

Appendix M
Public Services Correspondence



Appendices

This page intentionally left blank.

July 10, 2008

TO: Konnie Dobrev
The Planning Center

FROM: Bruce Ramm, Consultant to IPD
Security Design Concepts

SUBJECT: Program Environmental Impact Report
Irvine IBC

The City of Irvine Police Department, which will service this development, is headquartered at the Irvine Civic Center complex located at One Civic Center Plaza., directly adjacent to the eastern edge of the IBC. Primary response to this area will be patrol vehicles assigned to the IBC. Response time to calls for service may vary depending upon their location at time of dispatch and the type of facility or residential development.

The Department's goals responding to incidents are:

- Respond to "emergency" events within six minutes, 85 percent of the time;
- Respond to "crimes in progress" within 10 minutes, 85 percent of the time;
- Respond to "less serious crimes occurring now" events within 20 minutes, 90 percent of the time;
- Respond to "routine calls for service" within 60 minutes, 85 percent of the time.

There are 203 sworn police officers which equates to a ratio of .98 officers per 1000 population.

Impacts

Multifamily residential and retail land uses generate significantly more demand on police resources than the typical land uses found in the Irvine Business Complex (IBC). It can be anticipated there will be an increased demand for police officers and non-sworn support personnel as the IBC develops with additional residential and retail uses.

Based upon the potential for 6,347 dwelling units (includes density bonus), beyond what currently exists in the IBC, an additional 12 police officers and 5 non-sworn support personnel would be required. Due to the Density Bonus law granting reductions for parking requirements and general residential development, it can be anticipated the IBC will require parking enforcement personnel be employed by the department.

To the extent that police department resources are expanded in an efficient manner in accordance with growth trends, no significant cumulative impacts related to police protection services are anticipated. Through the City's Strategic Business Plan and annual review budget process, police department needs are assessed and budget allocations are revised accordingly to ensure that adequate levels of service are maintained throughout the city.

Mitigation Measures

No significant impacts have been identified; however, the Irvine Police Department has requested that the following measures be incorporated into future developments:

1. Installation of an Opticom traffic light control system at signalized intersections.
2. Utilize the concepts of Crime Prevention Through Environmental Design in the design and layout of any project to reduce criminal opportunity and calls for service.

IRVINE BUSINESS COMPLEX EIR
Cable Provider Questionnaire

1. Does Cox provide cable service, internet and phone service to the IBC?
YES, COX CURRENTLY SERVES BOTH COMMERCIAL
AND RESIDENTIAL CUSTOMERS IN THE IBC.

2. Will Cox Communications be able to provide cable, internet, and phone services to new residential, office, and industrial uses in the IBC given existing facilities and current supply? If not, please indicate what improvements will be required to service future residential projects within the IBC.

NO, ADDITIONAL FIBER OPTIC NODES, CABLING,
AND POWER SUPPLIES MAY BE NEEDED TO
SUPPORT FUTURE PROJECTS.

3. Please describe the cable facilities that are currently present in the IBC.
WE CURRENTLY HAVE BOTH FIBER OPTIC AND
COAXIAL EQUIPMENT SERVING THE IBC.

IRVINE BUSINESS COMPLEX EIR
Cable Provider Questionnaire

4. The buildout of the proposed IBC Vision Plan and Mixed Use Overlay Zone project area consists of a cap of 15,000 residential units and an additional 4,267,151 square feet of nonresidential office equivalency. Will Cox Communications be able to provide services to the project area, given the current facilities and supply level? If not, what new facilities will be required to provide cable services within the IBC and how will they be funded?

NEW RESIDENTIAL AND NONRESIDENTIAL UNITS WILL
REQUIRE ADDITIONAL FACILITIES BY COX. THIS WILL
INCLUDE NEW CABLING, NODE LOCATIONS, AND
POWER SUPPLIES.

IRVINE BUSINESS COMPLEX EIR
Cable Provider Questionnaire

5. What mitigation measures, if any, would you recommend for the proposed project?

WE HAVE NO MITIGATING MEASURES AT
THIS TIME.

6. Please add any comments you may wish to make regarding this project.

Response Prepared By:

TOMMY ELDRED ADVANCED DEVELOPMENT PLANNER
Name Title

COX COMMUNICATIONS 7/15/08
Agency Date

IRVINE BUSINESS COMPLEX EIR
Fire Questionnaire

1. Who, other than OCFA, provides fire protection and medical response service for the IBC (Planning Area 36)? Do other jurisdictions provide mutual aid? If so, who are they?

OCFA provides first alarm assignment to the project area. Santa Ana Fire in the nearest mutual aid city, and may be called upon for more than a first alarm.

