

### **3. *Project Description***

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#### **3.1 *PROJECT LOCATION***

As used in this DSEIR, the term "Proposed Project Site" refers to and encompasses the areas designated as "Planning Area 30" and "Planning Area 51" in the City of Irvine General Plan, northeast of the freeway junction of Interstate 5 (I-5) and Interstate 405 (I-405), within the city of Irvine. Since the location of and boundaries for the "Approved Project" and the "Modified Project"<sup>1</sup> are the same, all references to the "Proposed Project Site" used throughout this DSEIR refer to the project site for both the Approved Project and Modified Project. Figure 3-1 depicts the location of the Proposed Project Site in a regional context and Figure 3-2 shows its local context. Figure 3-2 also shows the locations within the Proposed Project Site that are related to the Vesting Tentative Tract Maps analyzed in this DSEIR, including the areas designated "District 1-North," "District 1-South," "District 4," "District 7," and "District 8."

Planning Area 51 is generally bounded by the Eastern Transportation Corridor to the west, the Foothill Transportation Corridor to the east, the Southern California Regional Rail Authority ("SCRRA") rail lines to the south, and Irvine Boulevard and the storm water channel near Alton Parkway to the north. Planning Area 51 abuts Planning Areas 30 and 32 to the south, Planning Area 35 (Irvine Spectrum 2) and the City of Lake Forest to the east, and Planning Areas 9 and 40 to the west. Planning Area 30 is generally bounded by Interstate 5 to the south, the SCRRA rail lines to the north, and the Irvine Spectrum to the east and west (Irvine Spectrum 2- Planning Area 35 and Irvine Spectrum 3 - Planning Area 32).

The major roadways bordering the areas covered by the Modified Project's Vesting Tentative Tract Maps are Sand Canyon Avenue to the west, Portola Parkway to the north, and Bake Parkway to the east. Irvine Boulevard separates District 7 and District 8 on its north side from District 1-North, District 1-South and District 4 on its south side. The Irvine Station is adjacent to the SCRRA Metrolink tracks that traverse the Proposed Project Site and that separate Planning Areas 30 and 51. Surrounding the Proposed Project Site are residential and nonresidential uses to the north and west, open space to the northeast, and nonresidential and mixed land uses to the east and southeast within the City of Lake Forest and City of Irvine. An aerial photograph of the Proposed Project Site is shown in Figure 3-3.

#### **3.2 *STATEMENT OF OBJECTIVES***

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

##### **Land Use**

- Implement the approved development consistent with the City's General Plan Goals and Policies established for the Orange County Great Park and the project objectives stated in the Certified EIR, including redevelopment of the former MCAS El Toro Property.<sup>2</sup>

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<sup>1</sup> The "Approved Project" and the "Modified Project" are defined and described below.

<sup>2</sup> The "Certified EIR" refers to and includes the Orange County Great Park EIR, certified by the City in May 2003, and seven subsequent Addenda.

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- Redevelop and reuse a portion of the former MCAS El Toro Property for a mixed-use community adjacent to the Orange County Great Park, consistent with the General Plan.
- Revise the 8.1 zoning to provide greater flexibility in meeting City General Plan Goals and the state's and Southern California Association of Governments' ("SCAG") policies to provide sustainable mixed-use development and to reduce trips and vehicle miles travelled in automobiles and light trucks.
- Complete a general plan amendment and zone change for Planning Areas 30 and 51 that provide for a range of housing types in a location that is responsive to current and anticipated demands and is supportive of continued economic growth within the City.
- Establish a revised land use plan in Planning Areas 30 and 51 that recognizes the additional density bonus units granted in 2008 pursuant to State law.
- Establish a revised land use plan in Planning Areas 30 and 51 to create a mixed-use community with neighborhood serving land uses near residences as well as employment centers.
- Better accommodate projected regional growth in an infill location that is adjacent to existing and planned infrastructure, urban services, transit, transportation corridors, and major employment centers and that avoids leapfrog development.
- Establish a revised land use plan that permits a wide range of housing densities, types, styles, prices, and tenancy (for sale and rental).
- Create a medium-density, mixed-use community that takes advantage of the open space and recreational opportunities in the Orange County Great Park
- Provide for a fiscally sound land use plan that includes public and commercial uses to support and enhance the new residential community and other residential communities in the vicinity.
- Provide market rate as well as affordable housing opportunities near existing employment centers, consistent with the City's General Plan Land Use and Housing Elements.

#### Transportation

- Realign Ridge Valley and "O" Street to provide for safe and efficient transportation routes.
- Provide a safe, efficient, and aesthetically attractive street system with convenient connections to adjoining transportation routes.
- Provide a walkable community through the use of innovative traffic calming techniques such as roundabouts designed to slow traffic, and pedestrian pathways.

3. Project Description

Regional Location



### *3. Project Description*

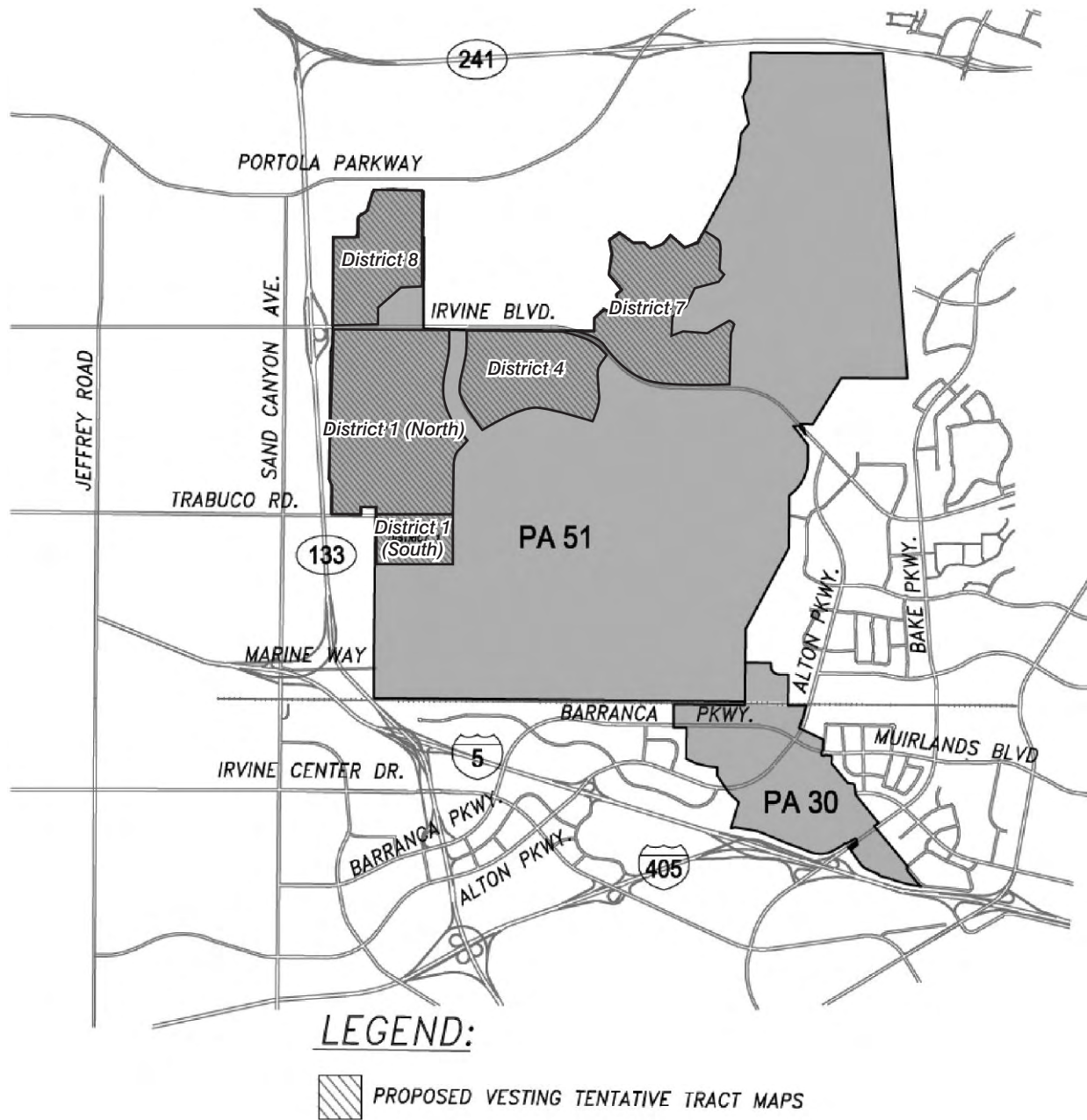
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#### Local Vicinity



