanup/Brownfields, or contact Ms. Maryam Tasnif-Abbasi, DTSC's Voluntary Cleanup Coordinator, at (714) 484-5489.

Mr. Bill Rodrigues
May 28, 2010
Page 4

If you have any questions regarding this letter, please contact me at rahmed@dtsc.ca.gov, or by phone at (714) 484-5491.

Sincerely,



Greg Holmes
Unit Chief
Brownfields and Environmental Restoration Program

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044
state.clearinghouse@opr.ca.gov.

CEQA Tracking Center
Department of Toxic Substances Control
Office of Environmental Planning and Analysis
P.O. Box 806
Sacramento, California 95812
ADelacr1@dtsc.ca.gov

CEQA # 2919

ParkSide

COMMUNITY ASSOCIATION

June 1, 2010

Mr. Bill Rodrigues
Senior Planner – Community Development
City of Irvine
P.O. Box 19575
Irvine, CA 92623-9575

Subject: May 19th City of Irvine Environmental Impact Report Scoping Session for the William Lyon Homes' Vista Verde Residential Project

Dear Mr. Rodrigues:

The William Lyon Homes ("Lyon") development applications seek to change the land use designation for the 8.47 acre former Vista Verde school site from Institutional to Medium Density Residential, and increase the Planning Area 20 residential intensity cap by 66 units to accommodate a single family home development without on-site recreation or adjacent off-site park enhancements. Parkside is the adjacent HOA.

Lyon and Parkside are cooperating on a 54-home low density alternative that involves annexation, park enhancements, and shared use, and it is our understanding that this 54 unit alternative will be included within the scope of the Vista Verde project EIR.

Parkside requests that the EIR include the following analysis:

- The impact of inserting a medium density tract into a low density context. We would like the analysis to tabulate all existing U.P. single family home tracts and classify them by density and open space ratios. The impacts discussion should address change of neighborhood character and the original intent of the U.P. master plan.
- The new load on nearby recreational amenities. We would like the analysis to make realistic assumptions about how the new residents will use recreational amenities in the area if they have none of their own. The analysis should distinguish the nearby amenities on the basis of whether they are gated or ungated, patrolled (like most apartments) or unattended (like most tracts), and within walking distance versus driving distance. The analysis should recognize that people will use amenities that are convenient and accessible, even if they are not authorized to do so.
- The total amount of recreational amenities. We would like the analysis to account for the replacement of the Vista Verde fields, courts, and playgrounds with homes as a de facto loss of recreational amenities. The analysis should quantify the difference in "level of service" that U.P. residents will experience as a result.

- The impact of timing changes in traffic patterns. We would like the analysis to address not only the quantity of trips, but the change in the timing of trips. The analysis should pay attention to what happens during Rancho Middle School start and end times, not just what happens during the standard traffic study a.m. and p.m. peak hours. The discussion should address the dysfunctional turning conditions and street parking during "school peaks" at the unsignalized and closely-spaced intersections along Michelson at Yale, Royce, Rancho, and Rosa Drew, even though those conditions may not technically qualify as intersection and street segment failures.
- The compatibility of the new setbacks with the existing adjacent homes and the U.P. character. We would like the analysis to address the impact of the project's new setbacks and grade changes on the Cottonwood Lane homes, which back up to the Vista Verde fields. The analysis should also compare the size, variety, and treatment of the perimeter setbacks with those of other tracts in U.P..

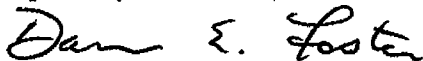
For the benefit of the EIR consultant and staff, we also provide a short background on the U.P. neighborhood and the Parkside tract:

University Park ("U.P.") is a mature community developed 35+ years ago as part of a village master plan that included the Vista Verde school site as one of three public schools within U.P. Prior to its closing, the U.P. community (especially those residents immediately adjacent to Vista Verde) enjoyed Vista Verde as a tremendous neighborhood asset. It provided: 1) an immediately adjacent elementary/intermediate school in walking distance for Parkside families and their children that scored above all district averages (unlike the remaining elementary school), and 2) publically accessible open space, athletic fields, courts for recreational activities and tot-lot equipment for the surrounding residents (especially those residents of the Parkwood Apartments that do not have any tot lot equipment for its residents on-site). The two immediately adjacent single family communities (Parkside and The Terrace), as well as the next closest (Village Park), are all zoned "Low Density Residential". The Terrace at 6.4 units/acre reflects the highest density of these three aforementioned neighboring communities.

Unlike the mid-1990's Broadleaf infill development (located at Yale and Royce), this is not a situation where there is a small vacant privately held parcel for development. This is a situation, where a valuable community asset comprising a public school/open space/recreational facilities is being sold by the IUSD to a private party for profit which will materially change the fabric of the U.P. village concept that 2,458 U.P. homeowners bought into.

Given that Parkside is located immediately adjacent to the Vista Verde site it is the party that will be most impacted by any proposed land use change and development. As such, Parkside wants to ensure the City of Irvine will carefully consider how any proposed land use change and redevelopment will either negatively or positively impact the fabric of the U.P. community master plan and existing property values.

Respectfully submitted,



Darren Foster
Parkside Community Association - President

Copy: City Council
IUSD Board
Planning Commission
City Manager



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

June 2, 2010

Bill Rodrigues, Senior Planner
City of Irvine
One Civic Center Plaza
P.O. Box 19575
Irvine, CA 92623-9575

Subject: William Lyon Homes Vista Verde Residential Project

Dear Mr. Rodrigues:

Thank you for the opportunity to review the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the William Lyon Homes Vista Verde Residential Project. The proposed project area is not located within the Noise Impact Zones, Clear Zone, or Height Restriction Zone for John Wayne Airport (JWA). Therefore, the Airport Land Use Commission (ALUC) for Orange County has no comment on this NOP related to land use, noise or safety compatibility with the *Airport Environs Land Use Plan (AELUP) for JWA*.

Although the proposed development is located outside of the Airport Planning Area for JWA, please be aware that development proposals which include the construction or alteration of a structure more than 200 feet above ground level, require filing with the Federal Aviation Administration (FAA). Projects meeting this threshold must comply with procedures provided by Federal and State law, with the referral requirements of the ALUC, and with all conditions of approval imposed or recommended by the FAA and ALUC including filing a Notice of Proposed Construction or Alteration (FAA Form 7460-1). The DEIR should address these requirements if building heights in excess of 200 feet above ground level are to be permitted under the proposed General Plan and Zoning designations for this project site.

In addition, the DEIR should identify if the project allows for heliports as defined in the *Orange County AELUP for Heliports*. Should the development of heliports occur within your jurisdiction, proposals to develop new heliports must be submitted through the city to the ALUC for review and action pursuant to Public Utilities Code Section 21661.5. Proposed heliport projects must comply fully with the state permit procedure provided by law and with all conditions of approval imposed or recommended by FAA, by the ALUC for Orange County and by Caltrans/Division of Aeronautics.

Thank you again for the opportunity to comment on the NOP. Please contact Lea Umnas at (949) 252-5123 or via email at lumnas@ocair.com should you have any questions related to the ALUC.

Sincerely,

Kari A. Rigoni
Executive Officer

DEPARTMENT OF TRANSPORTATION

District 12

3337 Michelson Drive, Suite 380

Irvine, CA 92612-8894

Tel: (949) 724-2267

Fax: (949) 724-2592



*Flex your power!
Be energy efficient!*

Post-it® Fax Note	7671	Date	6/2/10	# of pages	2
To	Bill Rodriguez		From	John Xu	
Co./Dept.	Irvine		Co.	Caltrans	
Phone #		Phone #	949-724-2338		
Fax #	949-724-6440		Fax #		

June 2, 2010

Mr. Bill Rodriguez
City of Irvine
Community Development Department
P.O. Box 19575
Irvine, California 92623-9575

File: IGR/CEQA
SCH #: 2010051011
Log #: 2508
I-5, I-405

Subject: William Lyon Homes' Vista Verde Residential Project

Dear Mr. Rodriguez:

Thank you for the opportunity to review and comment on the **Notice of Preparation and Initial Study for the William Lyon Homes' Vista Verde Residential Project**. The proposed project includes a General Plan Amendment, Zone Change, Tentative Tract Map, Master Plan and Park Plan to allow for the demolition of former Vista Verde Elementary School and the development of up to 66 detached single-family homes on approximately 8.47 gross acres. The project site is located at 5144 Michelson Drive in University Park (Planning Area 20) in the City of Irvine.

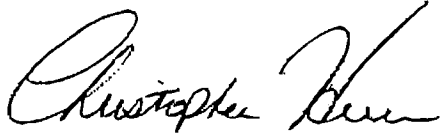
The California Department of Transportation (Department), District 12 is a commenting agency on this project, and has the following comments:

1. The upcoming Traffic Impact Study should analyze the project's impacts on State facilities, specifically the intersections of I-405 ramps at Jeffrey Road/University Drive and I-405 ramps at Culver Drive. The Department's Traffic Operations Branch requests all applicants to use the method outlined in the latest version of the Highway Capacity Manual (HCM) when analyzing traffic impacts on State Transportation Facilities. The use of HCM is preferred by the Department because it is an operational analysis as opposed to the Intersection Capacity Utilization (ICU) method, which is a planning analysis. In the case of projects that have direct impacts on State Facilities, the Department recommends that the traffic impact analysis be based on HCM method. Should the project require an encroachment permit, Traffic Operations may find the Traffic Impact Study based on ICU methodology inadequate resulting in possible delay or denial of a permit by the Department. All input sheets, assumptions and volumes on State Facilities including ramps and intersection analysis should be submitted to the Department for review and approval. The EIR should include appropriate mitigation measures to offset any potential impacts.

The traffic impact on the state transportation system should be evaluated based on the Department's Guide for the Preparation of Traffic Impact Studies which is available at: <http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf>.