2. Where are the locations of all stations responding to the IBC?

Fs28 17862 Gillette Ave		1 Paramedic Assessment Engine/3 personnel
FS04 2 California		1 Engine/ 3 personnel 1 Truck/ 4 personnel 1 Medic Van/ 2 personnel 1 Chief Hazardous Material Vehicle/ (use manpower off truck and engine)
FS06 3180 Barranca Pkwy		1 Paramedic Engine/4 person 1 Truck/4 person
FS36 301 E Yale Loop		1 Paramedic Engine/4 person

3. What is the response time to the project site? What is the department's standard for desired response time for emergency and non-emergency calls?

The project site is large. Answering the question requires specific location information. The response time to the project site is dependent on the availability of resources.

The current emergency response time is for the first unit to arrive within 7 minutes 20 seconds (receipt of call to on scene of call) 80% of the time, and the first paramedic unit to arrive within 10 minutes (receipt of call to on scene of call) 80% of the time.

OCFA does not have a non-emergency response standard

IRVINE BUSINESS COMPLEX EIR
Fire Questionnaire

4. How does OCFA determine the appropriate fire flow requirement for new projects within the IBC?

Based on the size of the structure and the building material

5. What type of equipment and manpower does each station have?

See #2 table

6. Are there any existing deficiencies in the level of fire protection service currently provided to the IBC including and surrounding the project area?

Yes. The area to the west side of the project (Campus/Jamboree/Fairchild) is outside the response time projection.

7. Are the existing equipment and personnel adequate to maintain a sufficient level of service for the IBC at buildout, which consists of a cap of 15,000 residential units and an additional 4,267,151 square feet of nonresidential office equivalency?

No. A new station is required to service the west side and to add secondary (availability/reliability) to the area.
(See details on #8)

IRVINE BUSINESS COMPLEX EIR
Fire Questionnaire

-
8. If not, what additional facilities, personnel and equipment would be needed? What factors are used to project these needs and how are they funded?

A new fire station is needed on the west side of the project area and is dependent on cumulative growth.

OCFA is currently conditioning all IBC projects with the Secured Fire Protection Agreement as a fair share approach mitigation to offset the cost of a new station and the equipment to serve the area. Funds have been, and will be, collected and saved in an Capital Improvement Plan until such a time as OCFA constructs the station. Currently, OCFA estimates construction of the IBC station in the 09/10 fiscal year.

9. Would this project have a significant impact on the ability to maintain adequate level of fire protection service to the IBC area?

Yes. Cumulative growth will have significant impact on Fire Service. As such, a new station and equipment is planned to reduce the impact to less than significant. (See explanation #8, mitigation #10.)

10. What mitigation measures are required or recommended to reduce fire hazards and reduce potential impacts on fire service?

OCFA address cumulative issues in a “fair share” approach. A mitigation placed on the IBC is for a secured fire protection agreement. **Mitigation: 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.

IRVINE BUSINESS COMPLEX EIR
Fire Questionnaire

Request mitigation: Prior to approval of any public street improvement plans for traffic/vehicle circulation by the City, that said plans shall be reviewed by OCFA for adequate access.

Request mitigation: All traffic signals on public access ways designated as impacted by this project by the City Traffic Engineer shall include the installation of optical preemption devices.

Request mitigation: All electrically operated gates within the project that are direct or indirect access ways to the area shall install emergency opening devices as approved by the Orange County Fire Authority.

In order to insure a fire safe project, the following items should be considered.

- Structures should have automatic fire sprinkler systems.
- A supervised fire alarm system per the requirements of the California Fire Code in an accessible location with annunciator.
- Access to and around structures to meet OCFA and California Fire Code requirements.
- A water supply system to supply fire hydrants and automatic fire sprinkler systems.
- Turning radius and access in and around the project site and buildings shall be designed to accommodate large fire department vehicles and their weight.
- Please ensure all roadways that have medians do not exceed 1000' without a turnaround. If medians are planned greater than 1000', please provide emergency turnaround access for heavy fire equipment.

These recommended mitigations will reduce response times and improve fire safety to the project.

In addition, 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.

11. Please add any other comments you may wish to make regarding this project.

Response Prepared By:

Michele Hernandez

Management Analyst

Name	Title
Orange County Fire Authority	6/16/08
Agency	Date

**IRVINE RANCH WATER DISTRICT**

15600 Sand Canyon Ave., P.O. Box 57000, Irvine, CA 92619-7000 (949) 453-5300

December 12, 2007

Ms. Konnie Dobрева
Senior Planner
THE PLANNING CENTER
1580 Metro Drive
Costa Mesa, CA 92626

Subject: Draft Irvine Business Complex Sub-Area Master Plan

Dear Ms. Dobрева:

Per your request, the following two projects were confirmed to be included in the draft Irvine Business Complex Sub-Area Master Plan (SAMP):

