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## 5. Environmental Analysis

### 5.9 PUBLIC SERVICES

This section of the DSEIR addresses the potential impacts of the Modified Project as compared to the Approved Project on public services including: fire protection and emergency services, police protection, school services, and library services. The analysis in this section is based in part on the Service Provider Correspondence contained in Appendix L of this DSEIR. Park services are addressed in Section 5.10, *Recreation*. Public and private utilities and service systems, including water, wastewater, and solid waste services and systems, are addressed in Section 5.12, *Utilities and Service Systems*.

#### 5.9.1 Fire Protection and Emergency Services

##### 5.9.1.1 Environmental Setting

The Orange County Fire Authority (“OCFA”) provides fire protection services to the City of Irvine, unincorporated Orange County, and 21 other jurisdictions. It maintains mutual aid agreements with all other cities in Orange County and with the State of California. Prior to annexation of the Proposed Project Site, primary fire protection to Planning Areas (“PA”) 30 and 51, which make up the Proposed Project Site, was provided by OCFA under contract to the County of Orange on an interim basis. Subsequent to the annexation of the Proposed Project Site into the City of Irvine, OCFA has continued and will continue to provide fire protection service to the Proposed Project Site.

OCFA provides fire suppression, emergency medical, rescue and fire prevention, hazardous materials coordination, and wildland management services. OCFA is one of the largest regional fire service organizations in California. OCFA's goals for the provision of fire services are:

- First-in engines should arrive on-scene to medical aids and/or fires within 7 minutes and 20 seconds 80 percent of the time.
- First-in truck companies should arrive on-scene to fires within 12 minutes, 80 percent of the time.
- First-in paramedic companies should arrive on-scene at all medical aids within 10 minutes 80 percent of the time (Hernandez 2011).

OCFA has 62 fire stations, which include structural engines (used for fighting structure fires), truck companies, paramedic units, airport crash trucks, hazardous materials response teams, water-dropping helicopters, and other various pieces of specialized equipment. Eleven of these stations are in the City of Irvine. Nearby OCFA fire stations outside of the City limits (i.e. Tustin and Lake Forest) may respond to calls in the City if necessary. OCFA also has in place a Secured Fire Protection Services Agreement with the Irvine Company, as part of the Northern Sphere Area, that funds fire protection facilities and apparatus and would help provide adequate service to all areas surrounding the Proposed Project Site.

Resources are deployed based on a regional service delivery system, assigning personnel and equipment to emergency incidents without regard to jurisdictional boundaries. Table 5.9-1 indicates the stations that would provide initial response and the next level of response to calls for emergency services from the Proposed Project Site (Hernandez 2011).

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*Table 5.9-1  
OCFA Responding Stations*

<i>Station Number</i>	<i>Station Location</i>	<i>Equipment and Personnel</i>
<b>Initial Responding Stations to Proposed Project Site</b>		
Fire Station 20	6933 Trabuco road Former MCAS El Toro Base	1 Engine/1 Medic Van/1 Water Tender/15 Personnel
Fire Station 27	12400 Portola Springs Road	1 Paramedic Engine/4 Personnel
Fire Station 38	26 Parker	1 Engine/1 Medic Van/15 Personnel
Fire Station 51 <sup>1</sup>	18 Cushing Division Chief Headquarters	1 Paramedic Engine/17 personnel (including Division II Chief and Administrative Captain)
<b>Next Level of Responding Stations to Proposed Project Site</b>		
Fire Station 26	4861 Walnut Avenue	1 Engine/1 Medic Van/1 Patrol/15 Personnel/Reserve Firefighters
Fire Station 55	4955 Portola Parkway	1 Paramedic Engine/3 Personnel
Fire Station 47	47 Fossil Road	1 Paramedic Engine, 1 Engine/3 Personnel
Fire Station 22	24001 Paseo de Valencia, City of Laguna Hills	2 Paramedic Engine Companies, 1 Truck Company and a Battalion Chief/13 personnel
Fire Station 19	23022 El Toro Road, City of Lake Forest	1 Paramedic Engine Company/4 personnel

Source: Service Provider Correspondence (Hernandez 2011) in Appendix L of this DSEIR) and OCFA 2011

<sup>1</sup> Fire Station 51 is the initial responding station for PA 30.

OCFA has recently constructed two additional fire stations in the vicinity of the Proposed Project Site; Fire Station 47, located at 47 Fossil in Irvine, and Fire Station 55, located at 4955 Portola Parkway, also in Irvine (these fire stations are outlined in Table 5.9-1). These fire stations would also provide additional fire protection and emergency services to the Proposed Project Site.

All portions of the Proposed Project Site are within four minutes (two miles) of an existing fire station (see Service Provider Correspondence [Hernandez 2011] in Appendix L of this DSEIR).

#### 5.9.1.2 Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, the City has determined that a project would normally have a significant effect on the environment if the project would:

- FP-1 Result in a substantial adverse physical impact associated with the provisions of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection services.

#### 5.9.1.3 The Approved Project

The Certified EIR addressed the fire protection and services needs of the Approved Project's originally approved 3,625 dwelling units and approximately 6.5 million square feet of non-residential development, but not of the 1,269 density bonus units granted by the City, the grant of which was not subject to CEQA. The Certified EIR concluded that there was the likelihood that additional fire services infrastructure and facilities would be required to support development of the originally approved 3,625 dwelling units and approximately 6.5 million square feet of non-residential development, but that specific details of the fire facilities needed to

the serve these uses and specific environmental impact of constructing the new facilities would be determined as specific site plans are prepared and locations determined.

Two mitigation measures, HH-3 and HH-4, were included in the Certified EIR to reduce wildfire hazards related to the Approved Project's originally approved 3,625 dwelling units and approximately 6.5 million square feet of non-residential development; the full text of these measures is provided below in Section 5.9.1.6. These already-adopted mitigation measures apply to both the Approved Project and the Modified Project.