Please continue to keep us informed of this project and any future developments, which could potentially impact the State Transportation Facilities. If you have any questions or need to contact us, please do not hesitate to call Zhongping (John) Xu at (949) 724-2338.

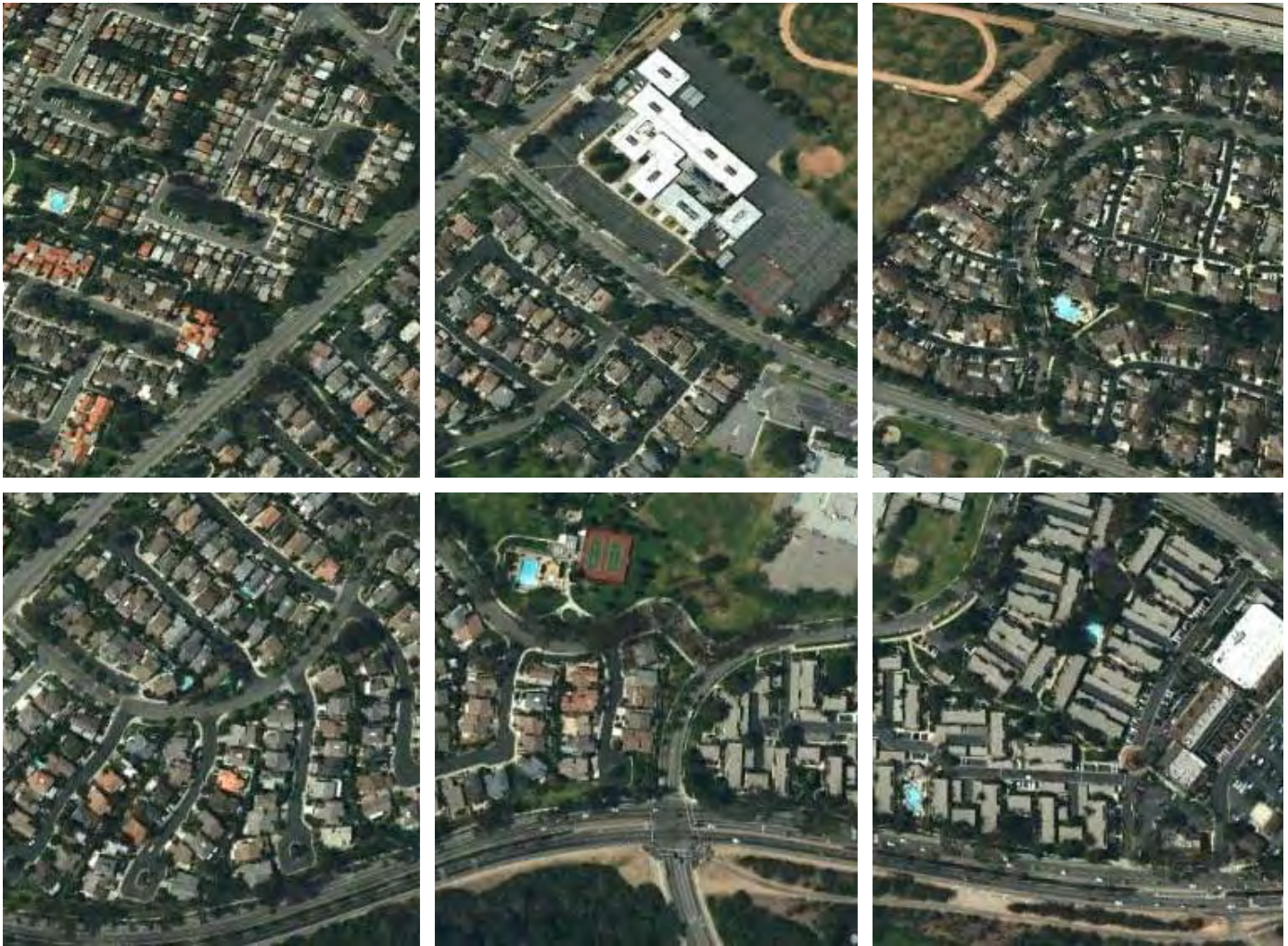
Sincerely,



CHRISTOPHER HERRE
Branch Chief, Local Development/Intergovernmental Review

c: Terry Roberts, Office of Planning and Research

A.2 - Initial Study



Initial Study and Environmental Evaluation Form William Lyon Homes Vista Verde Residential Project

City of Irvine ■ May 5, 2010



Michael Brandman Associates
220 Commerce, Suite 200
Irvine, CA 92602

CITY OF IRVINE

INITIAL STUDY AND ENVIRONMENTAL EVALUATION FORM

1. **Project Title:** William Lyon Homes' Vista Verde Residential Project.

2. **Lead Agency Name and Address:** City of Irvine, One Civic Center Plaza, Irvine, CA 92623-9575, Attn: Bill Rodrigues, AICP, Senior Planner (949) 724-6359

3. **Project Sponsor's Name and Address:** William Lyon Homes, 4490 Von Karman Avenue, Newport Beach, California 92660, Attn: Carl Morabito (949) 476-1361

4. **Project Location:** The project site consists of an approximately 8.5-acre parcel (453-150-01) located at 5144 Michelson Drive, the site of the former Vista Verde Elementary School, in the village of University Park (PA 20), Irvine, CA. Exhibit 1 identifies the Regional Location and Exhibit 2 depicts the Local Vicinity.

453-150-01

5. **General Plan Designations:**
 - a) Existing: Institutional – Educational Facilities
 - b) Proposed: Medium Density Residential

6. **Zoning Designations:**
 - a) Existing: 6.1 Institutional
 - b) Proposed: 2.3B Medium Density Residential

7. **Description of Project:** The applicant seeks approvals to develop the site with up to 66 detached single-family homes on approximately 8.47 gross acres. Vehicular access would be from an interior loop road that takes access from Michelson Drive, as shown in Exhibit 3. Applications submitted in support of the project include a General Plan Amendment, Zone Change, Tentative Tract Map, Master Plan, and Park Plan.

The General Plan Amendment and Zone change applications each propose to change the property's existing land use designation from Institutional to Residential, increase the

allowable number of residential units, and decrease the non-residential square footage limits, by amending, as needed, applicable tables and exhibits. The tentative tract map defines the size, shape, location, and orientation of lots proposed for residential development, landscape parcels, and roadways. The Master Plan establishes design relative to building size, height, and setbacks; residential floor plans; architectural elevations; parking; and landscaping. The Park Plan proposes payment of in-lieu fees to satisfy the proposal's community park obligation and payment of park in-lieu fees or developer-constructed improvements at the existing Dave Robins Park to fulfill the project's neighborhood park requirement. Project plans and elevations are available at the City of Irvine or at the City's website.

8. **Surrounding Land Uses and Setting:** The project site is the former Vista Verde Elementary School, currently owned by the Irvine Unified School District. Features of the site include a main school building, four portable classroom structures, playground areas, grass-covered areas, an athletic field and associated parking areas, as shown in Exhibit 4. The site is located in a predominantly residential area adjacent to a private neighborhood park.

Surrounding land uses include:

- North – Michelson Drive, residences, and Rancho San Joaquin Middle School
- South – Rosa Drew Lane, and Dave Robins Park and recreation center
- East – Rosa Drew Lane and Parkwood Apartments
- West – Single-family residences

The rear yards of the single-family homes along Cottonwood abut the project site on the west.

Overall, the site is relatively flat with an approximate elevation of 120 feet (AMSL). Soils include artificial fills underlain by native, older alluvium consisting of silty and clayey sands and sandy clays. Groundwater was encountered at approximately 45 feet below existing ground in April 2009 soil borings. Gentle slopes ranging from 3:1 to 4:1 in slope gradient and about 5 to 15 feet in height descend from the site to the adjacent streets and park site. The parking areas drain towards Michelson Drive while the asphalt and grass play areas surface drain to storm drain inlets to the south at Rosa Drew Lane.

Established trees including eucalyptus and pine are located on the site and around the site perimeter.

9. **Other public agencies whose approval is required:** None

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:

<u>X Aesthetics</u>	<u>Agriculture and Forestry Resources</u>	<u>X Air Quality</u>
<u>X Biological Resources</u>	<u>Cultural Resources</u>	<u>Geology/Soils</u>
<u>X Greenhouse Gas Emissions</u>	<u>Hazards & Hazardous Materials</u>	<u>Hydrology/Water Quality</u>
<u>X Land Use/Planning</u>	<u>Mineral Resources</u>	<u>X Noise</u>
<u>X Population/Housing</u>	<u>X Public Services</u>	<u>X Recreation</u>
<u>X Transportation/Traffic</u>	<u>Utilities/Service Systems</u>	<u>Mandatory Findings of X Significance</u>

Determination (to be completed by the lead agency):

On the basis of this initial study and environmental 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.	X
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
 Senior Planner