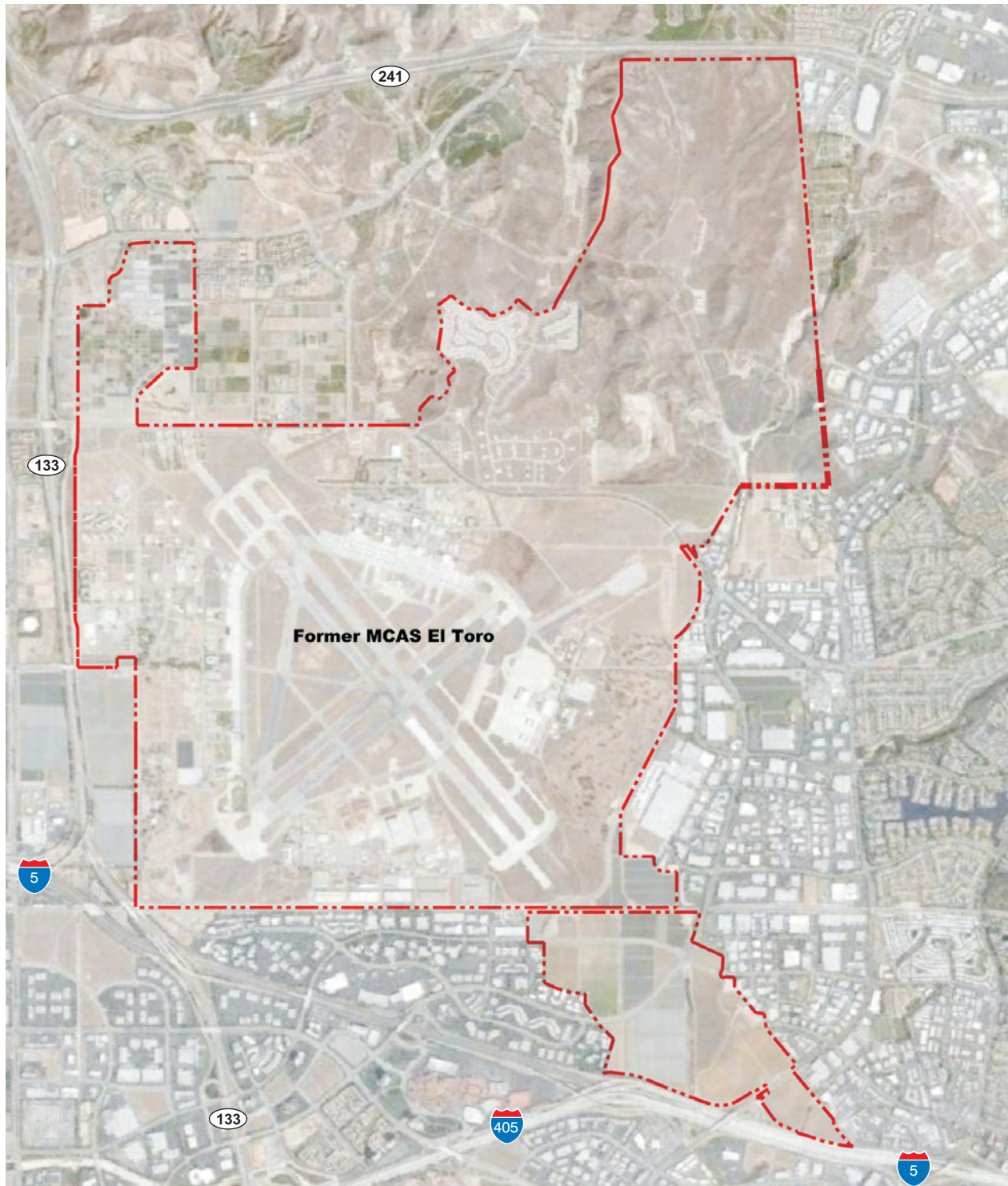
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### 3. Project Description

#### Proposed Project Site



--- Orange County Great Park

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Scale (Feet)



### *3. Project Description*

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- Create a highly livable, pedestrian-friendly environment that encourages alternative means of transportation to the automobile by incorporating unique site designs and enhanced pedestrian access between land uses, trails, and streets.

#### Open Space

- Create a medium-density, mixed-use community that takes advantage of the open space and recreational opportunities in the Orange County Great Park
- Provide new parks, trails and public open space consistent with the ARDA, and complete connections to regional trails in City's General Plan Trails Map.
- Implement the Modified Project to provide for funding for the development of the Orange County Great Park by the City.

#### *3.3 PROJECT CHARACTERISTICS*

"Project" is defined by the CEQA Guidelines<sup>3</sup> Section 15378 as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and that is any of the following: (1) An...enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements thereof pursuant to Government Code Sections 65100-65700."

Between 2003 and 2009, the City approved the Approved Project, which includes residential and non-residential development on the portions of Planning Areas 51 and 30 that are owned by Heritage Fields El Toro, LLC, and that are referred to as the Great Park Neighborhoods. As approved by the City, the Approved Project includes 3,625 residential units (15 percent of which are affordable units) generally located in various locations within Planning Area 51; 1,269 density bonus units granted by the City in 2008 pursuant to State law (California Government Code sections 65915 et seq.), the general location of which has not previously been identified; and 6,585,594 square feet of non-residential uses generally located throughout Planning Areas 51 and 30.<sup>4</sup> With the exception of the 1,269 density bonus units (the grant of which was done pursuant to State law and was therefore not subject to CEQA analysis), the Approved Project was analyzed in the Certified EIR, and includes the mitigation measures recommended in the Certified EIR and adopted by the City in the Mitigation Monitoring and Reporting Program for the Approved Project.

This DSEIR analyzes the environmental impacts of the Modified Project as compared to those of the Approved Project. Since the 1,269 density bonus units have not previously been analyzed under CEQA, this DSEIR analyzes the impacts of locating them on the proposed VTTMs. That being said, having been granted by the City pursuant to state law, this DSEIR recognizes that the density bonus units are a vested component of the Approved Project, and this DSEIR identifies and imposes feasible mitigation measures for the Modified Project, where required.

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<sup>3</sup> References to "CEQA" are to Public Resources Code sections 21000 et seq. References to "CEQA Guidelines" are to Title 14, California Code of Regulations sections 15000 et seq.

<sup>4</sup> The adopted zoning for the Proposed Project Site allows up to 6,545,594 square feet of non-residential uses, which excludes 40,000 square feet allocated to an elementary school within the Proposed Project Site.

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#### *3.3.1 Previous Environmental Documentation*

The 2003 Orange County Great Park (OCGP) EIR

The 2003 OCGP EIR was certified by the City of Irvine in May 2003. The project analyzed in that EIR consisted of the following actions: (1) Annexation, General Plan Amendment, Pre-Zoning (prior to annexation), and Zoning of the unincorporated portion of Planning Area 51; (2) Annexation of the unincorporated portion of Planning Area 35 (James A. Musick Branch Jail<sup>5</sup> and the Irvine Ranch Water District Parcel); (3) General Plan Amendment and Zone Change for Planning Area 30; and (4) a Development Agreement that vested approval of overlay uses and intensities in consideration for the (i) dedication of land for public purposes, (ii) development and funding of certain infrastructure improvements, and (iii) funding of circulation facilities and infrastructure. Together, these actions established the policy and legislative structure for guiding the future development of the Proposed Project Site, which was the former MCAS El Toro property.

Since certification of the 2003 OCGP EIR, a variety of actions in furtherance of the project analyzed therein have occurred. Those actions and their related environmental reviews pursuant to CEQA, contained in seven subsequent Addenda, are summarized below. Together, the 2003 OCGP EIR and the seven subsequent Addenda are referred to as the “Certified EIR”.

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

On May 18, 2006, the City of Irvine approved the Orange County Great Park Redevelopment Plan (“OCGPRP”). The OCGPRP was based upon a Preliminary Redevelopment Plan previously formulated and adopted by the City of Irvine Planning Commission and Irvine Redevelopment Agency on January 15, 2004 and January 27, 2004, respectively. The OCGPRP set forth a process and framework within which specific development plans would be presented and priorities for specific development projects would be established, but did not present specific plans for any redevelopment, rehabilitation, and/or revitalization activities for any areas within the Orange County Great Park project area.

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

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

On October 10, 2006, the City of Irvine approved Addendum No. 2 to the 2003 OCGPEIR which addressed a General Plan Amendment (00416079-PGA) and Zone Change (00416080-PZC) for a Revised Overlay Plan. The General Plan Amendment and Zone Change consisted of adjustments to the boundary between the public and private areas of the Proposed Project Site, revisions to text and figures related to Planning Areas 30 and 51, and the creation of a mixed-use zoning category called the Lifelong Learning District (“LLD”) within

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<sup>5</sup> Annexation of the James A. Musick Branch Jail site did not occur.



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Planning Area 51. The General Plan Amendment also included technical changes to the General Plan. The LLD zoning allows for a combination of residential, commercial, and educational uses that promote and support a mixed-use environment.

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

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

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

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

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

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

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

Addendum No. 5 also analyzed a General Plan Amendment (00470036-PGA) and Zone Change (00470039-PZA) to: (1) reduce the number of golf course holes required within the Proposed Project Site from 45 to 18;



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(2) remove the requirement for 173 acres of Agricultural Preserve in the Lifelong Learning District; and (3) make other changes to text, tables and figures in the City's General Plan and Zoning Code.

In addition, Addendum No.5 analyzed the Amended and Restated Development Agreement ("ARDA"), which: (1) vested Heritage Fields' right to develop under the City's General Plan and Zoning Code; (2) revised the funding mechanism for the OCGP maintenance; (3) shifted responsibility for defined "backbone infrastructure" cost overruns from the City to Heritage Fields; (4) transferred 130.5 acres of land from Heritage Fields to the City of Irvine; (5) established the location of a 5.5 acre police facility on the Proposed Project Site, and required the transfer of that land from Heritage Fields to the City; (6) confirmed runway demolition and recycling protocols; and (7) amended and restated the Master Implementation Agreement, which specifies protocol for backbone infrastructure phasing. Addendum No.5 concluded that, as designed, the matters discussed immediately above would not result in any additional significant environmental effects not already adequately addressed in the 2003 OCGP EIR, or any substantial increase in the severity of previously identified significant effects, or any change in circumstances, and that there was no new information of substantial importance.