### 5.9.1.4 Environmental Impacts of the Modified Project

#### Existing Plans, Programs, and Policies

The following measures are existing plans, programs, or policies (“PPPs”) that apply to both the Approved Project and the Modified Project, and will help to reduce and avoid potential impacts related to fire services and facilities:

- PPP 9-1 Every project applicant shall comply with all applicable Orange County Fire Authority codes, ordinances, and standard conditions regarding fire prevention and suppression measures relating to water improvement plans, fire hydrants, automatic fire extinguishing systems, fire access, access gates, combustible construction, water availability, and fire sprinkler systems.
- PPP 9-2 Prior to the approval of the first certificate of occupancy the applicant shall arrange for and have passed an inspection, to be performed by the Police Department and the Orange County Fire Authority, to ensure compliance with the Emergency Access Plan requirements. The inspector shall verify test acceptance and locations of all Knox boxes and key switches as depicted on the approved plan (Standard Condition 4.9).
- PPP 9-3 Prior to the issuance of the first building permit, the applicant shall submit and have approved by the Chief of Police an Emergency Access Plan, which identifies and locates all Knox Boxes, Knox key switches, and Click2Enter radio access control receivers. Said plan shall be incorporated into the plan set approved for building permits (Standard Condition 3.17).
- PPP 9-4 Prior to the issuance of the first building permit, the applicant shall have executed a Secured Fire Protection Agreement with the Orange County Fire Authority (Standard Condition A.15).

#### Project Design Features

There are no specific project design features that apply to the Modified Project to help to reduce and avoid potential impacts related to fire protection and emergency services.

The following impact analysis addresses impacts that the Initial Study disclosed as potentially significant impacts. The applicable impacts are identified in brackets after the impact statement.

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**IMPACT 5.9-1: THE MODIFIED PROJECT WOULD LOCATE THE ALREADY APPROVED 1,269 DENSITY BONUS UNITS WITHIN THE ORANGE COUNTY FIRE AUTHORITY SERVICE BOUNDARIES, THEREBY INCREASING THE REQUIREMENT FOR FIRE PROTECTION FACILITIES AND PERSONNEL. [IMPACT FP-1]**

**Impact Analysis:** The Modified Project would locate the Approved Project's 4,894 residential units on the five proposed Vesting Tentative Tracts Maps in Planning Area 51. Of those residential units, 1,269 are the density bonus units granted by the City in 2008 pursuant to state law that have not previously been generally located within the Proposed Project Site. In addition, the Modified Project relocates a portion of the Approved Project's 6,585,594 square feet of non-residential development within Planning Area 51, or between Planning Areas 51 and 30, as described more fully in Chapter 3, *Project Description*.

The proposed General Plan Amendment reflects the City's previous approval of 1,269 density bonus units pursuant to state law, City Zoning Code Section 2-3, and City of Irvine Planning Commission Resolution 08-2926 by amending the text in the General Plan Amendment tables and figures. The General Plan Amendment would also include a modification to the configuration and the permitted local densities of the originally approved 3,625 dwelling units and certain changes to the location of already permitted non-residential square footage, but would not increase the overall density of the Proposed Project Site.

The Modified Project's Zone Change requests modifications to the 3.2 Transit Oriented Development zoning designation to allow research and development uses as permitted uses. The Zone Change would also include the transfer of institutional, medical and science, community commercial, and office square footages between the 3.2 and 8.1 zoning designations. Additionally, the Modified Project's Vesting Tentative Tract Maps define the size, shape, location and orientation of lots proposed for residential and commercial development, landscape parcels and roadways. The Master Plans establish design relative to trails, landscaping, parks and fencing. Finally, Comprehensive Park Plans accompany the Modified Project to cover required neighborhood park facilities.

Although development of the density bonus units is an increase to the 3,625 residential units analyzed in the Certified EIR, all of the 1,269 density bonus units would be located within the Proposed Project Site and within the same development envelope as the Approved Project. Similarly, all of the originally approved 3,625 residential units and all of the approximately 6.5 million square feet of non-residential land uses would also be located within the Proposed Project Site itself and within the same development envelope. The Modified Project includes the same types of land uses as the Approved Project; no new land uses are being proposed within the Proposed Project Site.

The Modified Project would be served by the fire stations outlined in Table 5.9-1. As indicated by OCFA, the fire stations around the Proposed Project Site have a significant amount of remaining capacity to serve the Modified Project, with the exception of Fire Station 22 (currently at capacity for paramedic engines and the busiest truck company with the delivery system) (see Service Provider Correspondence [Hernandez 2011] in Appendix L of this DSEIR). Therefore, the Modified Project would not have a significant impact on the provision of fire protections services within the Proposed Project Site or adjacent service areas.

Additionally, OCFA has recently constructed two additional fire stations in the vicinity of the Proposed Project Site: Fire Stations 47 (47 Fossil) and 55 (4955 Portola Parkway). As shown in Table 5.9-1, *OCFA Responding Stations*, these fire stations would provide additional fire protection and emergency services to the Modified Project. Nearby OCFA fire stations outside of the City limits (i.e. Fire Station 22 in Laguna Hills and Fire Station 19 in Lake Forest) may also respond to calls if necessary. OCFA also has in place a Secured

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Fire Protection Services Agreement with the Irvine Company as part of the Northern Sphere Area that funds fire protection facilities and apparatus and would help provide adequate service to all areas surrounding and within the Proposed Project Site.

The general impacts associated with the construction and operation of public facilities, including fire stations, has been addressed within the various topical sections of the Certified EIR and this DSEIR.

Furthermore, during the development review and permitting process, OCFA would review and approve building plans to ensure that adequate facilities within individual buildings and lots are provided to serve the needs of the fire department. As is true for the Approved Project, all standard conditions and guidelines would be applied to the Modified Project during the normal review process, including the PPPs outlined above (PPPs 9-1 through 9-4). For example, provision of the Knox boxes and key switches (PPP 9-2) and Click2enter radio access control receivers (PPP 9-3) through pedestrian and vehicle security gates would improve response times within the Proposed Project Site. In addition, a Secured Fire Protection Agreement between OCFA and the Project Applicant will be required prior to issuance of building permits (PPP 9-4). All development within the Modified Project would also be required to comply with the most current adopted fire codes, building codes, and nationally recognized fire and life safety standards of the City, county and state. A fuel modification program would also be developed for structures adjacent to the natural open space habitat preserve to assure an adequate level of fire safety.

Overall, compliance with the existing regulations, standard conditions, Approved Project mitigation measures, and PPPs would ensure adequate access to and within the Proposed Project Site, which further ensures the adequate provision of fire protection and emergency services to residents and businesses in the Proposed Project Site. Therefore, implementation of the Modified Project would not have a significant impact on fire protection and emergency services.

