

# **NOTICE OF COMPLETION AND NOTICE OF AVAILABILITY FOR THE HERITAGE FIELDS PROJECT 2012 GENERAL PLAN AMENDMENT AND ZONE CHANGE DRAFT SECOND SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT**



**TO:** Interested Parties

**DATE:** July 10, 2012

**FROM:** City of Irvine, Community Development Department

**SUBJECT:** Notice of Completion and Availability of a Draft Second Supplemental Environmental Impact Report for the Heritage Fields Project 2012 General Plan Amendment and Zone Change

**Project Title:** Heritage Fields Project 2012 General Plan Amendment and Zone Change Draft Second Supplemental Environmental Impact Report (Planning Areas 30 and 51) (State Clearinghouse No. SCH #2002101020)

**Lead Agency:** City of Irvine  
Community Development Department  
PO Box 19575  
Irvine, CA 92623-0575

**Contact:**  
Barry Curtis  
Manager of Planning and Development  
Services  
949-724-7453  
bcurtis@ci.irvine.ca.us

**Project Location:** The "Proposed Project Site" is located in the City of Irvine ("City") and generally encompasses: 1) the Heritage Fields Development, also known as the Great Park Neighborhoods, consisting of nine existing Development Districts; 2) an approximately 11-acre parcel currently owned by the Transportation Corridor Agencies ("TCA") located adjacent to the SR-133 Freeway between Trabuco Road and Irvine Boulevard (the "TCA Parcel"); 3) Lot D, Lot E, and Lot F as depicted on 2nd Amended Vesting Tentative Tract Map 17008 currently zoned 3.2 Transit Oriented Development within Districts 2 and 3 (together, the "City Parcels"); 4) approximately 132 acres owned by the City and zoned 1.4 Preservation that generally extends from Irvine Boulevard to the Southern California Regional Rail Agency ("SCRRA") rail lines (the "Approved Wildlife Corridor Feature") and that is part of a location previously approved by the City for the development of a wildlife corridor; and 5) a portion of the Orange County Great Park ("Great Park") known as the "Sports Park District," all of which are located within the areas designated as Existing "Planning Area ("PA") 30" and "PA 51" in the City of Irvine General Plan, northeast of the freeway junction of Interstate 5 ("I-5") and Interstate 405 ("I-405"), within Irvine. Existing PA 51 is generally bounded by the Eastern Transportation Corridor to the west, the Foothill Transportation Corridor to the north, the SCRRA rail lines to the south, and Alton Parkway to the east. Existing PA 51 abuts Existing PAs 30 and 32 to the south, PA 35 (Irvine Spectrum 2) and the City of Lake Forest to the east, PA 6 to the north and PAs 9 and 40 to the west. Existing PA 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- PA 35, and Irvine Spectrum 3 - PA 32). Portions of the Proposed Project Site are included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5, as a result of the prior uses of the MCAS El Toro Base. ]

**Project Description:** Between 2003 and 2011, the City approved the "2011 Approved Project," which includes residential and non-residential development in Existing PAs 51 and 30. As approved by the City, the 2011 Approved Project includes a total of 4,894 residential units and 6,585,594 square feet of non-residential uses located throughout Existing PAs 30 and 51, including the Great Park and other parcels. The 2011 Approved Project was analyzed in a series of documents (referred to hereafter as the "2011 Certified EIR") which included: (1) the Final Program Environmental Impact Report for the Orange County Great Park, dated May 2003 ("2003 OCGP EIR"); (2) eight addenda to the 2003 OCGP EIR; and (3) the Great Park Neighborhoods Supplemental EIR, certified by the City in August 2011 (the "2011 SEIR"). The 2011 Approved Project includes the mitigation measures recommended in the 2011

Certified EIR and adopted by the City in the Mitigation and Monitoring Program (MMRP) for the 2011 Approved Project.

The Applicant, Heritage Fields El Toro, LLC, is now proposing the 2012 Modified Project, which would modify the 2011 Approved Project by: (1) combining Existing PAs 30 and 51 and the TCA Parcel, into a single PA that would be designated "Combined PA 51"; (2) rezoning property in Districts 2, 3, and 6 from 3.2 Transit Oriented Development, 4.3 Vehicle Related Commercial, and 5.4B General Industrial to 8.1/8.1B Trails and Transit Oriented Development ("TTOD"); (3) relocating the Approved Wildlife Corridor Feature to a location at the eastern edge of the Proposed Project Site adjacent to the Borrego Canyon Channel (the "Relocated Wildlife Corridor Feature"); (4) rezoning 13 acres in District 6 (formerly District 9) from its current 1.1 Agriculture zoning to 1.4 Preservation to accommodate the Relocated Wildlife Corridor Feature; (5) rezoning the City Parcels from 3.2 Transit Oriented Development to 8.1 Trails and Transit Oriented Development; (6) updating the City's General Plan land use designation and zoning designation for the TCA parcel to Orange County Great Park and 8.1 TTOD, respectively; (7) amending the City's Master Plan of Arterial Highways, Figure B-1, to eliminate the extension of Rockfield Boulevard from the eastern boundary of the Proposed Project Site to Marine Way once the Orange County Transportation Authority ("OCTA") has approved this proposed amendment to the countywide Master Plan of Arterial Highways; and (8) modifying General Plan Objective B-1 to identify certain locations in Combined PA 51 where traffic level of service ("LOS") E may be considered acceptable.