1. **Avalon Jamboree Village II**, 16901 Jamboree Road, Irvine CA (180 residential units)
2. **Irvine Technology Center (ITC) Mixed-Use Development**, Approximately 20 acres on the northwest corner of Campus and Jamboree (1,000 residential units; 30,000 square feet of commercial/retail; and 44,000 square feet of office development)

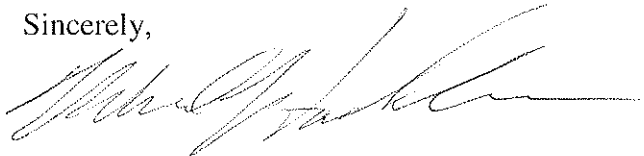
IRWD is completing the SAMP to fully analyze demands for the land use changes currently envisioned for the Irvine Business Complex. The final version of the SAMP expected to be release early in 2008. However, the technical analysis portion of the SAMP has been completed and the following conclusions were made:

- The existing sewer collection system has sufficient capacity for both projects. At the time construction plans are submitted to IRWD for plan check, flow monitoring will be required in the sewer system down stream of the project to confirm the estimates used in the SAMP. Sewage collected from these sites will be conveyed to Orange County Sanitation District for treatment and disposal.
- The existing potable water distribution system has sufficient capacity for both of these projects. At the time construction plans are submitted to IRWD for plan check, a fire flow test at the fire hydrants adjacent to the project will be require to confirm the conclusions found in the SAMP. These projects have been included in IRWD's regional planning efforts and sufficient water supplies are available for these projects through build out. (A Water Supply Assessment, as required by law, has been completed for the Irvine Technology Center.)
- Recycled water is available for use at both projects and must be used for both landscape irrigation and indoor toilet and urinal flushing. Two capital recycled water line must be

built by IRWD to serve these sites. The construction of these lines can be coordinated with Malcolm Cortez of the IRWD's Development Services. The developer can contact Mark Tettemer, IRWD's Recycled Water Manager at 949-453-5592 for additional information about the use of recycled water for these sites.

Though staff does not anticipate and changes to the recommendation above, the SAMP is still a draft document and subject to final review by the IRWD Board. If you have any additional questions, please contact the SAMP project manager Eric Akiyoshi at (949) 453-5552 or myself at (949) 453-5553.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Hoolihan", written over a horizontal line.

Michael Hoolihan, PE
Principal Engineer
Master Planning and Technical Services

cc: Greg Heiertz, IRWD
Eric Akiyoshi, IRWD
Natalie Likens, IRWD
Malcolm Cortez, IRWD
Mark Tettemer, IRWD



Irvine Unified School District
CONSTRUCTION AND FACILITIES

14600 Sand Canyon Ave., Irvine, CA 92618, 949/936-5306, FAX 949/936-5329, www.iusd.org

April 9, 2008

Ms. Konnie Dobrev
Senior Environmental Planner
The Planning Center
1580 Metro Drive
Costa Mesa, CA 92626

**RE: PREPARATION OF A PROGRAM ENVIRONMENTAL IMPACT REPORT FOR
THE IRVINE BUSINESS COMPLEX (IBC), PLANNING AREA 36, IN THE
CITY OF IRVINE**

Dear Konnie,

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 for the following schools:

SCHOOL	DISTANCE FROM PROJECT	CURRENT CAPACITY	CURRENT ENROLL- MENT	AVAILABLE SEATS
Culverdale Elementary	1.6 Miles	652	633	19
Westpark Elementary	1.2 Miles	640	563	77
South Lake Middle	2.5 Miles	690	569	121
University High	2.9 Miles	2360	2297	63

2. The District is currently short of elementary, middle and high school classrooms to serve the cumulative proposed development in the Irvine Business Complex.

BOARD OF EDUCATION

GAVIN HUNTLEY-FENNER, Ph.D. / SUE KUWABARA / CAROLYN McINERNEY / MIKE PARHAM / SHARON WALLIN
GWEN E. GROSS, Ph.D., *Superintendent of Schools*
VERNON MEDEIROS, Ed.D., *Deputy Superintendent, Business Services*
TERRY WALKER, *Assistant Superintendent, Human Resources* / LEAH LAULE, *Assistant Superintendent, Education Services*

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

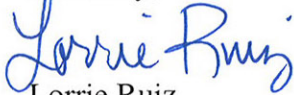
3. Since the Irvine Business Complex may contain a mix of single family attached and multi-family units, the district-wide student generation rates would apply for this project and are as follows:

GRADE LEVEL	DISTRICT- WIDE RATE
K-6	0.202
7-8	0.064
9-12	0.136
TOTAL	0.433

4. The District currently charges Level 2 Developer Fees as required by law and a result of the Board adopted Developer Fee Justification Study approved on March 18, 2008. The amount required is \$4.46 per residential square foot and \$0.47 per commercial / industrial square foot.
5. The District will need to place relocatable classrooms at each of the schools within this projects assigned attendance area. Our current elementary, middle and high schools are severely impacted. Additional development may require the district to study boundary changes and the need for new facilities to accommodate this development.
6. The District is concerned that this project and others proposed in the Irvine Business Complex will have severe impacts on our schools and support facilities. The cumulative impact of this development may warrant the need for new school facilities to serve these students. Per our developer fee justification study, the true cost of mitigation to house students is \$14.13 per Single Family Detached unit square foot and \$9.85 per Multi-Family unit square foot, therefore the developer fee required by law does not provide adequate facilities for District's needs.

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
Vernon Medeiros, Deputy Superintendent, IUSD
Lloyd Linton, Director, Facilities & Construction Services, IUSD

**Irvine Business Complex EIR
Solid Waste Questionnaire**

1. Who provides solid waste services to the City of Irvine?

Orange County Integrated Waste Management Department is the county government agency that regulates and operates the local Orange County landfills, including the Frank R. Bowerman Landfill. Waste Management of Orange County is the private contract hauler for all residential developments in the City of Irvine, whether single-family residential or multifamily condos/apartments.

2. What are the disposal sites that are used for solid waste in the City, and what are the life expectancies of these sites? What is the rate of disposal to these sites? Please provide a list with the address and life expectancy of each site.

Frank R. Bowerman Landfill located at 11002 Bee Canyon Access Road, Irvine, CA 92602. The landfill is a 725 acres site with 341 acres of permitted area of disposal. It is scheduled to close in 2022. The Orange County Board of Supervisors certified the Final EIR for the expansion of the FRB Landfill on August 15, 2006. The expansion of the FRB Landfill will extend the closure date of this facility until 2053. IWMD is currently pursuing all required permits for the landfill expansion

The maximum daily is 8,500 tons per day.

3. What additional sites are planned for solid waste disposal in the future?

The IWMD is planning for the future expansion of the Frank R. Bowerman Landfill until 2053.

4. What generation rates are used to estimate solid waste service requirements for various land uses (residential, commercial, industrial) in lbs/day or tons/year?

See attached summary from California Integrated Waste Management Board Website (<http://www.ciwmb.ca.gov/wastechar/>). See waste generation rates for commercial, industrial, residential and service establishments.

5. Do any solid waste service deficiencies currently exist in the project area? Are existing solid waste disposal sites considered adequate to service the project area?

No deficiencies currently exist for disposal sites. Therefore, solid waste disposal sites are considered adequate to serve the site.

**Irvine Business Complex EIR
Solid Waste Questionnaire**

- 6. Could solid waste services be provided to serve future growth in accordance with the project buildout without significantly impacting existing solid waste services?**

Yes. The IWMD is planning to expand the Frank R. Bowerman landfill and plans to have sufficient solid waste disposal capacity to accommodate future growth in the City of Irvine.

- 7. Please describe what recycling measures, if any, are currently taken by local residents and businesses.**

Provided by the City of Irvine.

- 8. Is the County currently meeting AB 939 goals?**

Yes—15 years of countywide solid waste disposal capacity.

- 9. What is the rate of disposal for the landfill serving the project area?**

Maximum of daily tonnage: 8,500 per day

- 10. What is the current capacity of these disposal sites?**

The remaining airspace capacity for the FRB Landfill is estimated at 67.8 million cubic yards as of June 30, 2007."

- 11. How will future growth in accordance with the project buildout affect the capacity of these landfills?**

The IWMD can accommodate the project, both specifically and cumulatively

Response Prepared By:

John Arnau, 714.834.4107 Administrative Manager I-Orange County Integrated Waste Management Department

Name

Title

Orange County Integrated Waste Management

Agency

Date



Santa Ana Unified School District

Facilities & Governmental Relations

Joe Dixon, Assistant Superintendent
1601 E. Chestnut Avenue
Santa Ana, CA 92701

(714) 480-5349 Office; (714) 480-5362 Fax; E-mail: joe.dixon@sausd.us

July 15, 2008

Konnie Dobрева, Senior Environmental Planner
The Planning Center
1580 Metro Drive
Costa Mesa, CA 92626

Re: **Notice of Preparation of Draft Program Environmental Impact Report**
Irvine Business Complex, Planning Area 36

Dear Ms. Dobрева:

The Santa Ana Unified School District ("District") appreciates the opportunity to provide the following comments with respect to the Notice of Preparation ("NOP") of an Environmental Impact Report ("EIR") for the Irvine Business Complex project. The project described in the NOP is generally bounded by the former Tustin Marine Corps Air Station on the north, the San Diego Creek channel on the east, John Wayne Airport on the south, and State Route 55 on the west. The proposed project consists of the implementation of development policies and infrastructure improvements. The project would allow up to 15,000 new residential units.