#### 5.9.1.5 Cumulative Impacts

The geographic area for cumulative analysis of fire protection services is the service area for OCFA. Regionally, OCFA delivers fire, emergency medical, and rescue services from 61 fire stations. As cumulative development occurs within their service area, OCFA works with developers and jurisdictional planning departments on development projects impacting fire protection services, so that adequate response times are maintained at a local level. In recent history, Orange County cities and unincorporated areas have undergone a transition from undeveloped and agricultural land to urban developed areas, resulting in residential and employment population increases and associated increases in the demand for public services, including fire protection and emergency medical services. The contribution of these projects to area growth is reflected in Orange County population, employment and housing projections and has been taken into account in long-range planning efforts on behalf of the County, the City of Irvine, and the agencies providing public services to the area, including OCFA. At buildout, a total of 4,894 residential units are projected for the Proposed Project Site (including the originally approved 3,625 residential units and the 1,269 density bonus units granted pursuant to state law). As is true for both the Approved Project and the Modified Project, the Secured Fire Protection Services Agreement addresses fire service needs for any new development within the City of Irvine. Therefore, as new development is proposed in the City, OCFA may condition that development upon a Secured Fire Protection Services Agreement. The obligations set forth in those agreements and/or compliance with other conditions imposed by OCFA for new development will ensure that adequate fire facilities and infrastructure (including new fire stations, funding for any capital improvements necessary to maintain adequate fire protection facilities, equipment, and/or personnel) will be in place and that all performance objectives for fire protection are met.

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Additionally, as is true for the Modified Project, during the development review and permitting processes for other related reasonably foreseeable projects, OCFA would review and approve development plans to ensure that adequate facilities and infrastructure are provided to serve the needs of the fire department. Furthermore, compliance with the existing regulations, standard conditions, and PPPs would ensure that adequate access is provided to all development projects, which further ensures the adequate provision of fire protection and emergency services to residents and businesses within the cumulative projects. Therefore, the Modified Project's increased demand for fire protection services would not result in cumulatively considerable impacts.

#### 5.9.1.6 Level of Significance Before Mitigation

No significant impacts relating to fire services have been identified. All Modified Project impacts related to fire services will be less than significant without mitigation beyond those mitigation measures identified in the Certified EIR.

#### 5.9.1.7 Mitigation Measures

Applicable Mitigation Measures from the Certified EIR

Mitigation Measures HH-3 and HH-4, as outlined in the Public Health and Safety section of the Certified EIR, would apply.

HH 3 The Community Development Department, in coordination with the Orange County Fire Authority (OCFA), will be responsible for review of all development plans, which would include evaluation of very high fire severity zones, special fire protection plans, and any requirements for fuel modification zones. Projects potentially impacted by wildland fire hazards will be subject to OCFA Guidelines for "Development Within and Exclusion from Very High Fire Severity Zones" and "Fuel Modification Plans and Maintenance." Additionally, all demolition, renovation, and construction activities in the project area will be subject to review by OCFA to ensure adequate fire protection, water flow, emergency access, design features, etc., according to the standards of the Uniform Fire Code and the California Fire Code. Due to the implementation of these standard fire protection procedures, the Proposed Project is not anticipated to result in significant short- or long-term adverse impacts related to fire hazards.

HH 4 Prior to issuance of occupancy permits of any existing structure at the former MCAS El Toro Base, a fire life-safety evaluation of the structure including recommendations for improvements required for compliance with current Building Codes for use of existing structures adopted by the City of Irvine and plans for any required improvements shall be submitted to the Chief Building Official for review and approval.

Additional Mitigation Measures for the Modified Project

No additional mitigation measures are required.

#### 5.9.1.8 Level of Significance After Mitigation

With implementation of the PPPs and the already-imposed mitigation measures from the Certified EIR outlined above, potential impacts associated with fire protection and emergency services would be reduced to

a level that is less than significant. Therefore, no significant impacts relating to fire protection and emergency services have been identified.

### 5.9.2 Police Protection

#### 5.9.2.1 Environmental Setting

The Irvine Police Department (“IPD”) is headquartered at the Irvine Civic Center Complex located at One Civic Center Plaza and has a satellite facility in the Irvine Spectrum Entertainment Complex. The Irvine Police Department provides all services normally associated with public safety, including patrols, investigations, crime analysis, crime prevention, K-9 unit, Special Operations Unit, forensic investigations, accident investigations/traffic enforcement, Drug Abuse Resistance Education, and emergency management/disaster preparedness. The Irvine Police Department also has emergency access to helicopter services and mutual aid assistance from surrounding city, county, state, and federal agencies.

The IPD is organized as a geographic policing agency and operates under a full-service community-oriented policing philosophy. Primary response to the Proposed Project Site would be patrol vehicles assigned geographically throughout the City. Response time to calls for service may vary depending on their location at time of dispatch. The Irvine Police Department’s goals for responding to incidents are:

- “Emergency” calls within 6 minutes 85 percent of the time.
- “Crimes in Progress” calls within 10 minutes 85 percent of the time.
- “Less Serious Crimes Occurring Now” calls within 20 minutes 90 percent of the time.
- “Routine calls for service” within 60 minutes, 85 percent of the time (see Service Provider Correspondence [Ramm 2011] in Appendix L of this DSEIR).

Since 1999, the City has significantly increased in area, going from 43 to over 65 square miles. The ratio of police officers to population has declined from a 1999 average of 1.13 officers per 1,000 residents to the current authorized ratio of 0.97 officers per 1,000 residents. At any given time, a minimum of 9 and a maximum of 23 sworn officers are available to respond to calls for service anywhere in the City. Beat assignments are based on projected calls for service. According to the Irvine General Plan “typical planning areas with a population of 10,000 to 20,000 require 1.5 officers per 1,000 persons and a facility size of 5.1 acres.”

The Irvine Police Department enforces the traffic laws on the local street system. Traffic enforcement on area freeways and in the unincorporated Orange County area is provided by the California Highway Patrol and the Orange County Sheriff’s Department.