In addition, the 2012 Modified Project would amend the City of Irvine General Plan and Zoning Ordinance to allow the following: (1) an extra 3,412 residential units within the Proposed Project Site, in addition to the 4,894 units already approved by the City and located in Districts 1 North, 1 South, 4, 7, and 8; and (2) modification of non-residential square footages within Combined PA 51 to allow: (a) 3,364,000 square feet of Medical and Science; (b) 220,000 square feet of Community Commercial; and (c) 1,318,200 square feet of Multi-Use. The 2012 Modified Project includes an option to convert up to 535,000 square feet of the proposed Multi-Use non-residential intensity to residential intensity for up to an additional 889 dwelling units within District 6 and Lot 48 of 2nd Amended VTTM 17008, subject to a vehicle trip limit.

The 2012 Modified Project also includes, granted pursuant to State law, up to 1,194 additional Density Bonus ("DB") units (35% of the proposed additional 3,412 residential units), plus up to 311 additional DB units, granted pursuant to State law, associated with the optional conversion of 535,000 square feet of Multi-Use non-residential intensity to residential intensity. Based on the option to convert, the maximum number of dwelling units, including DB units that could be developed on the Proposed Project Site (including the 4,894 already approved dwelling units) is 10,700.

The 2012 Modified Project includes two options for the "Main Street" development along Trabuco Road east of "O" Street. Option 1 would include Community Commercial and Multi-Use north of Trabuco Road with Residential south of Trabuco Road in District 1 South. Option 2, would include Residential north of Trabuco Road with Community Commercial, Multi-Use, and Residential south of Trabuco Road in District 1 South. Option 1 was analyzed in the 2011 SEIR within the context of the other entitlements that were part of the project analyzed in the 2011 SEIR. The Draft Second Supplemental Environmental Impact Report ("DSSEIR") analyzes the potential environmental effects of Option 1 and Option 2 in the context of the changes proposed as part of the 2012 Modified Project. Both Options would include a 2,600 student high school in District 5.

The 2012 Modified Project also includes implementation of recreational facilities in the previously approved Sports Park District of the Great Park.

The 2012 Modified Project incorporates the mitigation measures recommended by the 2011 Certified EIR and adopted by the City in the MMRP for the 2011 Approved Project. It also incorporates the Plans, Programs and Policies and Project Design Features described in the DSSEIR.

This DSSEIR analyzes the environmental impacts of the 2012 Modified Project as compared to those of the 2011 Approved Project. The 2012 Modified Project, like the 2011 Approved Project, would have significant and unavoidable impacts with respect to construction and

operational air quality, as well as a significant and unavoidable impact concerning traffic and transportation if specified mitigation measures that are under the control of other jurisdictions are not implemented by those other jurisdictions.

**DSSEIR Availability:**

The DSSEIR, together with all appendices, is available for review online at [www.cityofirvine.org](http://www.cityofirvine.org) and at each of the following locations:

- |                                                                                                                    |                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| 1. Irvine City Hall<br>Community Development Department<br>1 Civic Center Plaza<br>Irvine, CA. 92623               | 3. Orange County Public Library<br>University Park Library Branch<br>4512 Sandburg Way<br>Irvine, CA. 92612   |
| 2. Orange County Public Library<br>Heritage Park Regional Library Branch<br>14361 Yale Avenue<br>Irvine, CA. 92604 | 4. Orange County Public Library<br>Katie Wheeler Library Branch<br>13109 Old Myford Road<br>Irvine, CA. 92602 |

**Public Comment Period:**

Please submit any comments to the City of Irvine in writing no later than **August 23, 2012** to:

Barry Curtis  
Manager of Planning and Development Services  
City of Irvine  
Community Development Department  
PO Box 19575  
Irvine, CA 92623-0575  
[bcurtis@ci.irvine.ca.us](mailto:bcurtis@ci.irvine.ca.us)