The District has an obligation to serve students generated in the project area. The District's School Facilities Master Plan finds student generation factors as follows:

<u>School Level</u>	<u>Multi-Family Attached Units</u>
Elementary (K-6)	.3649
Middle School (7 & 8)	.1695
<u>High School (9-12)</u>	<u>.1678</u>

Given the current and future demands facing the District, the District anticipates that it will need two to three school sites at expected development levels.

The District's preferred location for a new school site is in the project area within 1.5 miles of the residential development in the IBC project area within SAUSD boundaries. The district employs a 'neighborhood school' policy which limits bussing and encourages walking and other forms of transportation to and from school sites. State regulations regarding the location of schools would need to be considered for this proposed location.

The District is concerned that the project implementation could have a number of significant direct and indirect impacts on the School District and the community. The EIR should fully recognize that

BOARD OF EDUCATION

Jose Alfredo Hernandez, President • Rob Richardson, Vice President •
Audrey Yamagata-Noji, Ph.D., Clerk • John Palacio, Member • Rosemarie Avila, Member

schools must be treated as a sensitive land use given the concentration of young children within and around these facilities for many hours of the school day and during after-school activities.

Secondly, we also request that the EIR recognize and acknowledge the unique nature of school facilities as provided by California law. Schools are one of the most protected land uses. The development of new schools and expansion and modernization of existing schools trigger various special requirements, and finding adequate school sites very difficult. These regulations require review by the California Department of Education, the Department of Toxic Substances Control and various other agencies, and often trigger special studies to confirm that stringent standards are met. Such studies may involve various agency consultations and oversight and the use of rigorous study protocols. This very high level of review creates great difficulty in constructing school facilities.

We request that the EIR evaluate the project's potential indirect impacts on the School District pursuant to the requirements established in Title 5, California Code of Regulations (CCR). Please ensure that the EIR evaluates not only the main components of the project, but also any infrastructure or utilities that would extend to the site (especially power lines and pipelines) or other support facilities. The District requests that the draft EIR clearly and specifically identify the locations of proposed public facilities, including school sites.

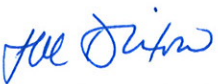
Title 5 places considerable restrictions related to the suitability of proposed school sites. The restrictions include limits on the placement of school sites near pipelines, power lines, earthquake faults, railroad easements, and above-ground water or fuel storage tanks. Education Code section 17213 et seq. provides further restrictions and effectively forbids the placement of school sites within one-fourth of a mile of a current or former hazardous waste site or a source of hazardous air emissions. In addition, a school site boundary may not be within 500 feet of the edge of the closest traffic lane of a freeway or other busy traffic corridor.

The project appears likely to contribute to the urbanization of the area. The draft EIR should include analysis of all foreseeable cumulative impacts associated with the project, as well as related and unrelated development in the area. The draft EIR should include evaluation of a range of project alternatives that may achieve the project's goals with more limited impacts.

CONCLUSION

The District looks forward to reviewing the draft EIR for the project. Pursuant to Public Resources Code section 21092.2, the District requests that the City of Irvine, as lead agency, provide to the District copies of all notices prepared pursuant to CEQA relative to the project. All notices should be sent to the attention of Joe Dixon, Assistant Superintendent of Facilities.

Sincerely,



Joe Dixon, Assistant Superintendent of Facilities

bcc: Jeremy K. Brust, AALRR

IRVINE BUSINESS COMPLEX EIR
School Questionnaire (Santa Ana)

1. Please list any other names and locations of the elementary, middle and high school campuses that would serve the proposed development, their approximate distance to the proposed IBC Vision Plan and Mixed Use Overlay Zone project, area and the level of service at which they are presently operating (student capacity compared to current enrollment). Please verify the following information as well.

The proposed project site would be served by the following schools within the Santa Ana Unified School District: Monroe Elementary, McFadden Intermediate, and Century High. Table 1 below has been revised to show the school capacity, current student enrollment and approximate distance to the IBC Vision Plan and Mixed Use overlay Zone project. It does not measure distance to specific residential developments within the IBC.

Table 1 SAUSD School Capacity and Current Enrollment

School	Capacity¹	Current Enrollment²	Approximate Distance
Monroe Elementary	486	508	1.25 miles
McFadden Intermediate	974	1,519	2.7 miles
Century High School	2,048	2,540	1.7 miles

Source: ¹SAUSD Capacity Analysis

²Based on preliminary CBEDS counts, 12-21-07. Includes SDC

Monroe Elementary School is located at 417 East Central, Santa Ana, CA 92707. McFadden Intermediate School is located at 2701 South Raitt, Santa Ana, California 92704. Century High School is located at 1401 South Grand Avenue, Santa Ana, CA.