#### James A. Musick Jail Facility

The James A. Musick Jail Facility is owned by the County of Orange and operated by the Orange County Sheriff’s Department. The jail facility is located on a 105-acre parcel in PA 35 and abuts a portion of the Proposed Project Site's northeastern boundary. The jail facility has permanently assigned staff personnel that guard the jail 24 hours a day. The staff includes deputies, special officers, and correctional service technicians. The jail facility is currently a minimum-security detention and corrections facility. Inmate housing and detention facilities are located in the northeast corner of the jail facility site. The remainder of the site is used for agriculture uses associated with inmate detention.

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The Irvine Police Department also has a mutual aid agreement with the County Sheriff's Department and is available to assist the Sheriff with law enforcement at the Musick Jail Facility if requested by the Sheriff.

#### 5.9.2.2 Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, the City has determined that a project would normally have a significant effect on the environment if the project would:

- PP-1 Result in a substantial adverse physical impact associated with the provisions of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection services.

#### 5.9.2.3 The Certified EIR

The Certified EIR discussed the law enforcement needs of the originally approved 3,625 dwelling units and approximately 6.5 million square feet of non-residential development for both PAs 30 and 51, and stated that following annexation into the City of Irvine, the Irvine Police Department would provide law enforcement for the entire Proposed Project Site. The Certified EIR also analyzed the number of police officers, police supervisors and support staff, as well as the number of vehicles, equipment, and services needed to support the residential and non-residential uses. As stated in the Certified EIR, the general impacts associated with construction and operation of public facilities were analyzed as part of the planned land uses, which also included dedication of land for and the construction of a new police substation.

The Certified EIR also stated that project-level environmental review, such as that for the Modified Project, would be required at the time the specific location of a future police substation is known and when specific development plans are prepared.

#### 5.9.2.4 Environmental Impacts of the Modified Project

##### Existing Plans, Programs, and Policies

The following measures are existing plans, programs, or policies ("PPPs") that apply to both the Approved Project and the Modified Project, and will help to reduce and avoid potential impacts related to police protection and services:

PPPs 9-2 and 9-3 outlined above under fire protection and emergency services would apply to police protection and services.

PPP 9-5 The project applicant shall comply with all applicable requirements of the City of Irvine Uniform Security Code (Municipal Code Title 5, Division 9, Chapter 5).

PPP 9-6 Prior to the issuance of the first building permit, a Construction Site Security Plan, per the Irvine Uniform Security Code, Section 5-9-521, shall be approved by the Chief of Police. Said plan shall be incorporated into the plan set approved for building permits (Standard Condition 3.20).

PPP 9-7 Prior to approval of the first certificate of occupancy, the project applicant shall demonstrate to the City's Police Department that an Opticom traffic light control system has been installed at all



signalized intersections servicing or adjacent to the Proposed Project Site (Condition of Approval).

- PPP 9-8 The project applicant shall implement the concepts of Crime Prevention Through Environmental Design in the design and layout of individual development projects within the Proposed Project Site to reduce criminal opportunity and calls for police service. Implementation of these concepts shall be verified by the City's Police Department during the development review process (Condition of Approval).

### Project Design Features

There are no project design features that apply to the Modified Project to help to reduce and avoid potential impacts related to police protection and services.

The following impact analysis addresses impacts that the Initial Study disclosed as potentially significant impacts. The applicable impacts are identified in brackets after the impact statement.

**IMPACT 5.9-2: THE MODIFIED PROJECT WOULD LOCATE THE ALREADY APPROVED 1,269 DENSITY BONUS UNITS WITHIN THE CITY OF IRVINE POLICE DEPARTMENT SERVICE BOUNDARIES, THEREBY INCREASING THE REQUIREMENT FOR POLICE PROTECTION FACILITIES AND PERSONNEL. [IMPACT PP-1]**

**Impact Analysis:** The Modified Project would locate the Approved Project's 4,894 residential units on the five proposed Vesting Tentative Tracts Maps in Planning Area 51. Of those residential units, 1,269 are the density bonus units granted by the City in 2008 pursuant to state law that have not previously been generally located within the Proposed Project Site. The Modified Project also relocates a portion of the Approved Project's 6,585,594 square feet of non-residential development within Planning Area 51, or between Planning Areas 51 and 30, as described more fully in Chapter 3, *Project Description*.

Buildout of 4,894 residential units at the Proposed Project Site is estimated generate a total of 12,405 residents, based on estimates of persons per household in the City's General Plan. The 1,269 already approved density bonus units are estimated to generate 3,209 residents to the Proposed Project Site at full project occupancy, which would create the need for an additional 4 police officers and 2 nonsworn support personnel beyond what was required for the originally approved 3,625 dwelling units and approximately 6.5 million square feet of non-residential development that was analyzed in the Certified EIR.

Additional personnel and associated equipment would be provided through the continued implementation of the City's Strategic Business Plan and annual budget review process. Police department needs are assessed and budget allocations are revised accordingly to ensure that adequate levels of service are maintained throughout the City.

Pursuant to the ARDA, Heritage Fields will be providing a five acre site located in District 1 North to the City. It is anticipated that the City will be funding and constructing a new IPD substation at this location.

During the development review and permitting process, the Irvine Police Department would review and approve any new development plans to ensure that adequate facilities and personnel are provided to allow the IPD to serve the needs of all of the City residents. As with the Approved Project, all standard conditions and guidelines would be applied to the Modified Project during the normal review process, including the PPPs

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outlined above (PPPs 9-2, 9-3, and 9-5 through 9-8). For example, compliance with the Uniform Security Code required by PPP 9-5 would contribute to a reduction in calls for police services. Provision of the Knox boxes and key switches (PPP 9-2) and Click2enter radio access control receivers (PPP 9-3) through pedestrian and vehicle security gates would improve response times within the Proposed Project Site. Additionally, the requirement for project applicants to submit a Construction Security Plan prior to the issuance of building permits (PPP 9-6) would ensure that crime and safety issues that could occur during project construction, including theft of building materials and construction equipment, malicious mischief, graffiti, and vandalism, would not occur.

Therefore, implementation of the Modified Project is not anticipated to have a significant impact on police protection and services.

#### 5.9.2.5 Cumulative Impacts

Regional growth will result in an increased demand for public services and facilities, including law enforcement. Service providers will continue to evaluate levels of service and potential funding sources to meet demand. Long-range planning for the provisions of public services and facilities is typically based on General Plan growth projections. Through the City's Strategic Business Plan and annual budget review process, police department needs are assessed and budget allocations are revised accordingly to ensure that adequate levels of service are maintained throughout the City.