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

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

NITM Five Year Review (Addendum No. 7 to the 2003 OCGP EIR)

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

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

#### 3.3.2 Description of the Modified Project

The applicant, Heritage Fields El Toro, LLC (“Applicant” or “Heritage Fields”), is now proposing the Modified Project, which would modify the Approved Project by: (1) locating 1,100 low density residential units, previously located on a programmatic basis within Districts 5 and 7, in the locations depicted on the proposed VTTMs described below, and changing the General Plan land use designation and the associated zoning of these units from Low Density (0-5 du/ac) to Multi-Use (0-40 du/ac); (2) locating 1,500 residential units, previously located on a programmatic basis in the portion of the Transit Oriented District (“TOD”) located within Planning Areas 30 and 51, in the locations depicted on the proposed VTTMs; (3) locating the 1,269 density bonus units, which have not previously been located on a programmatic basis, in the locations depicted on the proposed VTTMs; (4) locating the remaining 1,025 residential units as depicted on the proposed VTTMs; (5) transferring development intensities between certain zones as detailed below and other minor text/graphic modifications to the General Plan and Zoning Code; and (6) realigning Ridge Valley and “O” Street at Irvine Boulevard. These changes will be achieved and implemented through the proposed General Plan Amendment, Zone Change, VTTMs, Vesting Tentative Tract Map amendments and Master Plans pursuant to Zoning Code 2-17, Comprehensive Parks Plans, Master Trails Plan and Master Walls and Fences Plan, all as more specifically described below. Consistent with the Approved Project, and the density bonus units granted pursuant to state law, the Modified Project includes a total of 4,894 dwelling units and 6,585,594 square feet of non-residential uses, and incorporates the Mitigation Measures recommended by the Certified EIR and adopted by the City in the Mitigation Monitoring and Reporting Program. It also incorporates the Project Design Features described below.

#### General Plan Amendments

The General Plan Amendment application requests the following in Planning Area (“PA”) 51: (1) amendment of the General Plan maps to reflect the planned roadway realignment of Ridge Valley and “O” Street at Irvine Boulevard and within District 1-North; (2) amendment of the General Plan maps to reflect a zone change from 1.9 Orange County Great Park (“1.9 OCGP”) to 8.1 Trails and Transit Oriented Development (“8.1 TTOD”) and visa versa; (3) amendment of the General Plan Land Use Table A-1 footnotes to allow up to 75,000 square feet of any public facilities permitted by the General Plan and to delete references currently in the footnotes that limit such square footage to 25,000 square feet of golf course clubhouse and 50,000 square feet of public facility uses; (4) the previously approved amendment of General Plan Land Use Table A-1 to allow 4,894 dwelling units in PA 51 (reflecting the inclusion of the previously approved 1,269 density bonus units); (5) addition of a new footnote in General Plan Land Use Table A-1 allowing the 1,269 density bonus units granted pursuant to State law to be placed in either Planning Area 30 or 51; and (6) revision to General Plan footnote 16 as described below.

The proposed text and table modifications for the General Plan consist of the following:

- Revise General Plan Table A-1 to modify the distribution of residential units.
- Revise General Plan Table A-1 to allow 4,894 Multi-Use (0-40 du/ac) dwelling units in PA 51 instead of only 2,525 Multi-Use (0-40 du/ac) dwelling units in PA 51.

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- Revise General Plan Table A-1 to allow zero Low Density (0-5 du/ac) dwelling units in PA 51 instead of 1,100 Low Density (0-5 du/ac) dwelling units in PA 51.
- Revise General Plan Table A-1 footnote 16 to read: "16. The Multi-Use category intensity will be used for Transit Oriented Development in Planning Areas 30 and 51 and for the Trucks and Transit Oriented District in PA 51, even though the intensity is only shown within PA 51 on this table. The units and square footage will be divided between Planning Areas 30 and 51 through the implementation of a Master Plan for Transit Oriented Development."
- Revise General Plan Table A-1 footnote 17 to read: "17. The 1,254,500 square feet in Institutional/Public Facilities in Planning Area 51 includes 122,500 square feet for Orange County Transit Authority facilities; 300,000 square feet for County of Orange facilities; 263,000 square feet for warehousing for homeless providers; 468,000 square feet of institutional uses; 26,000 square feet of sports park; and 75,000 square feet of any public facilities that are permitted by the General Plan and as defined in the Zoning Ordinance. "
- Add a new General Plan Table A-1 footnote that states: "The Density Bonus Agreement by and between the City of Irvine and property owner recorded on September 9, 2009 vests property owner's right to develop 1,269 density bonus units, for a total of 4,894 units in PAs 30 and 51. Up to 1,269 of the density bonus units included in PA 51 can be transferred to PA 30, upon the completion of further environmental review."
- For Planning Area 30, delete references to Footnotes 15 and 17 and add references to Footnotes 16, 18, and 25.
- Revise General Plan Table A-2, PA 51, to allow 0 acres of Low Residential instead of 635 acres of Low Residential. Revise to allow 1,678 acres of Multi-use instead of 1,043 acres of Multi-use.
- Revise General Plan Table A-2 to be consistent with General Plan Table A-1 (i.e. remove 211 acres from Recreation, add 211 acres to Multi-use, to become 1,889 acres Multi-use in PA 51).
- Amend General Plan Land Use Maps A-3, K-1 and L-2 to reflect the 1.9 OCGP to 8.1 TTOD and 8.1 TTOD to 1.9 OCGP.
- Amend General Plan Circulation Element Figures B-1 and B-2 to reflect the planned roadway realignment of Ridge Valley and "O" Street at Irvine Boulevard, and any other General Plan exhibits that depict the old alignment of Ridge Valley and O Street. Ridge Valley is a secondary highway. (see Figure 3-4)
- Revise the General Plan Maximum Intensity Matrix to include the 1,269 density bonus units, for a total of 4,894 units.
- Amend General Plan Figure G-1 to add two locations for K-8 schools, and remove the existing location of an elementary school.
- Amend General Plan Figure K-1 to remove Golf Course hatching, remove Major Private Commercial Recreation Facility, and revise Regional Park western boundary.

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## Proposed Ridge Valley Alignment



— Road Realignment

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- Amend General Plan Figure L-2 to remove Recreation hatching, Golf Course Overlay hatching, and revise western boundaries of Recreation.
- Revise the “General Plan/Zoning Correlation” (Page A-18, Land Use Element) to include the ‘OCGP’ General Plan Category, and ‘1.9 OCGP’, ‘3.2 TOD’, ‘8.1 TTOD’ Zoning Districts.
- Revise Figure J-1 to show a proposed Police Station in the Orange County Great Park.
- Other minor modifications as necessary to implement the Modified Project.

#### Zoning Code Amendments

The Zone Change component of the application requests modification to the current 8.1 Lifelong Learning District zoning classification to create a zoning category that reflects the unique nature of the Great Park Neighborhoods. The existing zoning designations for the Proposed Project Site are shown on Figure 3-5, *Existing Zoning*. The proposed zone changes are shown on Figure 3-6, *Proposed Zone Changes*. The new 8.1 Trails and Transit Oriented District (“TTOD”) zoning classification would allow most of the uses that are currently permitted in PA 51 in zones 1.8 Golf Course Overlay (“Golf”), 2.2 Low Density Residential (“LDR”), and 8.1A Lifelong Learning District, but would not allow any new uses or any increase in intensity beyond the 1,269 density bonus residential units that have been granted by State law, for a total of 4,894 residential units. The Zone Change also requests modification to the 3.2 Transit Oriented Development (“TOD”) zoning category to allow research and development uses as permitted uses in the 3.2 TOD zone. The 3.2 TOD zone and the new 8.1 TTOD zone will be modified to: 1) transfer 666,600 square feet of Institutional uses from the 8.1 TTOD zone to the 3.2 TOD zone; 2) transfer 951,300 square feet of Medical and Science uses from the 8.1 TTOD zone to the 3.2 TOD zone; 3) transfer 75,000 square feet of Community Commercial uses from the 3.2 TOD zone to the 8.1 TTOD zone; 4) transfer 75,000 square feet of Office uses from the 3.2 TOD zone to the 8.1 TTOD zone; and 5) transfer 1,500 residential units from the 3.2 TOD zone to the 8.1 TTOD zone. These uses being transferred to the 3.2 TOD zone are consistent with the already permitted uses in the 3.2 TOD zoning and will be consistent with the other permitted uses in the TTOD zone. The Zone Change also proposes zone changes from (1) 8.1A LLD to 8.1 TTOD; (2) 2.2 LDR to 8.1 TTOD; (3) 2.2LDR/1.8 Golf to 8.1 TTOD; (4) 1.9 OCGP to 8.1 TTOD; (5) 8.1 TTOD to 1.9 OCGP; and (6) 8.1 TTOD to 1.1 Exclusive Agriculture. The proposed zoning is shown on Figure 3-7, *Proposed Zoning*.

The text modifications for the Zone Change are included in this DSEIR as Appendix D. While no changes are requested to the types of uses or the overall intensities permitted in PAs 30 and 51, changes to some of the local intensities within individual Districts are being proposed. Some of the text amendments include:

Lifelong Learning District zone (and affiliated sections of the Zoning Code):

- 8.1 Trails and Transit Oriented Development district (and affiliated sections of the Zoning Code)
  - Modify the nomenclature of the 8.1 Lifelong Learning District to be 8.1 Trails and Transit Oriented Development district (TTOD).
  - Modify section 9-51-6(F) to be consistent with the ARDA.
  - Clarify maximum site coverage for residential and non-residential development to allow a range of uses proposed by the five VTTMs.