 Title

May 5, 2010

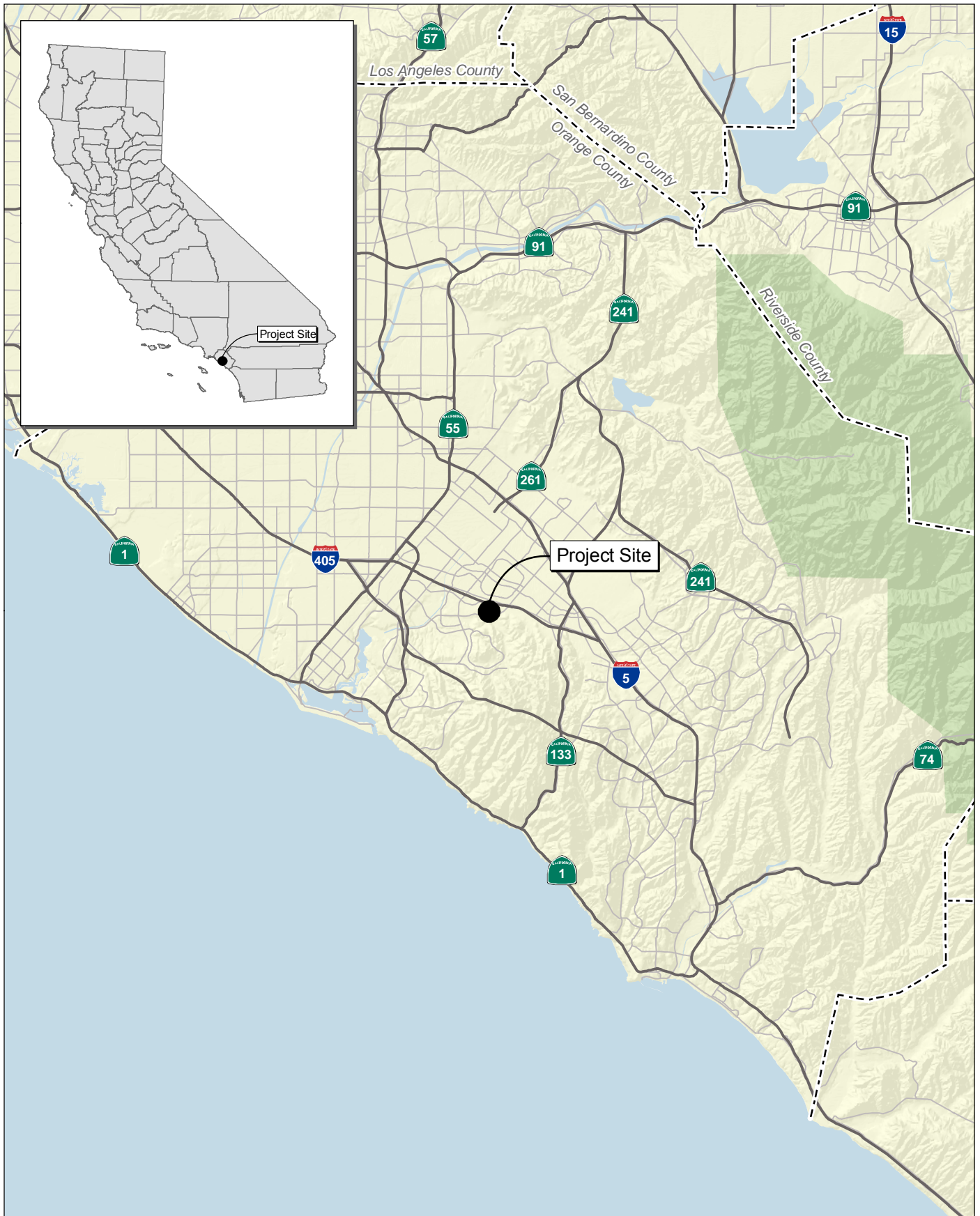
 Date
 City of Irvine

 For

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 will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of 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 (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
- 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. Section 1 5063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis 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 which 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.
- 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 significance.



Source: Census 2000 Data, The CaSIL, MBA GIS 2010.



Michael Brandman Associates

00060034 • 04/2010 | 1_regional.mxd

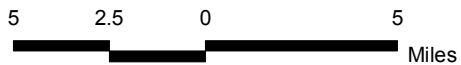
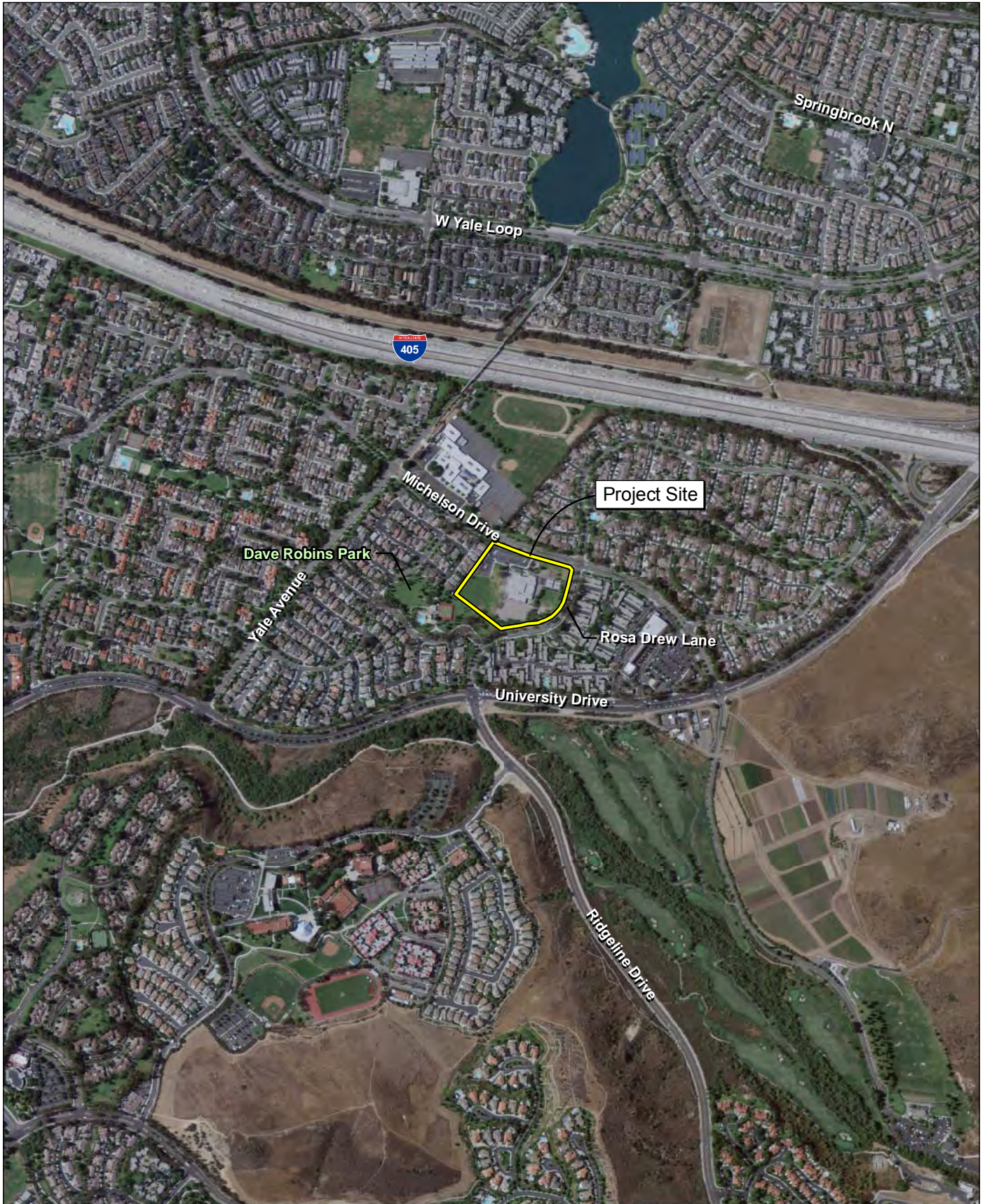
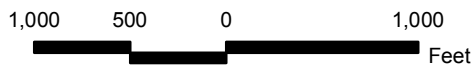


Exhibit 1 Regional Location Map

VISTA VERDE RESIDENTIAL DEVELOPMENT PROJECT
INITIAL STUDY



Source: Orange County NAIP, 2009. MBA GIS Data 2010.



Michael Brandman Associates

00060034 • 05/2010 | 2_local_aerial.mxd

Exhibit 2 Local Vicinity Map Aerial Base

VISTA VERDE RESIDENTIAL DEVELOPMENT PROJECT
INITIAL STUDY



Source: Charles Hartman and Associates, March 2010.



Michael Brandman Associates

00060034 • 04/2010 | 3_tentative_tract_map.cdr

LEGEND

- DOMESTIC WATER LINE (EXIST)
 - SANITARY SEWER LINE (EXIST)
 - STORM DRAIN LINE (EXIST)
 - STREET CENTER LINE
 - LOT LINE
 - EXISTING FIRE HYDRANT
 - EXISTING STREET LIGHT (PEDESTAL)
 - EXISTING STREET LIGHT (DBL. MAST-ARM)
 - EXISTING DOMESTIC WATER SERVICE
 - EASEMENT
 - TRACT BOUNDARY
 - PROPOSED LETTERED LOT
 - PROPOSED NUMBERED LOT
- SECTION SECTION #
PAGE #

**Exhibit 3
Tentative Tract Map**

VISTA VERDE RESIDENTIAL DEVELOPMENT PROJECT
INITIAL STUDY



Source: Google Earth Pro. MBA GIS Data, 2010.