2. Are there any existing shortages in the amount of classroom, athletic, recreational or other facilities available to serve the current number of students?

The criteria the Santa Ana Unified School District uses to determine whether a school is overcrowded is when the student enrollment is above the design capacity of the school. As indicated above in Table 1, the schools that serve the proposed project are considered overcrowded and additional students sites would further impact the existing facilities.

3. Please indicate your student generation rates and project the number of elementary school, middle school, and high school students that will be generated by the proposed project. (Please verify this information is correct.)

To determine the impact projects will have on the number of students residing in these attendance areas, Dolinka Group utilized student generation rates (SGRs) calculated specifically for each District school level. These SGR are based on student generation trends district-wide for units built over the past five years, which should be comparable to units to be constructed in the future. The SGR range is based on IBC projected units of 7,290 units and potential General Plan build-out scenario that proposes an additional 2124 units within the SAUSD. The figure for General Plan build-out scenario is based on June 10, 2008 meeting with the IBC Project Manager, City Planning Manager, project environmental consultants and SAUSD Facilities staff. Table 2 below shows the SGRs used for SAUSD.

Table 2 SAUSD Student Generation

Grade Level	Generation Rates	
	Multi-Family Attached	Students Generated*
K-6	0.3649 student/dwelling unit	2660 - 3435
7-8	0.1695	1236 - 1596
9-12	0.1678	1223 - 1580
Total	0.7022	5119 - 6611

Source: Residential Development School Fee Justification Study, Dolinka Group, May 2, 2008

IRVINE BUSINESS COMPLEX EIR
School Questionnaire (Santa Ana)

4. What school impact fees, if any, do you currently charge?

The District requires all developments to pay development fees (or impact fees). Projects less than 500 square feet and nonprofits such as churches are exempt from development fees. Current SAUSD development fees are as follows: Commercial: \$0.42 per square foot; Residential and residential addition: \$2.63 per square foot; and Senior Housing: \$0.42 per square foot. Development fees will increase on July 14, 2008 to \$2.97 per square foot for Residential development; \$0.47 per square foot Commercial and Senior Housing. The District, however, cannot guarantee that development fees would be sufficient to provide adequate facilities, including classrooms, athletic equipment and fields, library space, pools, or other educational or recreational facilities.

5. Will the proposed project create a need for the expansion of or changes in staffing or facilities, including classrooms, athletic equipment, athletic fields, library space, pools or other educational or recreational facilities? Would this project necessitate an adjustment to existing attendance area boundaries? If so, please give a brief description.

As noted above, the District cannot guarantee space for students or that development fees would be sufficient to provide adequate facilities to students generated by the proposed project. Upon project completion, the District would determine whether attendance boundaries need adjustment based on student generation, site capacity and enrollment.

6. What problem, if any, do you foresee in providing adequate educational, athletic and recreational services and facilities to the IBC? What cumulative impacts to the adequacy of school services and facilities do you anticipate as a result of the combined growth for this project and other projects in the same attendance areas? How are the facilities funded?

Review of student generation rates show potential for between 5119 and 6611 students generated from multifamily projects within the IBC (range is based on units proposed under the current plan and potential units at General Plan build-out). The net affect of the proposed project's total units being developed, may put the District in a position of not being able to provide adequate facilities for all students generated by the proposed project.

Response Prepared By:

Darryl Taylor	Facilities Planner
Name	Title
Santa Ana Unified School District	June 16, 2008
Agency	Date

**Irvine Business Complex EIR
Solid Waste Questionnaire**

1. Who provides solid waste services to the City of Irvine?

Orange County Integrated Waste Management Department is the county government agency that regulates and operates the local Orange County landfills, including the Frank R. Bowerman Landfill. Waste Management of Orange County is the private contract hauler for all residential developments in the City of Irvine, whether single-family residential or multifamily condos/apartments.

2. What are the disposal sites that are used for solid waste in the City, and what are the life expectancies of these sites? What is the rate of disposal to these sites? Please provide a list with the address and life expectancy of each site.

Frank R. Bowerman Landfill located at 11002 Bee Canyon Access Road, Irvine, CA 92602. The landfill is a 725 acres site with 341 acres of permitted area of disposal. It is scheduled to close in 2022. The Orange County Board of Supervisors certified the Final EIR for the expansion of the FRB Landfill on August 15, 2006. The expansion of the FRB Landfill will extend the closure date of this facility until 2053. IWMD is currently pursuing all required permits for the landfill expansion

The maximum daily is 8,500 tons per day.