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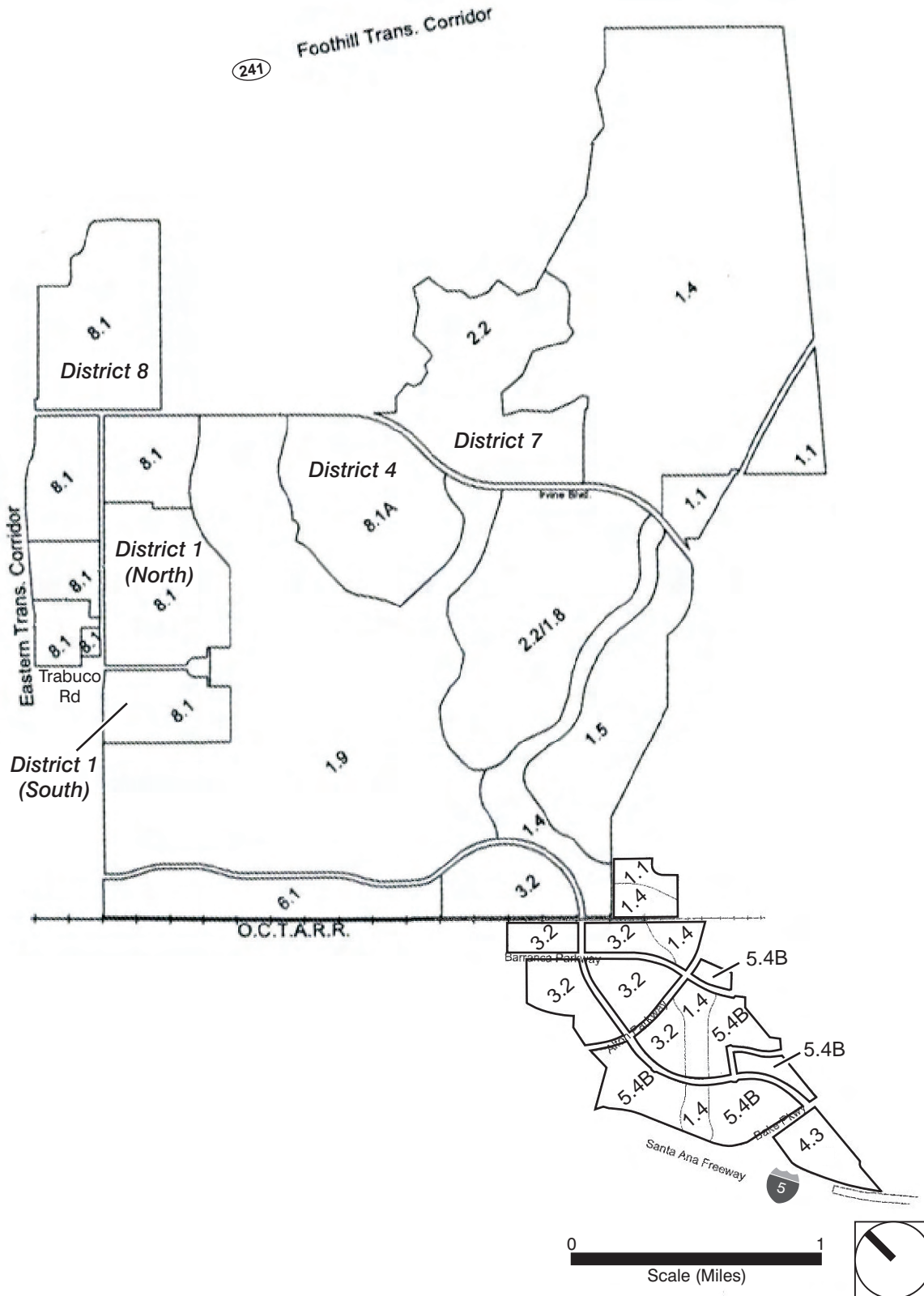
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- Add golf course/driving range and large family child care as conditional uses since these are uses allowed in the 2.2/1.8 zone that should now be allowed in the 8.1 zone.
- Reduce setbacks for primary highways (45 feet to 42 feet), building to building (10 feet to 6 feet), and addition of setbacks for private drives (8 feet) in 3-37-39 (Development Standards) to allow the range of development proposed by the five VTTMs.
- Transfer of development intensity between the 8.1 LLD to 3.2 TOD
  - Transfer 666,600 square feet of institutional from 8.1 LLD to 3.2 TOD to facilitate the development of the five VTTMs.
  - Transfer 951,300 square feet of medical and science from 8.1 LLD to 3.2 TOD to facilitate the development of the five VTTMs.
  - Revise Section 3-3-1 of the Zoning Code to change from conditional to permitted land use for residential (attached) and residential (single family detached) since conditional use permits for residential development is impractical.
- 3.2 Transit Oriented Development (TOD) zone (and affiliated sections of the Zoning Code)
  - Transfer of development intensity between 3.2 TOD to 8.1 TTOD to facilitate development of the five VTTMs.
  - Transfer 75,000 square feet of community commercial uses from 3.2 TOD to 8.1 TTOD to facilitate the development of the five VTTMs.
  - Transfer 75,000 square feet of office from 3.2 TOD to 8.1 TTOD to facilitate the development of the five VTTMs.
  - Transfer 1,500 residential units from 3.2 TOD to 8.1 TTOD to facilitate the development of the five VTTMs.
  - Add Research and Development as a permitted land use to facilitate the development being transferred from the TOD.
  - Delete Section 9-30-6(D) to provide for a range of options for pedestrian crossings at Alton, Barranca and Marine Way.
- Allow 1,269 density bonus units to be placed either in PA 51 or PA 30, for a total of 4,894 dwelling units, to accommodate the intent of the grant of the density bonus units.
- Revise Section 3-37-39 of the Zoning Code to change the dwelling unit intensities for the new 8.1 TTOD to allow for a range of densities in the five VTTMs.



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## Existing Zoning



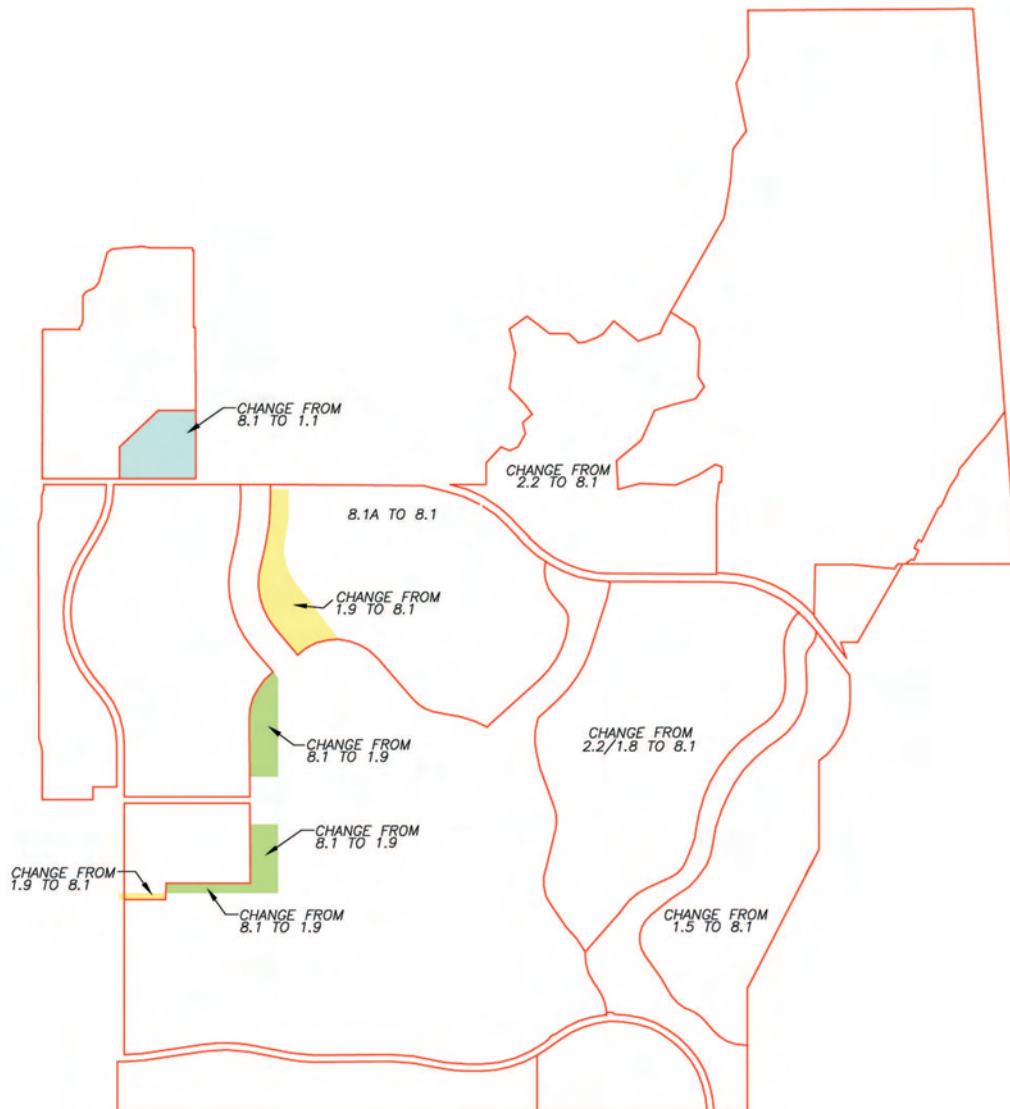
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### 3. Project Description

## Proposed Zone Changes



0 1  
Scale (Miles)



Source: Hunsaker & Associates, Inc. 2011

Great Park Neighborhoods Draft Supplemental EIR

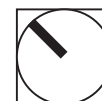
City of Irvine • **Figure 3-6**

### *3. Project Description*

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## *Proposed Zoning*



### *3. Project Description*

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### *3. Project Description*

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- Delete the senior restriction on the 800 residential units to accommodate the development of the five VTTMs, which will include senior units.
- Delete references to the base zone since the parties have entered into the ARDA.
- Clarification of the maximum average daily trips (“ADT”) in relation to 1,269 units for PAs 30 and 51 to comply with state housing and CEQA law.
- Update the statistical matrices for PAs 30 and 51 to reflect the existing grant of the density bonus units.
- Update the land use map for PA 51 to reflect the proposed Zone Change.
- Revise Section 2-17-2 to change the nomenclature from 8.1 LLD to 8.1 TTOD.
- Deletion of the references to the Orange County Great Park Streetscape Plan requirements since it is inconsistent with the ARDA.
- Delete obsolete references to the base zone
- Minor Text Changes

#### Tentative Tract Maps, Master Plans and Comprehensive Park Plans

In addition to the above-described General Plan Amendment and Zone Change, the Applicant proposes five VTTMs (VTTMs 17283A, 17368, 17364, 17366, and 17202) that define the size, shape, location and orientation of lots proposed for residential and commercial development, landscape parcels and roadways, as shown on Figures 3-8 through 3-12. The proposed development in each of the five proposed VTTMs is set forth in more detail in Table 3-1. The Applicant also proposes a Master Plan of Intensity Allocation (see Figure 3-13) and Master Plans (see Figures 3-14 through 3-18) that establish design relative to residential design, trails, landscaping, parks and fencing. Subsequent master plans or development applications will be required to establish the design for the non-residential development.