Michael Brandman Associates

00060034 • 05/2010 | 4_existing_site_condition.mxd

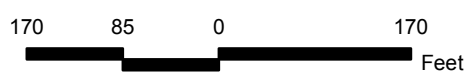


Exhibit 4 Existing Site Condition

VISTA VERDE RESIDENTIAL DEVELOPMENT PROJECT
INITIAL STUDY

ISSUES:

	Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
--	------------------------------------------------	------------------------------------------------------------------	----------------------------------------------	-----------------------

I.	<u>AESTHETICS</u>				
	Would the project:				
a)	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	The project site is the former Vista Verde Elementary School site, which is located within an urban setting. The site is not designated as a scenic resource within the City's General Plan and no impact on a scenic vista would occur. (Source: 3)				
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	There are no rock outcroppings or historic buildings on the project site. The site includes mature eucalyptus and pine trees, as well as other tree varieties, that contribute to the landscape character and aesthetic interest. The potential loss of existing trees on the site may have an adverse effect on the existing site character. The feasibility to relocate and/or the loss of existing trees will be further addressed in the EIR.				
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The project proposes the removal of existing school buildings, hardscape and parking areas, turf playfields and other landscaped areas, to be replaced with up to 66 single-family, two-story residences. Current views of the school grounds from surrounding residences and adjoining roads will be substantially altered with the introduction of homes on the site. This change in the visual character of the site and its surroundings will be evaluated in the EIR.				
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	The proposed residential project does not include expansive window areas or reflective glazing that might otherwise contribute to glare effects. Lighting will be typical of a single-family residential project, including residential lighting, streetlights, and security lighting in parking and common areas. No substantial light or glare effects will be created. Existing City standards and codes require light to be confined so that adjacent properties are protected from spillover light and glare. Therefore, impacts related to lighting and glare are considered to be less than significant. (Source: 2)				
II.	<u>AGRICULTURE AND FOREST RESOURCES</u>				
	<p>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.</p> <p>Would the project:</p>				
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 non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	The proposed project will not involve the conversion of farmland. The proposed project site is developed and was formerly occupied by the Vista Verde Elementary School. The site is not utilized for farmland purposes and is not zoned for agricultural uses. Therefore, the proposed project will have no impacts on agricultural resources (Source: 2, 3)				

ISSUES:

	Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
--	---------------------------------------	--------------------------------------------------------	-------------------------------------	---------------

b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
	The proposed project would not conflict with existing zoning for agricultural uses, or a Williamson Act contract. Therefore, no impacts will occur. (Source: 2, 3)				
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
	The proposed project would not conflict with existing zoning for forest land uses or timberland zoned Timberland Production. Therefore, no impacts will occur. (Source: 3, 8)				
d)	Result in the loss of forest land or conversion of forest land to non-forest use?				X
	The proposed project will not involve the conversion of forest land. The proposed project site is not utilized for forest use and is not zoned for forest uses. Therefore, the proposed project will have no impact on forestry resources. (Source: 3, 8)				
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or conversion of forest land to non-forest use?				X
	The proposed project site and surrounding areas are developed with primarily residential and park uses, and are not currently used as farmland. The proposed project will not have any impact on farmland or agricultural uses. Therefore, the project will have no impact that could result in the conversion of property to non-agricultural uses.				
III.	<u>AIR QUALITY</u>				
	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			
	The proposed project site is located within the South Coast Air Quality Management District's (SCAQMD) jurisdiction in the South Coast Air Basin. Implementation of the proposed project would comply with all applicable SCAQMD rules and regulations, such as Rule 403, which governs fugitive dust and Rule 445, which prohibits wood burning devices in new developments. Construction activities associated with the proposed project may exceed the emission thresholds established by SCAQMD. These impacts may be potentially significant. An Air Quality Study will be prepared and discussed further in the EIR. (Source: 6)				
b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	X			
	During operation, onsite emissions would be typical of residential uses, and are not expected to violate any air quality standard or contribute substantially to an existing or proposed air quality violation. The project will contribute to mobile source emissions from vehicular use on surrounding roadways. Construction activities associated with the proposed project may exceed applicable national or State ambient air quality standards. These impacts may be potentially significant and require mitigation measures. An Air Quality Study will be prepared addressing both short-term construction and long-term operational phase emissions and these impacts will be discussed further in the EIR.				

ISSUES:

Potentially Significant Impact: **Less Than Significant Impact With Mitigation:** **Less Than Significant Impact:** **No Impact:**

c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		X			
The project will contribute to cumulative short- and long-term air emissions that have the potential to exceed applicable air quality standards. An Air Quality Study will be prepared to address these impacts, and these impacts will be discussed further in the EIR.						
d)	Expose sensitive receptors to substantial pollutant concentrations?		X			
Construction activities would emit diesel particulate matter from construction vehicles and equipment, and would result in fugitive dust emissions from grading that have the potential to exceed air quality standards unless otherwise controlled by compliance with applicable SCAQMD rules and regulations. Although construction activities are short term in nature, the project site is in close proximity to surrounding sensitive residential and middle school receptors. An Air Quality Study will be prepared to address any exposure to pollutant concentrations and potential need for mitigation measures. Further analysis and discussion regarding this impact will be provided in the EIR. (Source: 3, 6)						
e)	Create objectionable odor affecting a substantial number of people?		X			
Diesel emissions from construction equipment operating on the project site may create temporary objectionable odors, especially in a predominantly residential area. While anticipated that dispersion of this exhaust will minimize the direct effects on nearby residences and occupants, this topic will be addressed further in the EIR.						
IV.	<u>BIOLOGICAL RESOURCES</u>					
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			
The urbanized project site is unlikely to provide habitat for candidate, sensitive or special status species. The site, however, does include a number of mature eucalyptus, pine, and other tree varieties that may provide potential roosting and nesting sites for migratory birds. The EIR will address the project's proposed disposition of these existing trees as well as the project's direct or indirect impacts on special status plants or habitats.						
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?					X
The project site and surrounding residential area are devoid of riparian habitat and any sensitive natural community. No impact would occur.						

ISSUES:

		Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
--	--	---------------------------------------	--------------------------------------------------------	-------------------------------------	---------------

c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but no limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
	The project site and surrounding residential area are devoid of federally protected wetlands and other jurisdictional waters as defined by Section 404 of the Clean Water Act (CWA). No impact would occur.				
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	
	The proposed project site is located in a urbanized area surrounded by developed properties and a private park. The movement of migratory wildlife species is not expected to occur on the site. Therefore, the proposed project is unlikely to interfere with the movement of a native or migratory species. Implementation of the proposed project would have a less than significant impact to a wildlife corridor or wildlife nursery site.				
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinances?	X			
	Construction of the proposed project would require the removal of existing mature eucalyptus and pine trees within the site. These trees provide potential habitat for raptors and nesting migratory birds. The EIR will address the project's proposed disposition of these existing trees as well as the project's direct or indirect impacts on special status plants or habitats. .				
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
	The proposed project site is not included within an area subject to an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP) or other similar local, regional or state HCP. Therefore, no impacts would result. (Source: 3)				
V.	<u>CULTURAL RESOURCES</u>				
	Would the project:				
a)	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?				X
	The project site is currently developed. The former school buildings on the site were constructed in the 1970s and have no historic value. Both the City of Irvine General Plan Cultural Resources Element (Figure E-1) and a cultural resources records search conducted for the project identify no historical or archaeological landmarks in the project vicinity. Therefore, no impact to historical resources would occur. (Source: 3, 7)				
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			X	
	According to the City of Irvine General Plan Cultural Resources Element and a cultural resources records search conducted for the project site, there are no known or recorded archaeological resources exist in the vicinity of the Project site. Under the City's Standard Subdivision Condition 2.5 for development projects, implementation of the proposed Project would require an archaeologist and/or paleontologist to monitor ground disturbing activities for the presence of subsurface artifacts. Because the entire site has been previously disturbed and has a low likelihood of archaeological remains according to the General Plan, monitoring is required for excavations at increased depth. With implementation of Standard Condition 2.5, impacts from the proposed Project will be less than significant. (Source: 3, 7)				

ISSUES:

Potentially Significant Impact: **Less Than Significant Impact With Mitigation:** **Less Than Significant Impact:** **No Impact:**

c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?					X
	<p>According to the City of Irvine General Plan Cultural Resources Element, no known paleontological resources or unique geologic features exist at the Project site, and the surrounding area is designated as having low paleontological sensitivity. Under the City's Standard Subdivision Condition 2.5 for development projects, implementation of the proposed Project will require an archaeologist and/or paleontologist to monitor ground disturbing activities for the presence of subsurface artifacts. Because the site has been disturbed previously and has a low likelihood of paleontological resources according to the General Plan, monitoring is required for excavations at increased depth. With implementation of Standard Condition 2.5, impacts from the proposed Project will be less than significant.</p> <p>(Source: 3)</p>					
d)	Disturb any human remains, including those interred outside of formal cemeteries?					X
	<p>No known human burial sites are located on or in the surrounding areas of the Project site. In the unlikely event that human remains are encountered during the Project grading or other construction activities, the proper authorities would be notified, and standard procedures for the respectful handling of human remains in compliance with State Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98 would be implemented. Therefore, impacts from the proposed Project would be less than significant.</p>					
VI.	<u>GEOLOGY AND SOILS</u>					
	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?					X
	<p>According to the City of Irvine General Plan and a preliminary geotechnical study for the proposed project, the site is not located in an Alquist-Priolo Earthquake Fault Zone. The proposed project site is located approximately 6.5 miles from the Newport Inglewood Fault and would be subject to strong ground motions due to earthquakes on nearby faults. However, no significant geotechnical constraints were identified and the site is considered developable from a geotechnical standpoint utilizing standard grading and building techniques. Impacts are considered less than significant.</p> <p>(Source: 3, 4)</p>					
	ii) Strong seismic ground shaking?					X
	<p>The primary seismic hazard is ground shaking due to a large earthquake on one of the major active regional faults. Accordingly, as with most locations within Southern California, there is potential that within the lifetime of the proposed project structures, the project structures would experience strong ground shaking as a result of seismic activity originating from regional faults. The preliminary geotechnical study for the project site included a probabilistic seismic hazard analysis (PHSA) of horizontal ground motion. Assuming a risk level of 10 percent probability of exceedance in 50 years, the PHSA is 0.36g. Site seismicity is typical of the Irvine area and structure design in conformance with the California Building Code will reduce potential seismic impacts to less than significant levels.</p> <p>(Source: 3,4)</p>					
	iii) Seismic-related ground failure, including liquefaction?					X
	<p>The City General Plan designates the proposed project site as a Seismic Response Area 2 (SRA-2), which is characterized by denser soils, deeper ground water and low potential for seismic hazards. The site is not within a State of California Seismic Hazard Liquefaction Zone and the potential for any liquefaction strains, should they occur, to affect proposed structures at the ground surface is very low.</p> <p>(Source: 3, 4)</p>					

ISSUES:

	Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
--	----------------------------------------	------------------------------------------------------	--------------------------------------	-------------------

	iv) Landslides?				X
	The proposed project site is located on relatively flat ground devoid of hillsides and steep slopes. The project site will be stabilized with grading construction. No landslide impacts will occur. (Source: 4)				
	b) Result in substantial soil erosion or the loss of topsoil?				X
	Construction activities associated with the proposed project would result in grading of the proposed project site, which will leave the soil exposed. However, construction activities will utilize best management practices in accordance with City requirements to reduce the potential for soil runoff and with erosion to less than significant levels. The long-term operation of the proposed project will include the construction of impervious surfaces, landscaping, and a drainage system. These project components will reduce the potential for long-term erosion and loss of topsoil to a less than significant impact. (Source: 1)				
	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
	No existing landslides are present on or adjacent to the property. The site is relatively flat and does not contain any area of slope. The potential for lateral spreading is considered low and the potential for liquefaction will be reduced through compliance with City and California Building Code (CBC) construction standards. Therefore, associated impacts are considered less than significant and no additional mitigation is required. (Source: 2, 3, 4)				
	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
	Expansive soils expand or contract with an increase in the moisture content. According to the project preliminary geotechnical review, the project site soils have an overall moderate expansion potential. Adherence to CBC standards would ensure that impacts would be less than significant. Therefore, impacts associated with expansive soils would be less than significant. (Source: 4)				
	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 waster water?				X
	Septic tanks or alternative wastewater disposal systems are not proposed with the proposed project. The proposed project will include lateral connections to the City of Irvine sewer mainlines. Therefore, no impacts would occur with the proposed project development.				

ISSUES:

	Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
--	---------------------------------------	--------------------------------------------------------	-------------------------------------	---------------

VII.	<u>GREENHOUSE GAS EMISSIONS</u>				
	<u>Would the project:</u>				
a)	<u>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</u>	<input checked="" type="checkbox"/>			
	<p>The California State Legislature adopted AB 32, the California Global Warming Solutions Act of 2006, which focuses on reducing greenhouse gas emissions in California to 1990 levels by the year 2020. Greenhouse gases, as defined under AB 32, include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. The California Air Resources Board (ARB), the California Environmental Protection Agency, the U.S. Environmental Protection Agency (EPA), or other appropriate governmental organizations have not yet developed guidelines or thresholds for a CEQA assessment on climate change or greenhouse gases. Nevertheless, in absence of published CEQA thresholds, this analysis contains discussions that determine the potential impact of the Project's greenhouse gases to conflict with the intent of AB 32.</p> <p>Climate change is a change in the average weather of the earth that may be measured by changes in wind patterns, storms, precipitation, and temperature. In California, climate change may result in consequences such as loss of snow-pack, increased risk of large wildfires, and reductions in the quality and quantity of certain agricultural products. The ARB approved a Climate Change Scoping Plan (Scoping Plan) in December 2008. The Scoping Plan "proposes a comprehensive set of actions designed to reduce overall greenhouse gas emission in California, improve our environment, reduce our dependence on oil, diversity our energy sources, save energy, create new jobs, and enhance public health." The Scoping Plan outlines the State's strategy to achieve the 2020 greenhouse gas emissions limit.</p> <p>The amount of GHGs that are emitted by the proposed project will be analyzed. Because the project's GHG emissions may directly emit or cumulatively contribute to a potentially significant impact this topic will be discussed further in the EIR.</p>				
b)	<u>Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</u>	<input checked="" type="checkbox"/>			
	<p>The ARB approved a Climate Change Scoping Plan (Scoping Plan) in December 2008. The Scoping Plan "proposes a comprehensive set of actions designed to reduce overall greenhouse gas emission in California, improve our environment, reduce our dependence on oil, diversity our energy sources, save energy, create new jobs, and enhance public health." The Scoping Plan outlines the State's strategy to achieve the 2020 greenhouse gas emissions limit.</p> <p>The amount of GHGs that are emitted by the proposed project will be analyzed. Because the project's GHG emissions may directly emit or cumulatively contribute to a potentially significant impact, this topic will be discussed further in the EIR.</p>				
VIII.	<u>HAZARDS AND HAZARDOUS MATERIALS</u>				
	<u>Would the project:</u>				
a)	<u>Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</u>			<input checked="" type="checkbox"/>	
	<p>The proposed project consists of the development of up to 66 detached single-family residences. The project will require the demolition of an existing school facility, which will include the transport and disposal of waste materials. Asbestos containing building materials and lead-based paint is present on the exterior and interior of the main school building located on the proposed project site. Compliance with all local, State, and federal regulations during demolition, transportation, and disposal of the materials will ensure that impacts related to this issue are less than significant.</p> <p>The proposed residential project would not involve the routine transport, use, or disposal of hazardous materials in any significant quantities during operation of the proposed project. According to a Phase I Environmental Site Assessment that was conducted for the proposed project in 2009, contaminated soil was previously identified at an existing dry cleaner located approximately 1,350 feet southwest of the proposed project. The soil has undergone in situ remediation and does not pose a significant risk to the proposed project site. Therefore, impacts would be less than significant.</p> <p>(Source: 5)</p>				

ISSUES:

	Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
--	---------------------------------------	--------------------------------------------------------	-------------------------------------	---------------

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?			X	
	The former school building located at the proposed site includes asbestos containing building materials and lead-based paint. Demolition and removal of the existing building may result in the release of hazardous materials. However, prior to demolition, abatement of asbestos-containing materials and removal of lead-based paint containing materials will both be required in accordance with current federal and state regulations, and impacts would be less than significant. Although small amounts of hazardous materials may be used during construction, the residential development is not expected to employ the use of hazardous materials during long-term operation in significant quantity and concentrations to pose a significant hazard to the public or the environment. Use of any hazardous materials during construction activities would be conducted in compliance with all applicable federal, State, and local regulations. Therefore, impacts related to reasonable foreseeable upset and accident conditions involving the release of hazardous materials would be less than significant. (Source: 5)				
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
	The project site is located within 500 feet of Rancho San Joaquin Middle School along Michelson Drive. Although small amounts of hazardous materials may be used during construction, the proposed residential development is not expected to emit hazardous emissions or handle hazardous or acutely hazardous materials, substance, or waste in sufficient quantity and concentrations to pose a significant hazard to the public or the environment. Use of any hazardous materials during construction would be conducted in compliance with all applicable federal, State, and local regulations. Therefore, impacts related to existing or proposed schools would be less than significant.				
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
	A data base search of hazardous materials sites indicates the project site is not included on any lists of hazardous materials sites. (Source: 5)				
e)	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 result in a safety hazard for people residing or working in the project area?				X
	The proposed project is not located within an existing airport land use plan or within two miles of a public airport or public use airport. Therefore, no airport safety hazard impacts would result from the proposed project. (Source: 3)				
f)	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
	The proposed project site is not located within the vicinity of a private airstrip. Therefore, no impacts related to aircraft safety hazards would result from the proposed project.				
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
	The project includes vehicular and emergency vehicle access from Michelson Drive to an internal loop road serving all areas of the project site. Compliance with Orange County Fire Authority codes, regulations, and conditions will ensure that implementation of the proposed project will not interfere or impair an adopted emergency response plan or emergency evacuation plan.				

ISSUES:

	Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
--	---------------------------------------	--------------------------------------------------------	-------------------------------------	---------------

h)	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
	<p>The proposed project is located in an urbanized area and is surrounded by residential developments and a private park. The vicinity of the project site is considered to have a low fire risk and is not identified in the City's General Plan as a high fire severity zone. Fire risk is dependant upon the moisture level in the plants and the presence of incendiary sources. Although fire is a risk for any kind of structure, the proposed project would not be at any greater risk than other uses adjacent to the site. Project design will include emergency fire access routes, and the proposed structures will be reviewed by the Orange County Fire Authority (OCFA) to ensure the design meets the Fire Department standards, including those for building materials, sprinklers, internal firewalls, access for emergency vehicles, etc. Therefore, the proposed project would not expose people or structures to significant risk of loss, injury, or death involving wildland fires. No wildland fire impacts would occur.</p> <p>(Source: 2, 3)</p>				
IX.	<u>HYDROLOGY AND WATER QUALITY</u>				
	Would the project:				
a)	Violate any water quality standards or waste discharge requirements?			X	
	<p>The project site is within and, therefore, subject to the water quality regulations of the Santa Ana Regional Water Quality Control Board (SARWQCB). The SARWQCB is authorized to implement a municipal stormwater permitting program as part of the National Pollutant Discharge Elimination System (NPDES) authority granted under the federal Clean Water Act. The general permit applicable to this project is the "Statewide General Construction Stormwater Permit" which addresses waste discharge requirements for discharges of stormwater runoff associated with construction activities.</p> <p>Consistent with municipal stormwater NPDES Permit No. CAS618030, issued by the Santa Ana RWQCB, the City of Irvine is required to implement a stormwater pollution prevention plan (SWPPP) to minimize the incidence of construction-related pollutants entering the storm water system. Several items are required in a SWPPP, including the site maps showing drainage and discharge locations and the location of control measures, a description of the pollution prevention best management practices (BMPs) to be implemented on the site, BMP inspection procedures, and requirements for stormwater monitoring. Compliance with these requirements would prevent violation of water quality standards and waste discharge requirements during the construction of the site.</p> <p>Additionally, prior to construction, the project applicant would be required by the City of Irvine to prepare a water quality management plan (WQMP). The WQMP would identify the Best Management Practices (BMPs) that will be used on the site to control predictable pollutant runoff, including site design BMPs, source control BMPs, and treatment control BMPs. Implementation of the BMPs identified in the WQMP would assure that the project would not violate water quality standards and waste discharge requirements during operation of the site. As a result, impacts associated with this issue would be less than significant.</p> <p>(Source: 1)</p>				
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	
	<p>The project site derives its potable water supplies from Irvine Ranch Water District. According to IRWD, no significant water supply impacts are anticipated in serving the project. Depth to groundwater underlying the site is approximately 45 feet ground surface. The project does not propose any groundwater-extracting wells. The project site in its existing condition includes school buildings, playgrounds, parking and other impervious hardscape areas, and as such does not function as a substantial source of groundwater recharge. The proposed conversion to residential use would not substantially increase impervious areas or interfere with groundwater percolation and recharge. Therefore, the project would not substantially deplete groundwater supplies, or substantially interfere with groundwater recharge. Impacts associated with groundwater are considered less than significant.</p> <p>(Source: 1,4)</p>				