3. What additional sites are planned for solid waste disposal in the future?

The IWMD is planning for the future expansion of the Frank R. Bowerman Landfill until 2053.

4. What generation rates are used to estimate solid waste service requirements for various land uses (residential, commercial, industrial) in lbs/day or tons/year?

See attached summary from California Integrated Waste Management Board Website (<http://www.ciwmb.ca.gov/wastechar/>). See waste generation rates for commercial, industrial, residential and service establishments.

5. Do any solid waste service deficiencies currently exist in the project area? Are existing solid waste disposal sites considered adequate to service the project area?

No deficiencies currently exist for disposal sites. Therefore, solid waste disposal sites are considered adequate to serve the site.

**Irvine Business Complex EIR
Solid Waste Questionnaire**

- 6. Could solid waste services be provided to serve future growth in accordance with the project buildout without significantly impacting existing solid waste services?**

Yes. The IWMD is planning to expand the Frank R. Bowerman landfill and plans to have sufficient solid waste disposal capacity to accommodate future growth in the City of Irvine.

- 7. Please describe what recycling measures, if any, are currently taken by local residents and businesses.**

Provided by the City of Irvine.

- 8. Is the County currently meeting AB 939 goals?**

Yes—15 years of countywide solid waste disposal capacity.

- 9. What is the rate of disposal for the landfill serving the project area?**

Maximum of daily tonnage: 8,500 per day

- 10. What is the current capacity of these disposal sites?**

The remaining airspace capacity for the FRB Landfill is estimated at 67.8 million cubic yards as of June 30, 2007."

- 11. How will future growth in accordance with the project buildout affect the capacity of these landfills?**

The IWMD can accommodate the project, both specifically and cumulatively

Response Prepared By:

John Arnau, 714.834.4107 Administrative Manager I-Orange County Integrated Waste Management Department

Name

Title

Orange County Integrated Waste Management

Agency

Date



An EDISON INTERNATIONALSM Company

May 12, 2008

The Planning Center

Fax: 714-966-9221

SUBJECT: Irvine Business Complex PA 36 Irvine

Dear Konnie:

This is to advise that the subject property is located within the service territory of the Southern California Edison Company (SCE) and that the electrical loads of the project are within parameters of projected load growth which SCE is planning to meet in this area.

Our total system demand is expected to continue to increase annually; however, excluding any unforeseen problems, our plans for new distribution resources indicate that our ability to serve all customers' loads in accordance with our rules and tariffs will be adequate during the decade of the 2000's.

Current conservation efforts on the part of SCE customers have resulted in energy savings. Optimization of conservation measures in this project will contribute to the overall energy savings goal.

If you have any additional questions, please feel free to call me at (949) 458-4667.

Sincerely,

A handwritten signature in dark ink, appearing to read "H. Son".

Hayne Son
Service Planner
Southern California Edison
14155 Bake Parkway
Irvine CA 92618
Fax: 949-458-4472
Email: souh@sce.com



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



April 4, 2008

The Planning Center
1580 Metro Drive
Costa Mesa, CA 92626

Attention: Konnie Dobrev

Subject: EIR for The Irvine Business Complex (IBC) , Planning area 36, in the city of Irvine.

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", written over a horizontal line.

Paul Simonoff
Technical Services Supervisor
Pacific Coast Region - Anaheim

September 26, 2008

**VIA FACSIMILE (949) 966-9221
AND U.S. MAIL**

Ms. Konnie Dobрева
The Planning Center
1580 Metro Drive
Costa Mesa, CA 92626

re: Irvine Business Complex (IBC)
Mixed Use Vision Plan and Overlay Zoning Code Program EIR

Dear Ms. Dobрева:

As always, we appreciate the opportunity to provide comments to the City of Irvine ("City") relative to the Irvine Business Complex ("IBC") Mixed-Use Vision Plan and Overlay Zoning Code ("Project"), as requested in your letter of July 2, 2008. We understand that The Planning Center, acting on the City's behalf, desires specific information regarding the Tustin Unified School District's ("District") existing school facilities, so that you may more fully analyze impacts of the Project. Accordingly, we have provided the requested information below, along with our comments. If you desire further information, we urge you to contact us, so that we may best coordinate our efforts to ensure that both the current and future students of the District are best served by the decisions made today regarding the proposed Project.

In response to your school questionnaire, we hereby submit the following responses to questions one through six:

1. Currently, the Project would be served by the following schools:

Veeh Elementary School (Grades K-5)
1701 San Juan Street
Tustin, CA 92780
(Approx. 5.25 drivable miles)
Current Enrollment: 426 students
Permanent Capacity: 528

Currie Middle School (Grades 6-8)
1402 Sycamore Avenue
Tustin, CA 92780
(Approx. 3.2 drivable miles)
Current Enrollment: 748 students
Permanent Capacity: 837

Tustin High School (Grades 9-12)
1171 El Camino Real
Tustin, CA 92780
(Approx. 5.3 drivable miles)
Current Enrollment: 1973 students
Permanent Capacity: 1755

As requested, we have included the approximate driving distance between these school sites and the Project Site, as well as current enrollment and capacity information for each facility.