In addition, the Applicant is proposing five Comprehensive Park Plans to cover required neighborhood park facilities, as described in Table 3-2 and shown on Figure 3-19. Finally, the applicant is proposing modifications to Amended Tentative Tract Map 17008 (AVTTM 17008) and Amended Vesting Parcel Map 2006-271 (AVTPM 2006-271) to implement the Modified Project.

The proposed amendments to TPM 2006-271 consist of an update to the Proposed Project Site boundary as shown on Record of Survey recorded on February 4th, 2008 (Instrument No. 2008000051629- Book 225, Pages 29-42 of Record of Surveys), as well as adjustments to parcel lines and incorporation of additional parcels to make AVTPM 2006-271 consistent with the most current plan of development, and to reflect corrections to previously prepared legal descriptions for several parcel lines and identify boundary adjustments to the parcels to be exchanged between the City of Irvine and Heritage Fields.



### 3. Project Description

*Table 3-1  
Proposed Vesting Tentative Tract Maps*

| District | VTTM   | Acres  | Lots                               | Residential Uses                  |                          | Non-Residential Uses         |                | Parks |
|----------|--------|--------|------------------------------------|-----------------------------------|--------------------------|------------------------------|----------------|-------|
|          |        |        |                                    | Unit Type                         | Units                    | Land Use                     | Square Feet    |       |
| 1 North  | 17283A | 413.7  | 540<br>Numbered<br>98 Lettered     | Single-Family<br>Detached         | 203                      | Institutional                | 775,000        | 2     |
|          |        |        |                                    | Single-Family<br>Detached         | 608                      | R & D                        | 48,700         |       |
|          |        |        |                                    | Single-Family<br>Attached         | 52                       |                              |                |       |
|          |        |        |                                    | Single-Family<br>Attached         | 390                      | Office                       | 75,000         |       |
|          |        |        |                                    | Apartments- Senior-<br>Affordable | 182                      | Retail                       | 150,000        |       |
|          |        |        |                                    | Apartments-<br>Family- Affordable | 196                      | Public Facility              | 10,000         |       |
|          |        |        |                                    |                                   |                          | Child Care                   | 5,000          |       |
|          |        |        |                                    |                                   |                          | Public Facility <sup>1</sup> | 15,000         |       |
|          |        |        |                                    |                                   | Child Care <sup>1</sup>  | 6,000                        |                |       |
|          |        |        |                                    | Affordable<br>Apartments          | 166<br>See<br>Footnote 1 |                              |                |       |
| Subtotal |        | 1,797  | Subtotal                           | 1,084,700                         |                          |                              |                |       |
| 1 South  | 17368  | 68.5   | 16<br>Numbered<br>2 Lettered       | Single-Family<br>Detached         | 154                      | none                         | none           | 3     |
|          |        |        |                                    | Single-Family<br>Attached         | 96                       |                              |                |       |
|          |        |        |                                    | Single-Family<br>Attached         | 179                      |                              |                |       |
|          |        |        |                                    | Subtotal                          |                          |                              |                |       |
| 4        | 17366  | 209.08 | 515<br>Numbered                    | Single-Family<br>Detached         | 137                      | Retail                       | 70,000         | 2     |
|          |        |        |                                    | Single-Family<br>Detached         | 541                      |                              |                |       |
|          |        |        |                                    | Single-Family<br>Attached         | 424                      |                              |                |       |
|          |        |        |                                    | Subtotal                          |                          |                              |                |       |
| 7        | 17202  | 269.3  | 697<br>Numbered<br>141<br>Lettered | Single-Family<br>Detached         | 255                      | none                         | none           | 1     |
|          |        |        |                                    | Single-Family<br>Detached         | 585                      |                              |                |       |
|          |        |        |                                    | Subtotal                          |                          |                              |                |       |
| 8        | 17364  | 172.2  | 514<br>Numbered<br>78 Lettered     | Single-Family<br>Detached         | 171                      | Public Facility <sup>1</sup> | See Footnote 1 | 1     |
|          |        |        |                                    | Single-Family<br>Detached         | 555                      | Child Care <sup>1</sup>      | See footnote 1 |       |
|          |        |        |                                    | Apartments-<br>Affordable         | See<br>Footnote 1        |                              |                |       |
|          |        |        |                                    | Subtotal                          |                          | 726                          |                |       |
| Total    |        |        |                                    | 4,894                             | Total                    | 1,154,700                    | 9              |       |

<sup>1</sup> The footnoted public facility (church; 15,000 square feet) and child care (6,000 square feet) will be developed in either District 1 North or District 8. Both scenarios will be analyzed. The non-residential square footage and the 166 affordable apartments are shown in District 1 to avoid double-counting.

## VTM 17283A



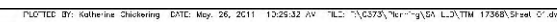
Great Park Neighborhoods Draft Supplemental EIR

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## VTM 17368

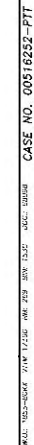


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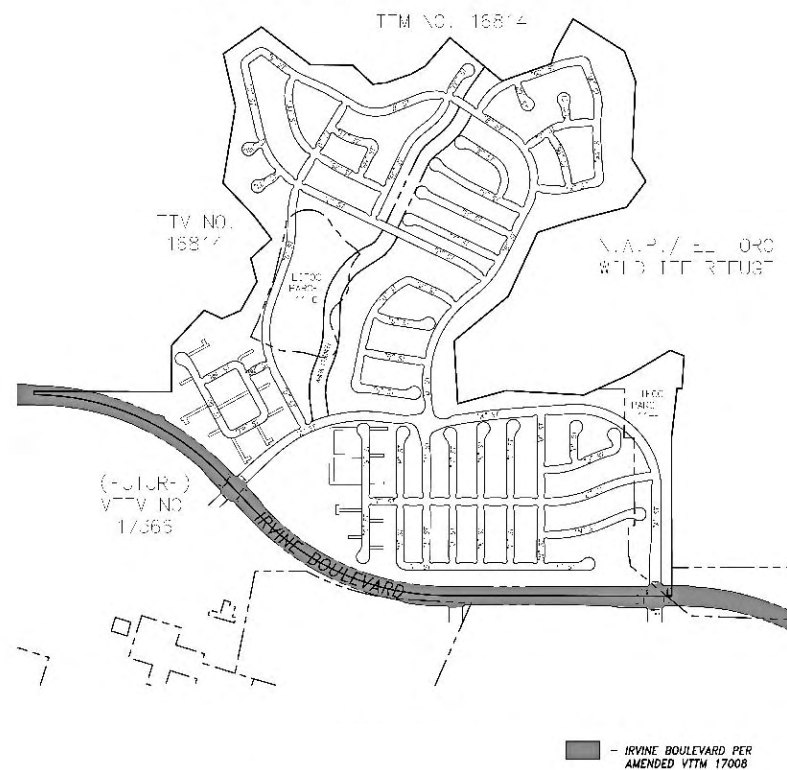
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**LEGAL DESCRIPTION**

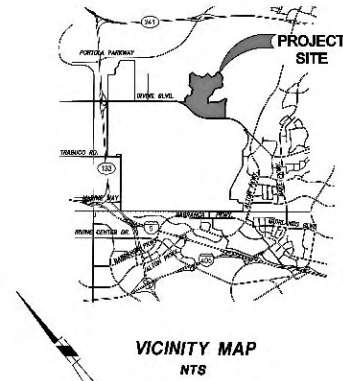
THOSE CERTAIN PARCELS OF LAND SITUATED IN THE CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING THOSE PORTIONS OF LOTS 262, 363, 366 AND 367 IN BLOCK 153 AND LOTS 273 AND 274 IN BLOCK 154 AS SHOWN ON THE MAP OF IRVINE'S SUBDIVISION, FILED IN BOOK 1, PAGE 88 OF MISCELLANEOUS RECORD MAPS, INCLUDED WITHIN PARCELS 2 OF THAT CERTAIN "OUTLAIN DEMO AND ENVIRONMENTAL RESTRICTION PURSUANT TO CIVIL CODE SECTION 4271" RECORDED JULY 12, 2005 AS INSTRUMENT NO. 20050803536290 OF THE COUNTY OF ORANGE, EXISTING THEREON THOSE PORTIONS LYING SOUTHERLY OF THE CENTERLINE OF (NEW) IRVINE BOULEVARD, AS SHOWN ON RECORD OF SURVEY NO. 2007-1209-02 OF BOOK 225, PAGES 259 THROUGH 42 OF RECORDS OF SURVEYS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF ORANGE.