At buildout, a total of 4,894 residential units are projected for the Proposed Project Site, which is expected to increase demand for police services and would contribute to the need to expand facilities. The long-term plans and provisions for police services are consistent with the land use designations and anticipated growth in the City's General Plan. Therefore, the demand for police services would not be adversely affected by the Modified Project. Additionally, continued implementation of the City's Strategic Business Plan and annual budget review process, including the construction of a potentially new police substation within the Proposed Project Site will ensure that performance objectives police services are met and provide funding for any capital improvements necessary to maintain adequate police protection facilities, equipment, and/or personnel.

Furthermore, as with the Modified Project, during the development review and permitting process of other cumulative development projects, the Irvine Police Department would review and approve development plans to ensure that adequate facilities and infrastructure are provided to serve the needs of the Irvine Police Department. Compliance with the existing regulations, standard conditions, mitigation measures, and PPPs would ensure adequate access within the Proposed Project Site, which further ensures the adequate provision of police services to residents and businesses in the Proposed Project Site. Therefore, the Modified Project's increased demand for police services would not result in significant cumulative impacts.

#### 5.9.2.6 Level of Significance Before Mitigation

No significant impacts relating to police services have been identified. All Modified Project impacts related to police services will be less than significant without mitigation.

### 5.9.2.7 Mitigation Measures

Applicable Mitigation Measures from the Certified EIR

No mitigation measures were outlined in the Certified EIR.

Additional Mitigation Measures for the Modified Project

No additional mitigation measures are required.

### 5.9.2.8 Level of Significance After Mitigation

With implementation of the PPPs outlined above, potential impacts associated with police protection would be reduced to a level that is less than significant. Therefore, no significant impacts relating to police protection would occur.

### 5.9.3 School Services

#### 5.9.3.1 Environmental Setting

The Proposed Project Site is within the school service boundaries of the Irvine Unified School District (“IUSD”) and the Saddleback Valley Unified School District (“SVUSD”). Prior to the closure of the MCAS El Toro Base, an IUSD elementary school (El Toro Marine Elementary School at 8171 Southeast Trabuco Road) with a 600-student capacity was operated on the former base property. IUSD serves the majority of PAs 30 and 51 (northern and central sections of PA 51, and all of PA 30), with SVUSD serving the southern section of PA 51.

Irvine Unified School District (IUSD)

The majority of the Proposed Project Site, including all of the proposed VTTMs, is served by IUSD. There are currently 34 schools in IUSD, including 21 elementary (K-6) schools, five middle (7-8) schools, two K-8 schools, four comprehensive high schools, and two alternative high schools. The Proposed Project Site would be located within the attendance boundaries of the schools outlined in Table 5.9-2.

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*Table 5.9-2  
Capacity of IUSD Schools within Attendance Boundaries  
of Proposed Project Site*

<i>School Name</i>	<i>Grade Level</i>	<i>Current Enrollment</i>	<i>5-Year Projected Enrollment (not including Modified Project)</i>	<i>Current Capacity</i>	<i>Current Open Seats</i>	<i>5-Year Projected Open Seats (not including Modified Project)</i>
<b>Elementary School</b>						
Stongate	K-6	618	1,147	901	283	-246
Woodbury	K-6	730	1,569	1,035	305	-534
<b>Middle School</b>						
PA 40 MS	7-8	Opens 2013	890	—	—	-40
<b>High School</b>						
Irvine	9-12	1,876	2,216	2,142	266	-74
Northwood	9-12	2,159	2,573	2,313	159	-260

Source: Service Provider Correspondence (Ruiz 2011) in Appendix L of this DSEIR.

As shown in Table 5.9-2, the schools within the attendance boundaries of the Proposed Project Site do not have sufficient capacity to accommodate the five-year projected enrollment (only a portion of which is attributable to the Approved Project). Therefore, a portion of the elementary and middle schools students that would be generated by the Approved Project would have to be transported to the other schools where capacity is projected to be available, as shown in Table 5.9-3. The same would be true for the Modified Project.

*Table 5.9-3  
Elementary and Middle Schools with Capacity  
to Serve the Proposed Project Site*

<i>School Name</i>	<i>Grade Level</i>	<i>Current Enrollment</i>	<i>5-Year Projected Enrollment (not including Modified Project)</i>	<i>Current Capacity</i>	<i>Current Open Seats</i>	<i>5-Year Projected Open Seats (not including Modified Project)</i>
<b>Elementary School</b>						
Brywood	K-6	631	492	697	66	205
Canyon View	K-6	762	602	1,032	270	430
Greentree	K-6	491	468	683	192	215
University Park	K-6	571	637	765	224	158
Turtle Rock	K-6	821	816	1,005	184	189
Bonita Canyon	K-6	507	471	669	162	198
<b>Middle School</b>						
Venado	7-8	654	630	845	191	215
Sierra Vista	7-8	1,071	878	1,101	30	223

Source: Service Provider Correspondence (Ruiz 2011) in Appendix L of this DSEIR.

Additionally, while there may be limited capacity in the very short term, within the next five years, there will be no available capacity at any of IUSD's four comprehensive high schools to accommodate high school students of the Approved Project or the Modified Project, as shown in Table 5.9-4.

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*Table 5.9-4  
Overall IUSD High School Capacities*

<i>School Name</i>	<i>Grade Level</i>	<i>Current Enrollment</i>	<i>5-Year Projected Enrollment (not including Modified Project)</i>	<i>Current Capacity</i>	<i>Current Open Seats</i>	<i>5-Year Projected Open Seats (not including Modified Project)</i>
Woodbridge	9-12	2,159	2,573	2,313	159	-260
University	9-12	2,412	2,681	2,618	206	-63
Irvine	9-12	1,876	2,216	2,142	266	-74
Northwood	9-12	2,159	2,573	2,313	159	-260

Source: Service Provider Correspondence (Ruiz 2011) in Appendix L of this DSEIR.

### Saddleback Valley Unified School District (SVUSD)

The southeast portion of the Proposed Project Site is served by SVUSD. There are currently 36 schools in SVUSD, including 27 elementary (K-6) schools (including a Special Education facility), four middle (7-8) schools, four comprehensive high schools, and one alternative high school. None of the development under the proposed VTTMs will be located within SVUSD's boundaries.