2. As reflected in the response to Question No. 1, the District does not have site capacity at any grade level sufficient to accommodate anticipated student growth arising from the Project. The District already houses existing students in interim portable buildings, as sufficient permanent school facilities are not available. The District currently has approximately 21,621 students enrolled, compared to a District-wide permanent student capacity for approximately 18,016 students. Furthermore, use and placement of interim portable buildings has drastically reduced available recreational facilities on the District's campuses, and the addition of more facilities will further erode available recreational opportunities.

3. As part of a recent School Facilities Needs Analysis ("SFNA") prepared by the District, which is presently available for public review prior to consideration for adoption by the District's Board of Education, the District has projected for the next five years:

(a) an overall student generation rate of 0.0889 for single-family attached condominium development, based upon an elementary rate of 0.0553 students per unit, a middle school rate of 0.0120 students per unit, and a high school rate of 0.0216 students per unit; and

(b) an overall student generation rate of 0.1831 for multi-family or apartment units, based upon an elementary rate of 0.0929 students per unit, a middle school rate of 0.0402 students per unit, and a high school rate of 0.0500 students per unit.

Until the City states the total amount of residential units planned for the Project within the boundaries of the District, the District cannot provide a precise estimate of impact on the District. Based on the current projects listed by the City of Irvine,

however, we understand that approximately 1,421 units are proposed within that portion of the Project area that overlaps with the District's boundaries. Based on five-year projections provided by the City in connection with the District's SFNA, it would appear that current projections are such that approximately 68 percent of the units are anticipated to constitute single-family attached units, and the remaining 32 percent of the units are anticipated to constitute multi-family units within the District.

Based on that estimate, the 1,421 units would constitute approximately 966 single-family attached units and 455 multi-family units. Based on that assumption, the Project, as currently proposed, would generate approximately 169 students, including 95 elementary school students, 30 middle school students, and 44 high school students. Those numbers will adjust depending upon the actual classification of the 1,421 units, if and when approved, as well the approval of any other additional units that might subsequently be approved within the Project boundaries that overlap the District.

4. The District currently charges Level II school fees, as authorized by Education Code Section 65995.5, at the rate of \$6.76 per square foot for new residential construction, and \$0.47 per square foot for new commercial and industrial construction. The District is, however, in the process of preparing a new annual SFNA, which may result in the adoption of new Level II school fees, at a rate of \$4.32 per square foot for new residential construction and \$0.47 per square foot for new commercial and industrial construction.

5. The District does not currently have sufficient capacity to serve students generated from the Project. Students generated from the Project will require additional interim portable classroom facilities, further overwhelming the District's existing school facilities and limiting recreational opportunities lost by the placement of the portable classroom facilities. Student overcrowding will have a proportional impact on available athletic facilities and equipment, library space, and classroom space. Additionally, the District will be required to hire additional teachers to accommodate added student enrollment. The significant distance between the Project Site and the schools that will serve students generated from within the Project will likewise potentially cause added transportation burdens—whether in the form of additional traffic on local surface roads or increased bussing demands from within the District.

6. Based on the most recent descriptions provided to the District, the City of Irvine has projected 1,421 units within the District's boundaries from the Project. Such development will generate approximately 169 new students for the District, based on the assumptions set forth herein, and will have a significant cumulative impact on District school facilities and recreational areas. Such impact would increase proportionally for any units approved within the IBC and the District's boundaries over and above the proposed 1,421 units. The District has been the fastest growing school district in Orange County over the past several years by percentage and raw numbers, with a student growth for 2008-09 of 846 students, and does not anticipate a change in such enrollment patterns. Consequently, cumulative impacts from the Project, and the initial projects that may be approved within the Project area, will have a potentially adverse impact on already

crowded District school sites and school facilities, which should be considered and addressed before any approvals are made with respect to the Project.

In addition to the issues examined by the City in its questionnaire to the District, the District is also concerned relative to potential traffic impacts from transporting students such long distances to its schools. Due to the distance between the Project Area and the schools that will serve students generated from those projects, the City should explore potential traffic impacts that may be caused by the distance students will be required to travel by either automobile or bus.

If you have any questions, or desire further information from the District, please do not hesitate to contact us.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brock Wagner".

Brock Wagner
Deputy Superintendent

cc: Alex Bowie; Bowie, Arneson, Wiles & Giannone