LOTS 1 - 692 ARE FOR SINGLE FAMILY RESIDENTIAL PURPOSES  
LOTS 693 - 727 ARE FOR RESIDENTIAL CONDOMINIUM PURPOSES



**SHEET INDEX**

- 1 TITLE SHEET  
2 INDEX MAP, STREET SECTIONS & DETAILS  
3 LOT SUMMARY  
4 CROSS SECTIONS  
5-7 PLAN VIEW  
8 EXISTING EASEMENTS



## SUBDIVIDER

HERITAGE FIELDS EL TORO, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: *Heritage Fields, EL Toro Sole Member LLC,  
a Delaware limited liability company,  
Its: Sole Member*

By: *Heritage Fields, LLC,*  
a Delaware limited liability company  
Its: *Sole Member*

By: Lennar Heritage Fields, LLC,  
a California limited liability company  
Its Administrative Member

By: Lennar Homes of California, Inc.,  
a California corporation  
Its: Sole Member

By: \_\_\_\_\_

Name: \_\_\_\_\_

It is: \_\_\_\_\_

Date: \_\_\_\_\_

## STATEMENT OF OWNERSHIP

HERITAGE FIELDS EL TORO, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: *Heritage Fields, EL Toro Sole Member LLC,  
a Delaware limited liability company,  
its: Sole Member*

By: Heritage Fields, LLC,  
a Delaware limited liability company  
Its: Sole Member

By: Lennor Heritage Fields, LLC,  
a California limited liability company  
Its Administrative Member

By: Lennar Homes of California, Inc.,  
a California corporation  
Its: Sole Member

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

THE UNITED STATES OF AMERICA, AS CUSTODIAL OWNER OF THE LIFOC AREAS II-C & II-F, FURTHER ACKNOWLEDGES THAT IT OWNS THE EXCEPTED PARCELS IDENTIFIED HEREIN PENDING COMPLETION OF ENVIRONMENTAL REMEDIATION WORK AT WHICH TIME SAID PARCELS ARE TO BE CONVEYED TO HERITAGE FIELDS LLC AND THE CITY OF IRVINE.

BY: \_\_\_\_\_  
ELIZABETH LARSON  
REAL ESTATE CONTRACTING OFFICER  
Authorized Signatory

DATE \_\_\_\_\_



### *3. Project Description*

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## VTM 17364



Great Park Neighborhoods Draft Supplemental EIR

### *3. Project Description*

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THIS MASTER PLAN FOR INTENSITY ALLOCATION IS IN COMPLIANCE WITH SECTIONS 9-30-6 D.1. AND 9-51-6 F.1. OF THE CITY OF IRVINE ZONING ORDINANCE ADDRESSING INTENSITY ALLOCATION REQUIREMENTS, AS LISTED BELOW:

D. **Review Process.** Prior to the commencement of any private development in the 3.2 Transit Oriented Development, 4.3 Vehicle-Related Commercial, or 5.4B General Industrial zoning district within Planning Area 30, the Planning Commission shall review and approve a master plan for the specific project, containing the following information for the specific development proposed:


F. Review process. Prior to the commencement of any private development in the 1.9 Orange County Great Park, 3.2 Transit Oriented Development, 8.1 Trails and Transit Oriented Development or 6.1 Institutional zoning within the Planning Area 51, the Planning Commission shall review and approve a master plan for the specific project, containing the following information for the specific development proposed:


#### Proposed Allocation of Intensities and ADT within Great Park Neighborhoods

This Master Plan for Intensity Allocation references Remaining Intensities and ADT to be Allocated within Great Park Neighborhoods for Development Districts 2, 3, 5, 6 and 9 of Planning Areas 30 and 51, per the following tables:

| Resisting Intensity and $AD^{(1)}$ by IL: P4, B0, Other s |                       |  |                  |
|---|-----------------------|--|------------------|
| Zoning  | APC Use               | Approved 2<br>Intensity (square<br>feet) | Total $AD^{(1)}$ |
| A-2   | Manufacturing/Storage | -  | 1,080            |
|   | Office/Residential    | 22,500                                   | 255              |
|   | Total                 | 22,500                                   | 1,335            |

**LEGEND**

 DEVELOPMENT DISTRICTS

 AREAS OF PROPOSED ALLOCATION OF INTENSITIES AND ADT WITHIN GREAT PARK NEIGHBORHOODS

**TTOD** TRAILS AND TRANSIT ORIENTED DEVELOPMENT

**TOD** TRANSIT ORIENTED DEVELOPMENT

**PIAA** PROPOSED INTENSITIES AND ADT ALLOCATION (PER TABLE ON THIS SHEET)

**PIAA** REMAINING INTENSITIES AND ADT ALLOCATION (PER TABLES ON THIS SHEET)

11. URS-BLZ 2007 000101 BLZ 2007 000101 ALLEGATO

DOI: 10.1016/j.jmb.2011.04.010

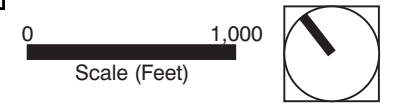


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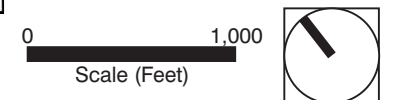


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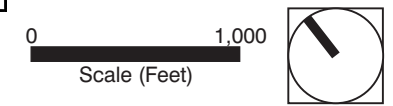


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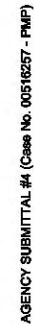


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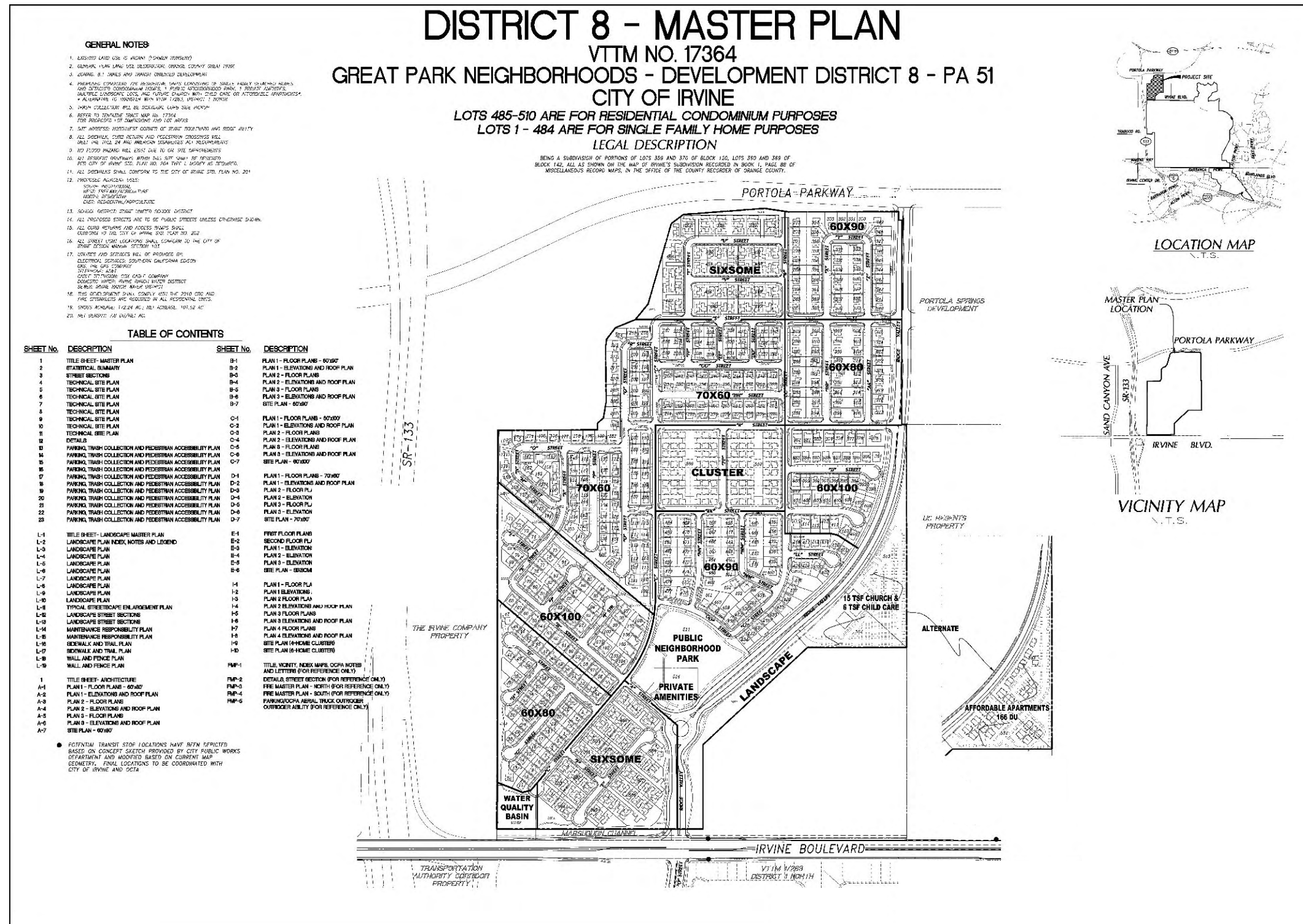
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# Master Plan for VTTM 17364