ISSUES:

		Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
--	--	---------------------------------------	--------------------------------------------------------	-------------------------------------	---------------

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	
	Currently, runoff from the proposed project site is directed towards Rosa Drew Lane, at the southeast corner of the property via an under sidewalk drain. Remaining runoff is directed to Michelson Drive through the northwesterly driveway. Implementation of the proposed project would include the construction of impervious surfaces and is anticipated to increase the amount of stormwater captured on the project site. Therefore, adverse impacts to the drainage pattern resulting in substantial erosion or siltation on- or off-site are not anticipated. (Source: 1)				
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 in which would result in flooding on- or off-site?			X	
	Implementation of the proposed project would include the construction of new impervious surfaces that are anticipated to result in a slight increase the amount of stormwater captured on the project site and conveyed to the City's storm drain system. The rate or amount of surface runoff would not be substantial, and the project would be designed to comply with City building codes to minimize impacts associated with flooding. Therefore, impacts to the drainage system resulting in on- or off-site flooding are regarded as less than significant. (Source: 1)				
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	
	Compliance with NPDES permit requirements and implementation of the BMPs identified in the required WQMP would ensure that the project would not contribute additional sources of polluted runoff. Therefore, the project would not exceed the capacity of the municipal stormwater drainage infrastructure or add substantial polluted runoff, and associated impacts would be less than significant. (Source: 1)				
f)	Otherwise substantially degrade water quality?			X	
	Implementation of the proposed project would result in short-term water quality impacts during construction activities, and these activities could contribute to significant cumulative impacts on water quality. Project compliance with mandatory NPDES, SWPPP, and City building standard requirements as well as implementation of the required project-specific WQMP would ensure that all impacts regarding water quality would be less than significant. The required WQMP would identify BMPs designed to reduce impacts to water quality, such as the installation of filtration measures at inlets and directing runoff to landscaped areas. The project would not otherwise substantially degrade water quality and impacts would be less than significant. (Source: 1)				
g)	Place housing within a 100-year flood hazard area as mapped on federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
	As delineated by the Flood Insurance Rate Map (FIRM) designated by the Federal Emergency Management Agency (FEMA), the proposed project is not located within a 100-year floodplain. Therefore, implementation of the proposed project would not place housing within a 100-year floodplain. No impacts regarding a 100-year flood hazard would occur. (Source: 2, 3)				
h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
	As delineated by the Flood Insurance Rate Map (FIRM) designated by the Federal Emergency Management Agency (FEMA), the proposed project is not located within a 100-year floodplain. Implementation of the proposed project would include the development of housing; however, the proposed project site would not be impacted by a 100-year flood. Therefore, no impacts on structures from a 100-year flood would occur. (Source: 2, 3)				

ISSUES:

	Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
--	---------------------------------------	--------------------------------------------------------	-------------------------------------	---------------

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
	Implementation of the proposed project would include the construction of housing; however, the proposed project site is not located within an area that may experience flooding as a result of a levee or dam failure. Therefore, no impact would occur. (Source: 3)				
j)	Inundation by seiche, tsunami, or mudflow?				X
	The proposed project site is located substantially inland from the ocean and tsunamis pose no threat to the project site. A seiche is an oscillation of water within a closed impoundment such as a lake or reservoir caused by seismic activity of landsliding. Damage may result in peripheral shore development or downstream development in the event a dam structure is topped. The City of Irvine General Plan indicates that the proposed project site is not located within an area where flooding may occur. Therefore, no impacts associated with seiche, tsunami, or mudflow would occur.				
X.	<u>LAND USE AND PLANNING</u>				
	Would the project:				
a)	Physically divide an established community?				X
	The project proposes replacement of a former grades K-8 middle school with a single-family subdivision comprised of up to 66 dwelling units within University Park (Planning Area 20). The area is predominantly composed of residential uses. Although intended as a private community, this subdivision, like other nearby subdivisions, is designed without gates. This allows for permeability into, around, and through the project site and would not create any barriers to movement within the larger University Park community. (Source: 2, 3)				
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			
	The project proposes a General Plan Amendment, Zone Change, Tentative Tract Map, Master Plan, and Park Plan. A maximum of 66 single-family detached units are proposed on the site. The General Plan Amendment proposes to modify the General Plan Land Use tables and exhibits to reflect an increase in the number of residential units in Planning Area 20 and a decrease in the amount of institutional square footage. The proposed Zone Change would similarly change the site's designation from Institutional to Residential and amend Zoning Code tables and exhibits. The project relationship to surrounding residential and park land uses and the potential for conflicts with applicable regional and local land use plans, policies or regulations will be evaluated in the EIR. (Source: 2, 3)				
c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
	The project site is a former school site within the urbanized University Park community of Irvine. The site is not located within either a habitat conservation plan or natural communities conservation plan. (Source: 3)				
XI.	<u>MINERAL RESOURCES</u>				
	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
	Mineral extraction activities are not present at the proposed project site. The proposed project site and the surrounding areas are not identified as sources of important mineral resources. Therefore, no impacts on mineral resources will occur.				

ISSUES:

Potentially Significant Impact: Less Than Significant Impact With Mitigation: Less Than Significant Impact: No Impact:

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
No locally-important mineral resource recovery sites are located on or near the proposed project site. Therefore, no adverse impacts to the availability of locally important mineral resources are anticipated.					
XII.	<u>NOISE</u> 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			
<p>Noise levels in the proposed project area would be influenced by construction activity in the short-term and by traffic and residential noise in the long-term. The proposed project includes the development of 66 detached single-family residences in an established community composed of primarily residential land uses. The City of Irvine specifies outdoor and indoor noise limits for residential land uses. Both standards are based upon the Community Noise Equivalent Level (CNEL) index. The City of Irvine has adopted an exterior noise standard of 65 CNEL and 45 CNEL interior noise standard. Construction noise represents a short-term increase in ambient noise levels. Noise impacts from construction activities associated with the proposed project would be a function of the noise generated by construction equipment, equipment location, the sensitivity of nearby land uses, and the timing and duration of the construction activities. A noise study will be prepared and construction noise impacts will be evaluated in the EIR.</p> <p>Long-term operation of the proposed residential development would increase the ambient noise level. These increases would be associated with daily traffic generated by the residential development and noises typically associated with residential developments. Project contributions to ambient noise levels are not expected to be substantial. However, these impacts will be evaluated in the project noise study and addressed in the EIR.</p> <p>(Source: 2, 3)</p>					
b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	X			
Construction activities can produce vibrations that may be felt by adjacent uses. The potential for construction activities to cause excessive vibration noise levels on nearby land uses will be studied in the EIR. During the project's operational phase, it is not expected that residential traffic or delivery vehicles commonly used in residential neighborhoods would cause perceptible levels of vibration noise levels to nearby land uses.					
c)	A substantially permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
<p>Long-term increases in ambient noise levels in the project vicinity would result from vehicle traffic associated with the residential development. The exterior living areas in the proposed project will comply with the City's 65 Community Noise Equivalent Level (CNEL) exterior noise standard. Long-term noise impacts would result from vehicle traffic associated with the project and impacts on ambient noise levels will be further evaluated in the EIR.</p> <p>(Source: 2, 3)</p>					
d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
<p>Construction activities would result in temporary increases in ambient noise levels. Based on their proximity, the residential land uses adjacent the project site to the west along Cottonwood are the sensitive receptors of most concern as they relate to project construction noise. Construction activities will be performed in accordance with the City's Municipal Code noise regulations. Adherence to the City's Municipal Code would reduce the project's potential temporary noise impact to less than significant levels. However, temporary increases in ambient noise levels will be evaluated in the project noise study and the EIR.</p> <p>(Source: 2, 3)</p>					

ISSUES:

		Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
--	--	---------------------------------------	--------------------------------------------------------	-------------------------------------	---------------

e)	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
	The proposed project is not located within the boundaries of any airport land use plan. The closest airport is John Wayne Airport, which is approximately 3.4 miles west of the proposed project area. Therefore, the proposed project would not expose people residing or working in the project area to excessive noise levels associated with an airport.				
f)	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
	There are no private airstrips in the vicinity of the proposed project; as such, the Project would not expose people residing in or working in the Project area to excessive noise levels associated with an airstrip.				
XIII.	<u>POPULATION AND HOUSING</u>				
	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			
	The proposed project includes the development of up to 66 residential units that requires amending the City's General Plan and Zoning Code. The increase in the City's population attributable to these new residential units will be further analyzed in the EIR.				
b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
	The proposed project would create up to 66 new residential units. The proposed project will not result in displacement of existing housing or the construction of replacement housing. Therefore, no impact would occur.				
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
	The proposed project would create up to 66 residential units. The proposed project would increase housing. Therefore, the proposed project would not displace housing necessitating the construction or replacement housing elsewhere. Therefore, no impact would occur.				
XIV.	<u>PUBLIC SERVICES</u>				
	Would the project:				
a)	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 following public services:				

ISSUES:

	Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
--	------------------------------------------------	------------------------------------------------------------------	----------------------------------------------	-----------------------

	i) Fire protection?				X	
	Development of the proposed project will result in an increased demand for fire protection. As with the surrounding areas in University Park, the Orange County Fire Authority will provide fire protection services to the proposed project area. The project will comply with all fire safety code and design requirements of OCFA and the City to assure that impacts on fire protection will be less than significant.					
	ii) Police protection?				X	
	Development of the proposed project will result in an increased demand for police protection. The Irvine Police Department will provide law enforcement services to the proposed project area. At this time, it is anticipated that impacts on police protection will be less than significant. The project will comply with all appropriate crime prevention design requirements of the Police Department. Therefore, the project would have a less than significant impact on police protection services.					
	iii) Schools?				X	
	Development of the proposed project will result in an increase in students attending schools within the Irvine Unified School District. The Irvine Unified School district will provide educational services to the proposed project area. According to the Irvine Unified School District, the existing facilities are adequate to serve the project area. Therefore, the proposed project would have a less than significant impact on school services.					
	iv) Parks?		X			
	Implementation of the proposed project will result in an increase demand for park usage. This impact will be discussed further in the context of the recreation section of the EIR.					
	v) Other public facilities?					X
	The proposed project is located within established areas for telephone and television services. Therefore, project implementation is not anticipated to result in substantial adverse physical impacts associated with other public facilities.					
XV.	<u>RECREATION</u>					
	Would the project:					
	a) 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			
	The project would replace a former elementary school site that includes a playground and grass playfields with up to 66 detached single-family homes. Residents of this proposed project would create a demand for recreational amenities. While there is an adjacent park, known as Dave Robins Park, this is a private facility owned and maintained by a nearby homeowners association. Nearby public parks include University Community Park and Mason Regional Park. The project does not provide on-site recreation amenities. To fulfill its parkland requirements the project proposes: 1) To contribute in-lieu community-level park fees and, 2) If annexation is successful, make physical improvements/enhancements to an existing private neighborhood park, or 3) If annexation is unsuccessful, contribute in-lieu neighborhood-park fees. to fulfill its parkland requirement. Impacts of the project on park and recreational facilities will be further evaluated in the EIR.					

ISSUES:

	Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
--	------------------------------------------------	------------------------------------------------------------------	----------------------------------------------	-----------------------

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			
	<p>The project does not include recreational facilities.</p> <p>While there is an adjacent park, known as Dave Robins Park, this is a private facility owned and maintained by a nearby homeowners association. Nearby public parks include University Community Park and Mason Regional Park. The project does not provide on-site recreation amenities. To fulfill its parkland requirements the project proposes: 1) To contribute in-lieu community-level park fees and, 2) If annexation is successful, make physical improvements/ enhancements to an existing private neighborhood park, or 3) If annexation is unsuccessful, contribute in-lieu neighborhood-park fees to fulfill its parkland requirement. Impacts of the project on park and recreational facilities will be further evaluated in the EIR.</p>				
XVI.	<u>TRANSPORTATION/TRAFFIC</u>				
	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			
	<p>The project proposes to add new residential units to an urbanized area with an existing road network. A traffic study will be prepared to assess the impacts that this traffic may have on the surrounding circulation system. The project's relationship to applicable regional and local circulation plans, ordinances, policies, and level of service standards will also be evaluated in the EIR.</p> <p>(Source: 2, 3)</p>				
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			
	<p>The project proposes to add new residential units to an urbanized area with an existing road network. A traffic study will be prepared to assess the impacts that this traffic may have on the City's circulation system and Orange County Congestion Management Plan (CMP) roadways. The project's relationship to CMP level of service standards, travel demand measures or other standards for designated roadways will be evaluated in the EIR.</p>				
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
	<p>The project is located approximately 6.4 miles from John Wayne Airport, the nearest airfield to the site. The project is not located within any designated airport clear and accident potential zones and is not of a size or scale that would result in an increase in air traffic levels. No impact would occur.</p>				
d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	X			
	<p>The project proposes a new intersection into the project site along Michelson Drive near the unsignalized, four-way stop, intersection with Rosa Drew Lane/Jordan Avenue. The traffic study will address the project's conformance to applicable design standards concerning intersections, sight distances, etc. This subject will be further addressed in the EIR.</p>				

ISSUES:

	Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
--	---------------------------------------	--------------------------------------------------------	-------------------------------------	---------------

e)	Result in inadequate emergency access?			X	
	Emergency responders currently provide service to the surrounding area and will provide service to the project site. The project will be designed in conformance with all applicable public safety requirements for emergency access by police, fire, and other emergency medical service providers.				
f)	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	
	Pedestrian/bicycle access to Michelson Drive is available at the project roadway entrance. The project is located near OCTA bus routes on Michelson Drive. No significant conflicts with the performance of public transit, bicycle, or pedestrian facilities would occur.				
XVII.	<u>UTILITIES AND SERVICE SYSTEMS</u>				
	Would the project:				
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
	Implementation of the proposed project would result in the generation of wastewater. According to the Irvine Ranch Water District (IRWD), the existing facilities are sufficient to maintain an adequate level of service throughout the project area. Therefore, implementation of the proposed project would result in less than significant impacts on wastewater treatment requirements. Source: 9				
b)	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
	Implementation of the proposed project would generate an increase in water and wastewater treatment. According to the Irvine Ranch Water District (IRWD), the existing water and wastewater treatment facilities are adequate in providing service for the proposed project and no new treatment facilities would be required to meet the service demands required by the proposed project. In addition, the IRWD is currently in the process of expanding the Michelson Water Reclamation Plant (MWRP) from 18 millions of gallons per day (mgd) to 28 mgd by 2013. This expansion would also ensure that impacts from the proposed project would have a less than significant impact on wastewater treatment facilities. Therefore, implementation of the proposed project would result in less than significant impacts on wastewater treatment facilities. Source: 9				
c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
	The project site conveys runoff from the site into the storm drain system in the existing condition. The installation of impermeable surfaces on the site would increase runoff volumes during storm events. Storm drains do exist in the immediate area and are sized to accommodate runoff volumes anticipated from the proposed development. Environmental effects due to inadequate existing storm water drainage facilities are not anticipated to occur. (Source: 1)				
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
	Implementation of the proposed project would result in an increase in demand on the existing water supplies. However, according to the Irvine Ranch Water District (IRWD) the existing facilities, workforce, and equipment are adequate to maintain service levels throughout the IRWD service areas and the proposed project will not require new or expanded facilities. Therefore, implementation of the proposed project would result in less than significant impacts on water supplies. Source: 9				

ISSUES:

Potentially Significant Impact: **Less Than Significant Impact With Mitigation:** **Less Than Significant Impact:** **No Impact:**

e)	Result in a determination by the wastewater 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?					
Implementation of the proposed project would generate an increase in wastewater. According to the Irvine Ranch Water District (IRWD), the existing treatment facility is adequate in providing wastewater treatment services. Therefore, implementation of the proposed project would result in less than significant impacts on wastewater treatment capacity.						
Source: 9						
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X	
OC Waste & Recycling provides solid waste disposal capacity to all Orange County residents by the use of a three-landfill system. Solid waste disposal service to the project site would be provided by the Frank R. Bowerman (FRB) Landfill located at 11002 Bee Canyon Access Road, Irvine, 92602. The FRB Landfill is permitted to accept up to 11,500 tons per day and currently accepts a daily average of approximately 7,000 tons per day. The remaining airspace capacity for the landfill is 201 million cubic yards, (as of June 2009). The closure date for the FRB landfill is estimated to occur in 2053. Accordingly, OC Waste & Recycling would have the capacity to serve the proposed project's solid waste disposal needs and associated impacts would be less than significant.						
g)	Comply with federal, state, and local statutes and regulations related to solid waste?				X	
The proposed project includes uses that will generate solid waste that is expected to be transported to the Frank R. Bowerman Landfill. The City ensures that transportation of the refuse would comply with the applicable federal, state and local statutes and regulations related to solid waste. Solid waste generated on the project site will comply with a host of comprehensive federal, state and local statutes and regulations related to solid waste. Therefore, the proposed project will result in less than significant impacts to solid waste.						
XVIII.	<u>MANDATORY FINDINGS OF SIGNIFICANCE</u>					
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			
Although unoccupied, the project site is currently developed as an elementary school facility. The proposed project, which would redevelop the site with up to 66 detached single-family homes, does have the potential to impact existing trees located on-site, which, in turn, may impact birds/raptors during the nesting season. Because the project may impact the site's existing aesthetic and biologic resources, the project's EIR will further analyze these topics.						
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			
The proposed project includes the construction of up to 66 detached single-family residential units. As discussed throughout this document, many of the project impacts on the environment are individually limited. However, together, these individual impacts may be cumulatively considerable. The project's contribution to potential cumulative environmental impacts will be addressed in the EIR.						

ISSUES:

Potentially Significant Impact: **Less Than Significant Impact With Mitigation:** **Less Than Significant Impact:** **No Impact:**

c)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	X			
	Implementation of the proposed project would result in the construction of up to 66 detached single-family residential units. The potential for adverse environmental effects on human beings in terms of such topics as, but not limited to, aesthetics, air quality, noise, recreation, and traffic will be addressed in an EIR.				

LIST OF SOURCES:

1. Charles Hartman and Associates. Conceptual Water Quality Management Plan (WQMP) for Vista Verde Residential Development Tentative Tract Number 17358. February 19, 2010.
2. City of Irvine. Municipal Code, 2008. Available at <http://www.municode.com/resources/gateway.asp?pid=10941&sid=5>.
3. City of Irvine. 2000 General Plan, as adopted June 13, 2006.
4. GMU Geotechnical, Inc. Geotechnical Due-Diligence Review, Proposed Residential Development, Michelson Drive and Rosa Drew Lane School Site (Formerly Vista Verde Elementary School), City of Irvine, California. April 29, 2009.
5. Iris Environmental. Phase I Environmental Site Assessment Vista Verde Middle School. May 20, 2009.
6. South Coast Air Quality Management District (SCAQMD) 19931993. CEQA Handbook. Available at SCAQMD, 21865 Copley Dr, Diamond Bar, CA 91765.
7. Cultural Resources Records Search, Vista Verde Site, Irvine, CA; Michael Brandman Associates. March 30, 2010.
8. City of Irvine. Zoning Ordinance of the City of Irvine. Available at: <http://www.municode.com/resources/gateway.asp?pid=10941&sid=5>.
9. Service and Utility provider correspondence (on file at the City of Irvine.)