### Regulatory Setting

State regulations, plans, or guidelines that are potentially applicable to the Modified Project are summarized below.

#### *State*

##### *Senate Bill 50*

Senate Bill 50 ("SB 50", also known as Proposition 1A, codified in California Government Code Section 65995) was enacted in 1988 to address how schools are financed and how development projects may be assessed for associated school impacts. SB 50 provides three ways to determine funding levels for school districts as follows:

- **Level 1 Fee:** Education Code Section 17620 provides the basic authority for school districts to levy fees against construction for purposes of funding construction or reconstruction of school facilities, subject to limits set forth in Government Code Section 65995. Fees are charged based on "assessable space" – which includes all of the square footage within the perimeter of a structure. The determination of the assessable space within the perimeter of a structure would be made by the City of Irvine, in accordance with the City's building standards.
- **Level 2 Fee:** The alternative school fee collected pursuant to Government Code Section 65995.5. Certain requirements in accordance with Government Code Section 65995.5 have to be met to collect this level of fees. The IUSD currently charges a Level 2 fee at the rate of \$5.48 per square foot of assessable space of residential development (effective March 15, 2011).
- **Level 3 Fee:** The alternative school fee collected pursuant to Government Code Section 65995.7. This fee is collected only when the State Allocation Board is no longer approving apportionments for new construction funding. The IUSD Board has approved a Level 3 fee at the rate of \$10.96 per

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square foot of assessable space of residential development (effective March 15, 2011) to be imposed during periods in which the State Allocation Board is no longer approving apportionments for new construction due to lack of available funds.

#### 5.9.3.2 Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, the City has determined that a project would normally have a significant effect on the environment if the project would:

- SS-1 Result in a substantial adverse physical impact associated with the provisions of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for school services.

#### 5.9.3.3 The Certified EIR

The Certified EIR discussed student generation and the required school facilities for the originally approved 3,625 dwelling units and approximately 6.5 million square feet of non-residential development in detail, but did not address the 1,269 density bonus units granted by the City, the grant of which was not subject to CEQA. Based on an initial analysis, IUSD estimated the need for a new elementary school site as well as funding for expansion and modernization of existing middle and high school facilities by buildout of that portion of the originally approved 3,625 residential units within IUSD.

#### 5.9.3.4 Environmental Impacts of the Modified Project

##### Existing Plans, Programs, and Policies

The following measures are existing plans, programs, or policies (“PPPs”) that apply to both the Approved Project and the Modified Project, and will help to reduce and avoid potential impacts related to school services and facilities:

- PPP 9-9 Pursuant to California Government Code Section 65995, the individual applicants shall pay developer fees to the appropriate school districts at the time building permits are issued; payment of the adopted fees would provide full and complete mitigation of school impacts. Alternatively, the applicant may enter into a school finance agreement with the school district(s) to address mitigation to school impacts in lieu of payment of developer fees. The agreement shall establish financing mechanisms for funding facilities to serve the students from the project. If the applicant and the affected school district(s) do not reach a mutually satisfying agreement, then project impacts would be subject to developer fees.

##### Project Design Features

There are no project design features that apply to the Modified Project to help to reduce and avoid potential impacts related to school services and facilities.

The following impact analysis addresses impacts that the Initial Study disclosed as potentially significant impacts. The applicable impacts are identified in brackets after the impact statement.

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**IMPACT 5.9-3: THE MODIFIED PROJECT WOULD LOCATE THE ALREADY APPROVED 1,269 DENSITY BONUS UNITS WITHIN THE IRVINE UNIFIED SCHOOL DISTRICT BOUNDARIES, AND RELOCATE 945 DWELLING UNITS INTO IRVINE UNIFIED SCHOOL DISTRICT BOUNDARIES FROM SADDLEBACK VALLEY UNIFIED SCHOOL DISTRICT BOUNDARIES, WHICH WOULD GENERATE NEW STUDENTS AND IMPACT THE SCHOOL ENROLLMENT CAPACITIES OF AREA IUSD SCHOOLS. [IMPACT SS-1]**

**Impact Analysis:** The Modified Project would locate the Approved Project's 4,894 residential units on the five proposed Vesting Tentative Tracts Maps in Planning Area 51. Of those residential units, 1,269 are the density bonus units granted by the City in 2008 pursuant to state law that have not previously been generally located within the Proposed Project Site. In addition, 945 dwelling units previously located in the SVUSD boundary are being moved into IUSD's service boundary. The Modified Project also relocates a portion of the Approved Project's 6,585,594 square feet of non-residential development within Planning Area 51, or between Planning Areas 51 and 30, as described more fully in Section 3, *Project Description*. Such non-residential relocation will not affect school service needs.

As concluded in the Certified EIR, development of the Approved Project's originally approved 3,625 dwelling units would not have a significant impact on school services or facilities. The analysis in the Certified EIR assumed that 2,990 dwelling units, or 1,525 students, would be attending IUSD schools and that 945 units, or 384 students, would be attending SVUSD schools. The Modified Project locates a total of 4,894 dwelling units within IUSD service boundaries.

Development of the already approved 1,269 density bonus units has the potential to generate school-age children who would require school services and facilities from IUSD above those that would be needed to serve the originally approved 3,625 residential units. In addition, 945 units that were planned to be in the SVUSD service boundary would now be located in IUSD. The projected student population under the Modified Project is identified in Table 5.9-5. All of these students would attend IUSD schools.

According to IUSD, without even considering the students that would be generated by the Modified Project, IUSD's current projections indicate that within the next five years no open seats will be available at any of the elementary, middle or high school facilities that would otherwise serve the area of the Proposed Project Site. Additionally, in order to house high school students generated by the Modified Project, the most feasible option would be to construct relocatable classrooms on a portion of IUSD's Creekside Education Center at 3387 Barranca Parkway in Irvine. This facility, which currently houses IUSD's continuation school students, is the only available IUSD-owned site that can accommodate up to 20 relocatable classrooms to house high school students generated by the Modified Project. None of the other IUSD high school sites can accommodate any, much less all, of the classroom construction that would be necessary to house the high school students that would be generated by the Modified Project (see Service Provider Correspondence [Ruiz 2011] in Appendix L of this DSEIR).