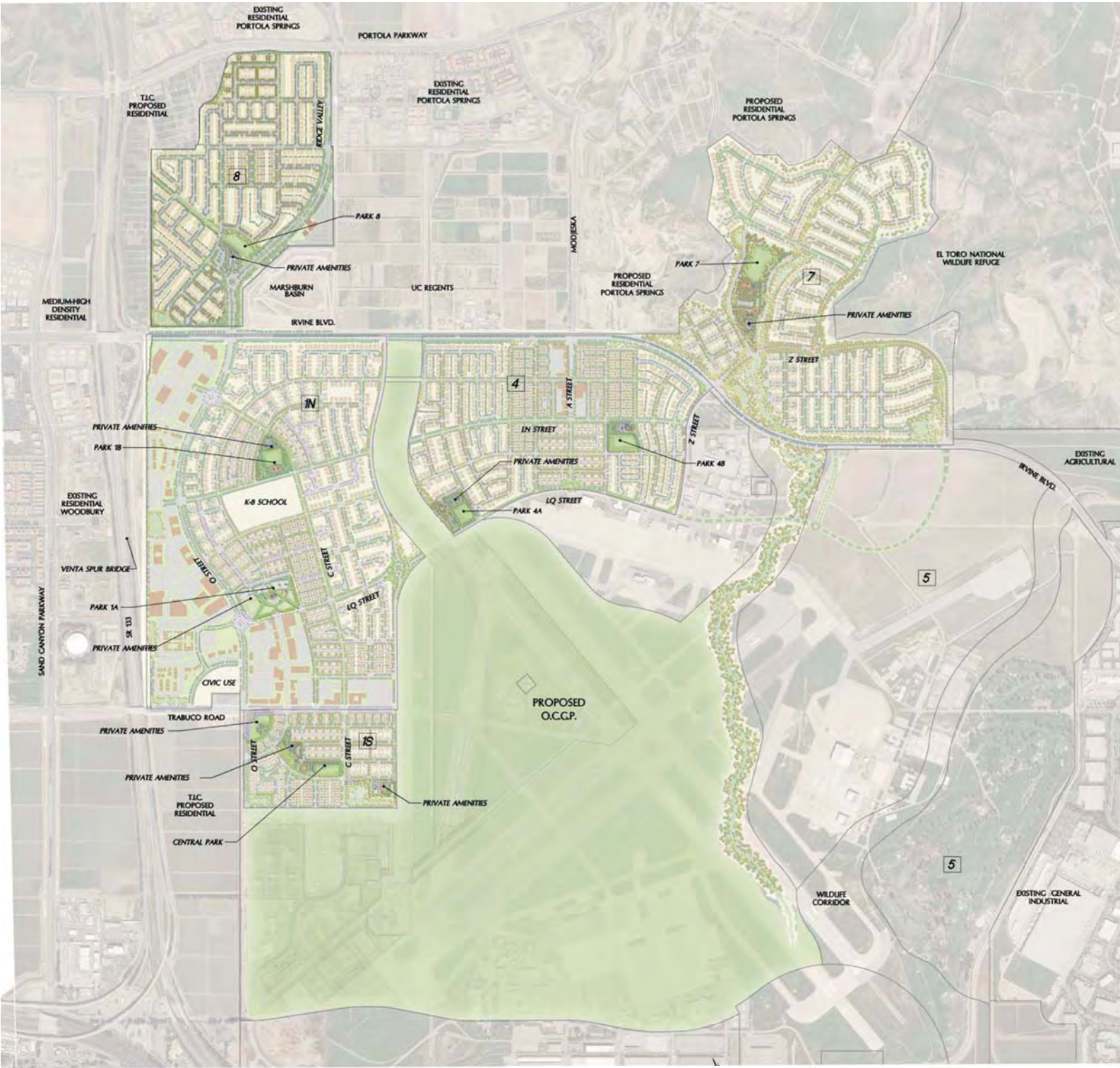
### *3. Project Description*

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Park Plan



Park Tabulation

| PROPOSED PUBLIC PARKS   | D.U.                | POPULATION          | REQUIRED ACREAGE    | PUBLIC PARK ACREAGE PROVIDED | PUBLIC TRAIL ACREAGE | PRIVATE AMENITY ACREAGE <sup>(3)</sup> |
|---|---------------------|---------------------|---------------------|------------------------------|----------------------|--|
| DISTRICT 1 - NORTH <sup>(2)</sup>   |                     |                     |                     |                              |                      |  |
| PARK 1A <sup>(1)</sup>  | 713                 | 1776                | 5.33                | 7.82                         |                      | 1.04 <sup>(2)</sup>                    |
| PARK 1B   | 540                 | 1395                | 4.19                | 4.22                         |                      | .84                                    |
| WEST OF 'O' STREET  | 544 <sup>(2)</sup>  | 1246 <sup>(2)</sup> | 2.49 <sup>(2)</sup> |                              |                      |  |
| SUBTOTAL DISTRICT 1 NORTH   | 1797 <sup>(2)</sup> | 4417 <sup>(2)</sup> | 12.01               | 12.04                        | 5.1                  | 1.88 <sup>(2)</sup>                    |
| DISTRICT 1 - SOUTH  |                     |                     |                     |                              |                      |  |
| PARADE PARK   |                     |                     |                     |                              |                      | 2.87                                   |
| CENTRAL PARK (1C)   | 429                 | 1026                | 3.08                | 4.10                         |                      | 1.33                                   |
| HANGAR 10   |                     |                     |                     |                              |                      | 1.82                                   |
| SUBTOTAL DISTRICT 1 SOUTH   | 429                 | 1026                | 3.08                | 4.10                         | 1.5                  | 6.02                                   |
| DISTRICT 4  |                     |                     |                     |                              |                      |  |
| PARK 4A (WEST)  | 606                 | 1531                | 4.59                | 4.17                         |                      | 1.10                                   |
| PARK 4B (EAST)  | 496                 | 1233                | 3.70                | 4.14                         |                      |  |
| SUBTOTAL DISTRICT 4   | 1102                | 2764                | 8.29                | 8.31                         | 3.7                  | 1.10                                   |
| DISTRICT 7  |                     |                     |                     |                              |                      |  |
| PARK 7  | 840                 | 2253                | 6.76                | 7.12                         | 1.8                  | 4.42                                   |
| DISTRICT 8  |                     |                     |                     |                              |                      |  |
| PARK 8  | 726                 | 1945                | 5.83                | 6.67                         | 2.0                  | 1.58                                   |
| TOTAL   | 4894                | 12405               | 35.97               | 38.24                        | 14.10                | 15.00                                  |
| PARK ACRES CALCULATED AT 3 ACRES PER 1,000 POPULATION EXCEPT AFFORDABLE UNITS WHICH ARE CALCULATED AT 2 ACRES PER 1,000 POPULATION  |                     |                     |                     |                              |                      |  |
| (1) PARK ACREAGE INCLUDES PARK REQUIREMENTS FOR WEST OF 'O' STREET.   |                     |                     |                     |                              |                      |  |
| (2) REPRESENTS THE OPTION OF 166 AFFORDABLE D.U.'S IN DISTRICT 1. THIS ACREAGE REQUIREMENT INCLUDES THE 166 D.U.'S. IF AFFORDABLE OPTION TAKEN IN DISTRICT 8 - 166 DU'S AND ASSOCIATED PARK REQ. ARE TRANSFERRED TO DISTRICT 8. |                     |                     |                     |                              |                      |  |
| (3) PRIVATE AMENITIES ACREAGE NOT PROVIDED FOR PARK CREDIT.   |                     |                     |                     |                              |                      |  |

Source: Clark & Green Associates 2011



### *3. Project Description*

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### 3. Project Description

*Table 3-2  
Neighborhood Parks to be Developed as part of the Modified Project's  
Five Proposed VTTMs*

| <i>District</i>                    | <i>Required<br/>Neighborhood<br/>Parkland</i> | <i>Proposed<br/>Neighborhood<br/>Park</i> | <i>Acres Offered<br/>for Parkland<br/>Dedication</i> | <i>Amenities</i>   |
|------------------------------------|---|---|--|--|
| <b>Proposed Neighborhood Parks</b> |   |   |  |  |
| 1 North                            |   | 1A  | 7.82 <sup>2</sup>                                    | Amphitheater (300 seat capacity),<br>Community Building, Basketball court,<br>tot lot, barbecues |
|                                    |   | 1B  | 4.22   | Tot lot, 2 basketball half-courts,<br>barbecues  |
| <b>Subtotal</b>                    | <b>12.01</b>                                  |   | <b>12.04</b>   |  |
| 1 South                            |   | Central Park                              | 4.10   | Tot lot, basketball court, barbecues   |
| <b>Subtotal</b>                    | <b>3.08</b>                                   |   | <b>4.10</b>  |  |
| 4                                  |   | 4A  | 4.17   | 2 Basketball courts, sand volleyball court,<br>tot lot, barbecues                                |
|                                    |   | 4B  | 4.14   | Tot lot, basketball court, tennis courts,<br>softball fields, barbecues                          |
| <b>Subtotal</b>                    | <b>8.29</b>                                   |   | <b>8.31</b>  |  |
| 7                                  | 6.76  | 7   | 7.12   | 2 Basketball courts, sand volleyball court,<br>tot lot, barbecues                                |
| 8                                  | 5.83 <sup>2</sup>                             | 8   | 6.67   | Tot lot, basketball court, barbecues   |
| <b>Total</b>                       | <b>35.97</b>                                  |   | <b>38.24</b>   |  |

**Notes:**

<sup>1</sup> Consistent with the approved Amended and Restated Development Agreement (ARDA), required park acreage has been calculated at 3 acres per 1,000 population except affordable units which are calculated at 2 acres per 1,000 population.

<sup>2</sup> This table assumes that the 166 affordable apartments are located in District 1. If the 166 affordable apartments are located in District 8, 37.48 acres of parkland will be provided.

The proposed amendments to VTTM 17008 consist of:

- Realignment of the following Streets: “O” Street, “LQ” Street, “Ridge Valley”, “A” Street and “B” Street, to be consistent with the most current plan of development for the Proposed Project Site;
- Adjustment of the proposed grading at lots 18, 20-35, 37-42, 44-52, G, J, L and M to be consistent with the revised Master Plan of Drainage, as well as the most current plan of development for the Proposed Project Site;
- Revision of street sections 1, 2, 7, 8, 9, 11, 14A, 14B, 14C, 22, 23, 24, 24A, 25, 28, 28A, 29, 30, 32, 33, 35, 37 and 42 to reflect previously approved deviations and to depict sidewalks and/or trails where applicable; revision of street section limits on 8, 9, 11, 28, 29, 37, and 42;
- Revision of street sections 16, 18, 30 and 34 based on the traffic analysis and addition of street sections 11A, 14A, 14B, 14C, 15A, 15B, 16A, 16B, 18A, 20A, 20B, 28A, 34A, 36, 57, 57A, 58, 59, 61 and 62; deletion of street sections 4, 5, 6, 12, 12A, 14, 15, 20 and 31A;
- Reconfiguration of the Project boundary at Lot 17 to: a) exclude Borrego Channel; and b) remove Lots 19 and “I” to make the FAA parcel "Not at Part" of the map;

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- Revision of street sections to reflect lane configurations (Trabuco Rd., Irvine Blvd., “A” Street, and “B” Street);
- Revision of the Utility Summary Table based on the roadway realignments;
- Addition of new streets “C” Street, “LN” Street, “A” Street, and “Z” Street along with their respective sections;
- Deletion of street names “T” Street, “X” Street and “Y” Street;
- Addition of Numbered Lots 36, 43 and 53-65; and
- Addition of lettered lots K, N, O, and P.