A.3 - Scoping Meeting Comments

City of Irvine -- Comment Card

Return this card at the scoping meeting or by mail to Bill Rodrigues at the City of Irvine: 1 Civic Center Plaza Irvine, CA 92623
Please provide your comments below. Use back of card if more space is needed. Thank you for your participation.

Project: William Lyon Homes' Vista Verde Residential Project

The environmental factors listed below would be potentially affected by this project and involve at least one impact that is a "Potentially Significant Impact." Please put a check mark next to the environmental factors you are most concerned about in relation to this project.

- | | | |
|---------------------------------------------------|-------------------------------------------------|--------------------------------------------------------------------------------------|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Other (write in other issues in the space below) |

Open Space

Name

Frank Mc Gill

Telephone:

Agency or Organization

Village Park HOA

Email Address:

submcgill@

Address

City

Zip

Signature

Frank Mc Gill

Date

May 17, 2010

City of Irvine
William Lyon Homes' Vista Verde Residential Project
 Date: May 19, 2010, 7:30 pm Event: Scoping Meeting for Environmental Impact Report

THANK YOU FOR YOUR PARTICIPATION!

Name	Street Address	City	Zip	Phone Number
Katherine Jackson	4641 Hemlock	Irvine	92612	
Emily Ayuda	4931 Hemlock	"	"	(949) 307426
Carl Morabito	4490 Van Korman	NB	92660	949 476-1361

Vista Verde Residential Project EIR Scoping Meeting Verbal Comments Received

May 19, 2010
7:30pm Irvine City Hall

Presenters:

City of Irvine: Bill Rodrigues
Michael Brandman Associates: Tom Holm

Introduction:

Bill Rodrigues introduced Tom Holm of Michael Brandman Associates, who explained the EIR process as it relates to the proposed project and explained that the purpose of the Scoping Meeting was to solicit input from the public regarding issues that the project EIR should address. Mr. Holm made a brief Power Point presentation discussing the proposed project and concluded by providing the web address where the Notice of Preparation/Initial Study for the project is posted on the City's website. During the presentation it was stated that the comment period would end on June 7, 2010 and that comments could be accepted via mail, fax, email or hand delivered.

Project Summary:

Tom Holm began his presentation by discussing the purpose of a scoping meeting. He went on to describe the project location and existing setting as well as the project components (development of up to 66 detached single-family homes, proposed General Plan Amendment and Zone Change, as well as a Tentative Tract Map, Park Plan and Master Plan). Additionally, the California Environmental Quality Act (CEQA) Environmental Impact Report (EIR) process was discussed, as well as probable environmental effects and project alternatives. A tentative timeline was provided, along with contact information for Bill Rodrigues.

Public Comments:

Frank McGill

What is the plan is for the Vista Verde site? Will the project applicant develop 54 or 66 homes? A more specific description for residential development: "Medium-density" residential should be specified, not just "residential." Open space should be a separate discussion. Open Space is an amenity to the University Park area. The proposed project results in a loss of almost all of the open space in the project site area. Mitigation should be via landscape setbacks equal to the average landscape setbacks that exist along Michelson, Yale, and Rose Drew Lane. On average there should be at least 30 feet from the sidewalk to the public/common wall.

Unknown Person

A request was made to post the Power Point presentation on the City's website.

Vista Verde Residential Project EIR Scoping Meeting
May 19, 2010
7:30pm Irvine City Hall

Responses to Verbal Comments Received

Responses are provided to public comments received at the project scoping meeting.

Response to Frank McGill comments

Re: Number of Units: The proposed project is for the development of the site with up to 66 detached single-family homes. Three separate alternates are analyzed in the project's Environmental Impact Report: in addition to the No Project Alternative mandated by CEQA, an Alternative Location as well as a Reduced Density (54-unit) Alternative are addressed. It is unknown at this point in time whether or not the City will approve the proposed project, thus no further discussion of this issue is warranted in this response.

Re: Open Space: The addition of up to 66 single-family homes is not expected to result in significant direct or cumulative impacts to open space because, as part of the proposed project, a park plan is being developed that proposes payment of in-lieu fees to satisfy the project's community park obligation and payment of park in-lieu fees or developer-constructed improvements at the existing Dave Robins Park to fulfill the project's neighborhood park requirement.

Re: Setbacks: The project will conform to the setbacks set forth in Section 3-37-14, Medium Density Residential, of the City of Irvine Zoning Code.

Response to Unknown Person

Clarification was provided at the scoping meeting. No further response is necessary.

A.4 - Other Communications and Correspondence

VISTA VERDE SCHOOL SITE
BIOLOGY OVERVIEW
MAY 28, 2010

This overview addresses the status of the Vista Verde School site located at the southwesterly corner of the Michelson Drive intersection with Rosa Drew Lane in the City of Irvine. The project site consists of approximately 8.5 acres which was previously used as an elementary school site for over twenty years up through its closure in December of 2006. Since closure of the school, the buildings and playground facilities have remained functional.

The project site has been fully developed as a school site. Adjacent parcels and the surrounding area consist primarily of residential neighborhoods with Dave Robbins Park located southwesterly of the project site. In its existing developed state, the project site does not contain riparian habitat, sensitive natural vegetation, protected wetlands or jurisdictional waters. Vegetation on the project site primarily consists of ornamental bushes and the grass playground area.

The site does contain a variety of trees, including mature pine and eucalyptus. While it is not expected that raptors or migratory birds use the trees on this site, application of Standard City Mitigation measures relative to construction would address any issues that might arise.

VISTA VERDE SCHOOL SITE
CULTURAL RESOURCES OVERVIEW
MAY 28, 2010

This overview addresses the status of the Vista Verde site located at the southwesterly corner of the Michelson Drive intersection with Rosa Drew Lane in the City of Irvine. The project site consists of approximately 8.5 acres which was previously used as an elementary school site for over twenty years up through its closure in December of 2006. Since closure of the school, the buildings and playground facilities have remained functional.

The project site has been fully developed as a school site. Adjacent parcels and the surrounding area consist primarily of residential neighborhoods with Dave Robbins Park located southwesterly of the project site.

According to the City's General Plan Cultural Resources Element, there are not any known archeological or paleontological resources on the project site, or in the vicinity. Furthermore, as indicated previously, the full site has been subject to disturbance and, therefore, there is little chance of encountering any sensitive resources. Even so, application of standard City mitigation measures relative to construction would address any issues that may arise.

VISTA VERDE SCHOOL SITE
HEALTH RISK OVERVIEW
MAY 28, 2010

This overview addresses the status of the Vista Verde elementary school site located at the southwesterly corner of the Michelson Drive intersection with Rosa Drew Lane in the City of Irvine. The project site consists of approximately 8.5 acres which was previously used as an elementary school site for over twenty years up through its closure in December of 2006. Since closure of the school, the buildings and playground facilities have remained functional.

The project site has been fully developed and operated for over twenty years as a school site. Adjacent parcels and the surrounding area consist primarily of residential neighborhoods with Dave Robbins Park located southwesterly of the project site.

A full Health Risk Assessment of the site is not warranted since the former use of this site as a school required that the site be suitable for sensitive populations. The fact that a sensitive use has occupied this site surrounded by residential uses is indicative that neither health risks nor hazards affect the subject site.

Because the existing school buildings were built over 20 years ago, it is possible that some of the existing building materials that would be removed during demolition may include hazardous materials. Furthermore, during construction of the proposed project, some amount of hazardous materials may be present on the project site. However, application of standard conditions, as well as current regulations would address any such issues during the demolition and/or construction phases of the project.

VISTA VERDE SCHOOL SITE
WATER SUPPLY OVERVIEW
MAY 28, 2010

This overview has been prepared to discuss the demand for water that is projected to be associated with a proposed project of 66 Medium Density residential units located on the former site of the Vista Verde Elementary School. The projected water demands are based on application of Water Use Factors from Irvine Ranch Water District's (IRWD) the Water Resources Master Plan (dated 7/16/2003).

The project site consists of approximately 8.5 gross acres at the southwesterly corner of the Michelson intersection with Rosa Drew Lane in the city of Irvine. The prior use of this site was as an elementary school, which closed in December of 2006. The buildings remain functional, as do the playground facilities.

Application of the IRWD's Water Use Factors for a 66 unit Medium Density residential project in Irvine results in a projected daily demand of 20,460 gallons per day associated with the homes and their yards and an additional 5,270 gallons per day for irrigation of the remaining landscaping associated with the project. Therefore, the total projected water demand for the proposed project would be approximately 25,730 gallons of water per day (gpd).

As a point of reference, it should be noted that the current city General Plan projects the construction of an additional 51 residential units in University Park, resulting in the need to increase the number of units currently allowed by 15 (having an associated incremental demand of approximately 5,810 gpd). It should also be noted that University Park was planned and approved to include considerably more residential units than would occur considering the proposed project.

Another point of consideration relative to the water demand associated with the proposed project is that it is replacing a prior use that with an associated water demand. Applying the IRWD's Water Use Factors to a 8.5 acre school site results in a projected daily demand of 1,700 gallons per day associated with the school facilities and 10,625 gallons per day associated with irrigation of the grounds. Therefore, the total projected water demand for the site's prior use as a school would be 12,325 gallons per day.

Finally, it should be noted that full Water Supply Assessments are required only for projects with more than 500 dwelling units. Therefore, while the forgoing information has been supplied as a point of reference, a complete Water Supply Assessment is not required for this proposed project.