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Table 5.9-5  
Modified Project Student Generation  
(IUSD)

Grade Level	Dwelling Unite Type	Approved Units	Districtwide Student Generation Rate (student per dwelling unit) <sup>1</sup>	Projected Students	IUSD School Facilities Needs Analysis Generation Rate (student per dwelling unit) <sup>2</sup>	Projected Students
K-6	SFD	3,177	0.298	946	.4021	1,277
	SFA	1,173	0.175	205	.1792	210
	MF	362	0.143	52	.0723	26
	<b>Subtotal</b>	<b>4,712<sup>3</sup></b>	—	<b>1,203</b>		<b>1,513</b>
7-8	SFD	3,177	0.096	305	.0824	262
	SFA	1,173	0.051	60	.0369	43
	MF	362	0.035	13	.0126	5
	<b>Subtotal</b>	<b>4,712</b>	—	<b>378</b>		<b>310</b>
9-12	SFD	3,177	0.199	632	.1336	424
	SFA	1,173	0.111	130	.0561	66
	MF	362	0.071	26	.0251	9
	<b>Subtotal</b>	<b>4,712</b>	—	<b>788</b>		<b>499</b>
<b>TOTAL</b>	<b>4,712</b>		<b>2,369</b>		<b>2,322</b>	

<sup>1</sup> Source: Service Provider Correspondence (Ruiz 2011) in Appendix L of this DSEIR.

<sup>2</sup> Source: IUSD School Facilities Needs Analysis (February 2011). This SEIR includes both the generation numbers in the Service Provider Correspondence and from the IUSD School Facilities Needs Analysis. The former is the actual districtwide student generation rate in IUSD, while the latter is used to calculate SB 50 fees.

<sup>3</sup> 4,712 dwelling units are being analyzed because the 182 senior units to be developed do not generate students.

SFD = single family detached

SFA = single family attached

MF = multifamily

Pursuant to state law, the need for additional school services and facilities is addressed through compliance with school impact fees per SB 50 (see California Government Code Sections 65995, 65996, 65997). Therefore, to address the increase in enrollment at the IUSD schools, developers of the Modified Project, as with the Approved Project, would be required to pay school impact fees to reduce any impacts to the school system, in accordance with SB 50. These fees are collected by school districts at the time of issuance of building permits for commercial, industrial, and residential projects. Based on the current IUSD fee structure (effective March 16, 2011), residential development can be assessed a maximum "Level 2" developer fee of \$5.48 per square foot and commercial/industrial development can be assessed a maximum of \$0.47 per square foot. During periods in which the State Allocation Board is no longer approving apportionments for new construction due to lack of available funds, the IUSD Board has authorized collection of a "Level 3" fee at the rate of \$10.96 per square foot for residential development (effective March 15, 2011). As stated in California Government Code Section 65995(h), "The payment or satisfaction of a fee, charge, or other requirement levied or imposed ... are hereby deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization ... on the provision of adequate school facilities."

Additionally, the Modified Project contemplates two K-8 schools, each with a capacity of 1,000 students, at the Proposed Project Site. The Modified Project would be implemented through participation in the ARDA described in Chapter 3.0, *Project Description*, of this DSEIR. The ARDA requires dedication of a school site



within the Proposed Project Site. Development of the new school sites would help meet the demand of future students generated by the Modified Project.

As indicated by IUSD, there is a potential that one of the schools may not be developed on the 13-acre site within the Proposed Project Site if the California Department of Toxic Substances or the California Department of Education were to determine that the site is not suitable to be used as a school site or would have to undergo significant remediation to meet all Title 5 requirements for school sites<sup>1</sup> (see Service Provider Correspondence [Ruiz 2011] in Appendix L of this DSEIR). However, there is no evidence that the California Department of Toxic Substances or the California Department of Education would determine that the 13 acre site is not suitable. Impacts related to hazards and hazardous materials are analyzed in further detail in Section 5.4, *Hazards and Hazardous Materials*, of this DSEIR.

### 5.9.3.5 Cumulative Impacts

Implementation of the Modified Project in conjunction with other projects in the City of Irvine, in accordance with buildout of the City's General Plan, could contribute to a potentially significant adverse cumulative impact on IUSD's school facilities and services. However, under state law, development projects within the City of Irvine are required to pay established school impact fees in accordance with SB 50 at the time of building permit issuance. The funding program established by SB 50 has been found by the Legislature to constitute "full and complete mitigation of the impacts of any legislative or adjudicative act... on the provision of adequate school facilities" [Government Code Section 65995(h)]. The fees authorized for collection under SB 50 are conclusively deemed full and adequate mitigation of impacts on IUSD facilities. Therefore, the increase in the demand for school facilities and services due to cumulative development will be adequately mitigated, in the very least, by the payment of SB 50 fees. Accordingly, no cumulative impact upon local school districts is anticipated as a result of the implementation of the Modified Project and other areawide development activities.

### 5.9.3.6 Level of Significance Before Mitigation

No significant impacts relating to school services have been identified. All Modified Project impacts related to school services will be less than significant without mitigation.

### 5.9.3.7 Mitigation Measures

Applicable Mitigation Measures from the Certified EIR

No mitigation measures were outlined in the Certified EIR.

Additional Mitigation Measures for the Modified Project

No additional mitigation measures are required.

### 5.9.3.8 Level of Significance After Mitigation

No significant impacts relating to school services have been identified.

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<sup>1</sup> Title 5, California Code of Regulations includes standards for school facilities construction, including site selection standards.

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#### 5.9.4 Library Services

##### 5.9.4.1 Environmental Setting

The Orange County Public Library (“OCPL”) provides library services to municipalities and unincorporated parts of Orange County through 32 library branches (29 branch and 3 regional libraries) located throughout the OCPL service area. In addition to providing traditional reading and research materials in the form of books, OCPL branches offer periodicals, government documents, and a variety of audiovisual materials, including CDs, DVDs, cassettes, videocassettes, and “books on tape.”

The City of Irvine is served by three OCPL branches, the Heritage Park Regional Library located at 14361 Yale Avenue, University Park Library located at 4512 Sandburg Way, and the Kate Wheeler Library, that opened in 2008, located at 13109 Old Myford Road. The amount of library space and number of books between the three branches total an estimated 43,347 square feet and 332,536 volumes.