#### Project Design Features

The following design features (PDFs) have been incorporated into the Modified Project and have been assumed in the analyses contained in Chapter 5, *Environmental Analysis*, where appropriate. Only PDF 3-2 and 3-5 were incorporated into the Approved Project, though to a lesser extent.

- PDF 3-1    **Compact/Mixed-Use Development:** The California Energy Commission (CEC) considers compact development forms beneficial for minimizing energy consumption that leads to greenhouse gas emissions. In fact, the CEC’s report on the connections between land use and climate change identifies density as the project feature most predictive of the number of vehicle trips and vehicle miles traveled (“VMT”) by project occupants. The Modified Project increases the density of development on the Proposed Project Site as compared to the Approved Project, and locates additional housing opportunities near major employment and transportation centers. On a local and regional basis, this Land Use PDF will reduce VMT.
- PDF 3-2    **High Rate of Internal Trip Capture:** With the inclusion of a mix of land uses, including office, commercial, industrial, and residential in the Proposed Project Site, the Modified Project significantly reduces trips outside the Proposed Project Site. This reduces trip length and congestion on the local circulation system outside the Proposed Project Site.
- PDF 3-3    **Ultra-Low-Flow Fixtures:** The Modified Project incorporates ultra-low-flow water fixtures that meet the Uniform Plumbing Code standards. Prior to issuance of building permit, the Applicant or its successor shall submit evidence to the satisfaction of the City’s Director of Community Development that toilets, urinals, sinks, showers, and other water fixtures installed on-site are ultra-low-flow water fixtures that meet the Uniform Plumbing Code standards. Examples are: 1.28 average gallons per flush high efficiency toilets, 2 gallon per minute (gpm) efficient bathroom faucets, 2.2 gpm efficient kitchen faucets, and 2.2 gpm efficient shower heads.
- PDF 3-4    **Landscaping and Irrigation Systems:** The Modified Project incorporates automated, high-efficiency landscaping irrigation systems on all master landscaped areas that reduce water use, such as evapotranspiration “smart” weather-based irrigation controllers, and bubbler irrigation; low-angle, low-flow spray heads; moisture sensors; and use of a California-friendly landscape palette. Prior to approval of landscape plans, the Applicant or its successor shall submit evidence to the satisfaction of the City’s Director of Community Development that such landscaping



### 3. Project Description

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- irrigation systems will be installed so as to make the Modified Project consistent with the intent of the California Water Conservation in Landscaping Act of 2006 (AB 1881), including provisions to reduce the wasteful, uneconomic, inefficient, and unnecessary consumption of water.
- PDF 3-5    **Use of Reclaimed Water on All Master Landscaped Areas:** Prior to approval of landscape plans, the Applicant or its successor shall submit evidence to the satisfaction of the City's Director of Community Development and the Irvine Ranch Water District that the landscape plans incorporate the use of reclaimed water in all master landscaped areas, including master landscaped commercial, multifamily, common, roadways, and park areas. Master landscapes shall also incorporate weather-based controllers and efficient irrigation system designs to reduce overwatering, combined with the application of a California-friendly landscape palette.
- PDF 3-6    **Material Recovery:** The Modified Project incorporates measures to reduce waste generated by Proposed Project Site residents, occupants and visitors, and to encourage recycling of solid wastes, utilizing the Orange County Integrated Waste Management Department's material recovery facilities to recycle glass, plastic, cans, junk mail, paper, cardboard, greenwaste (e.g., grass, weeds, leaves, branches, yard trimmings, and scrap wood), and scrap metal. Future employees, residents, and customers would participate in these programs. These measures include the requirement to include on-site recycling facilities at all commercial, retail, industrial, and multi-family residential developments. In addition, educational materials identifying available recycling programs shall be distributed to all land uses, including single-family residential.
- PDF 3-7    **Energy Star Appliances:** EnergyStar appliances (excluding refrigerators), such as dishwashers, clothes washers, clothes dryers, air conditions, furnaces, and water heaters, shall be offered or installed in all residential dwelling units.
- PDF 3-8    **Building Energy Efficiency:** Residential dwellings and non-residential buildings will be constructed so that they achieve 15 percent higher energy efficiency than the applicable standards set forth in the 2008 California Building and Energy Efficiency Standards (Title 24 part 6 of the California Code of Regulations).
- PDF 3-9    **Carbon Sequestration:** The Modified Project incorporates 22,340 net new trees that, together with the Orange County Great Park's approximately 48,000 trees, would be planted within the Proposed Project Site.
- PDF 3-10    **Reduction in Softscape Landscaped Areas:** The Modified Project reduces softscape (e.g., plants/horticultural elements of landscape design) landscaped areas by 28 percent as compared to the Approved Project.
- PDF 11-1    The Modified Project will provide an eastbound right turn overlap phasing at the intersection of Alton Parkway and Irvine Boulevard as a project design feature associated with on-site development activity in District 5.

### 3. Project Description

#### 3.4 INTENDED USES OF THE DSEIR

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

| <i>Lead Agency</i>   | <i>Action</i>   |
|--|---|
| City of Irvine   | <ul style="list-style-type: none"> <li>• Certification of the Supplemental Environmental Impact Report (SCH#2002101020)</li> <li>• Approval of Zone Change 00516294-PZC, General Plan Amendment 00517351-PGA and Master Plan 00516248-PMP for the Great Park Neighborhoods – Trails and Transit Oriented Development District and related amendments</li> <li>• Approval of Amendments to VTTM 17008, Case No. 00522051-PTT</li> <li>• Approval of Amendments to Tentative Parcel Map 2006-271, Case No. 00520075-PTP</li> <li>• Approval of Vesting Tentative Tract Map 00516277-PTT, Master Plan 00516282-PMP, Comprehensive Park Plan 00519958-PPP, and Park Design 00516286-PPD for VTTM 17283A (District 1-North)</li> <li>• Approval of Vesting Tentative Tract Map 00516246-PTT, Master Plan 00516242-PMP, Comprehensive Park Plan 00519873-PPP, and Park Design 00516280-PPD for VTTM 17368 (District 1-South)</li> <li>• Approval of Vesting Tentative Tract Map 00516252-PTT, Master Plan 00516256-PMP, Comprehensive Park Plan 00519955-PPP, and Park Design 00516265-PPD for VTTM 17366 (District 4)</li> <li>• Approval of Vesting Tentative Tract Map 00516269-PTT, Master Plan 00516257-PMP, Comprehensive Park Plan 00519883-PPP, and Park Design 00516284-PPD for VTTM 17202 (District 7)</li> <li>• Approval of Vesting Tentative Tract Map 00516254-PTT, Master Plan 00516253-PMP, Comprehensive Park Plan 00519451-PPP, and Park Design 00516281-PPD for VTTM 17364 (District 8)</li> </ul> |
| <i>Responsible Agencies</i>  | <i>Action</i>   |
| California Regional Water Quality Control Board, Region 8, Santa Ana | <ul style="list-style-type: none"> <li>• Issue a National Pollution Discharge Elimination System (NPDES) Permit for construction activities and/or Stormwater Pollution Prevention Plan</li> </ul>  |
| South Coast Air Quality Management District                          | <ul style="list-style-type: none"> <li>• Issue any needed Air Quality Permits for development within the Great Park Neighborhoods</li> </ul>  |
| Irvine Ranch Water District  | <ul style="list-style-type: none"> <li>• Approval of any necessary sewer or water facilities upgrades necessary to serve future development</li> <li>• Approval of modification to Sub-Area Master Plan (SAMP)</li> <li>• Approval of water quality (e.g., Natural Treatment System (NTS)) facilities</li> </ul>  |
| California Department of Transportation (“Caltrans”)                 | <ul style="list-style-type: none"> <li>• Activities located within Caltrans right-of-way would require an Encroachment Permit and Caltrans Statewide NPDES Permit from Caltrans</li> </ul>  |

### 3. Project Description

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| Orange County Flood Control Flood Control District (“OCFCD”) | <ul style="list-style-type: none"><li>• Encroachment permits may be required if any improvements are proposed within OCFCD right-of-way</li><li>• Approval of modification to Master Plan of Drainage</li></ul> |
| Army Corp of Engineers                                       | <ul style="list-style-type: none"><li>• Approval of a Habitat Mitigation and Monitoring Plan (“HMMP”)</li></ul>   |
| California Department of Fish and Game                       | <ul style="list-style-type: none"><li>• Approval of a HMMP</li></ul>  |

#### 3.4.1 Subsequent Discretionary and Ministerial Actions

In addition to the discretionary actions listed above, subsequent approvals by the City of Irvine that may rely on this DSEIR include:

- Approval of conditional use permits
- Approval of amendments to Master Affordable Housing Plan and Density Bonus Housing Agreement
- Amendment of Orange County Great Park Master Plan
- Approval of non-residential master plans
- Approval of grading and building permits
- Regulatory or other actions implementing mitigation measures or actions

### *3. Project Description*

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