In addition, there are three colleges and universities, each with academic libraries, in the City of Irvine. Residents can use these academic libraries to supplement the public library branches, as each academic library allows nonstudents to purchase a library card that provides borrowing privileges. Concordia University requires a Concordia University ID card or a guest card that may be purchased for \$25 a year for most library services. Irvine Valley College and University of California, Irvine (“UCI”), both public universities, allow Irvine residents to use their materials in the library at no charge. In order to check out materials a library card is required, which allows checkout at all libraries within the UC system and costs \$80 per year. The UCI Library system consists of the Jack Langson Library (formerly known as the Main Library) at 152,957 square feet, the Science Library, Gateway Study Center on the Main Campus, and the Grunigen Medical Library at the Medical Center (located off campus).

#### Public Library Facilities and Resources

##### *Orange County*

OCPL has adopted a level of service standard ratio of 0.2 square foot of library space per capita and 1.5 volumes per capita needed to serve residential communities (see Service Provider Correspondence [Chang 2011] in Appendix L of this DSEIR). There is no level of service standard for nonresidential land uses. Residents of Orange County can use any library within the OCPL system if they are a member; this analysis focuses on OCPL libraries within the City of Irvine.

As shown in Table 5.9-6, based on the OCPL level of service standard, the existing and planned OCPL library capacity in the City of Irvine can serve a population of 216,735 in terms of facility square footage and 221,691 residents based upon the number of volumes. As shown in Table 5.8-2, *City of Irvine Population and Housing, 2000-2010*, of Section 5.8, *Population and Housing*, of this DSEIR, the City’s population estimate in 2010 was 212,375, which is within the current service capacity of the OCPL library system.

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*Table 5.9-6  
Orange County Public Library Facilities  
(City of Irvine)*

<i>Facility</i>	<i>Facility Square Footage</i>	<i>Number of Volumes</i>
<b>OCPL Standard Service Ratio</b>		
Heritage Park	20,693	178,385
University Park	11,433	109,803
Wheeler Branch	11,250	44,348
<b>Total</b>	<b>43,376</b>	<b>332,536</b>
<b>Population Served</b>	<b>216,735 residents</b>	<b>221,691 residents</b>
<b>City of Irvine Standard Service Ratio</b>		
Heritage Park	20,693	178,385
University Park	11,433	109,803
Wheeler Branch	11,250	44,348
<b>Total</b>	<b>43,376</b>	<b>332,536</b>
<b>Population Served</b>	<b>86,752 residents</b>	<b>133,014 residents</b>

Source: Service Provider Correspondence (Chang 2011) in Appendix L of this DSEIR and Arroyo Associates Inc., 2009.

### *City of Irvine*

The City's General Plan has adopted a level of service standard ratio of 0.5 square foot of library facility per capita and 2.5 volumes per capita needed to serve residential communities. There is no service standard for nonresidential land uses.

As shown on Table 5.9-6, based on the City of Irvine level of service standard, the existing and planned library capacity within the City of Irvine can serve a population of 86,752 in terms of facility square footage and 133,014 residents based upon the number of volumes. As shown in Table 5.8-2, *City of Irvine Population and Housing, 2000-2010*, of Section 5.8, *Population and Housing*, of this DSEIR, the City's population estimate in 2010 was 212,375; thus, the City currently has inadequate library services based on City service standards.

### *Library Services Advisory Committee*

In 2005, the City established an ad hoc Library Task Force, and in October 2006 designated a standing Library Services Advisory Committee. The purpose of the Library Services Advisory Committee is to lead the expansion of library services in the City and oversee on-going library operations and maintenance. A Library Needs Assessment Study to evaluate the state of library services and identify options for enhanced library services within the City was completed in October 2006. The study determined that new facilities are needed, especially in light of anticipated population growth. The City adopted the 17 recommendations presented in the Library Needs Assessment Study, such as addressing the feasibility of expanded and improved library services, including the provision of a higher standard of service ratio than the current OCPL standard. The service level recommended in the Library Needs Assessment Study is 0.5 square foot of library space and 2.5 volumes per capita instead of the OCPL standard of 0.2 square foot of library space and 1.5 volumes per capita. Based on the recommended higher service standards, the City is currently underserved by both library square footage and number of library volumes.

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#### *Library Alternatives Study*

In August 2007, the City prepared a Library Alternatives Study to provide information to the City Council on the feasibility of establishing at least one new library in Irvine, based on the recommendations in the Library Needs Assessment Study. The Library Alternatives Study presents six potential sites for new libraries, and identifies library facility options, including construction of a new community (i.e. branch) library and/or a new main library, totaling 39,000 square feet, at the Great Park. The community park proposed within PA 40 is also identified as a potential site for a new community library. The study further recommends that new library facilities be included in the Citywide Capital Improvement Program and Public Facilities Master Plan that would allow the City Council to assess development of new library facilities. At this time there are no capital funds designated for expansion of the OCPL system.

#### 5.9.4.2 Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, the City has determined that a project would normally have a significant effect on the environment if the project would:

- LS-1 Result in a substantial adverse physical impact associated with the provisions of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for library services.

#### 5.9.4.3 The Certified EIR

Although a detailed analysis of potential impacts to library services was not provided in the Certified EIR for the originally approved 3,625 dwelling units and approximately 6.5 million square feet of non-residential development (which did not include the 1,269 density bonus units, the grant of which was not subject to CEQA), the response to comments in the Certified EIR stated that additional library services and facilities would be needed due to the proposed residential development. However, the Certified EIR concluded that since the average size of a library facility is 10,000 square feet, construction of a new facility was not warranted. The Certified EIR also stated that there was the potential of expanding some of the City's existing library facilities in conjunction with demand created by other projects. Additionally, the Certified EIR stated that since a portion of property taxes are specifically allocated for capital improvement and operating costs for the OCPL system, additional residents would be required to make a financial contribution to expand and/or construct new library facilities.

#### 5.9.4.4 Environmental Impacts of the Modified Project

##### Existing Plans, Programs, and Policies

The following measures are existing plans, programs, or policies ("PPPs") that apply to both the Approved Project and the Modified Project, and will help to reduce and avoid potential impacts related to library services and facilities:

- PPP 9-10 In the event that a city-wide library impact fee is adopted and in force, the developer shall pay this fee prior to issuance of building permits for new development.

### Project Design Features

There are no project design features that apply to the Modified Project to help to reduce and avoid potential impacts related to library services and facilities.

The following impact analysis addresses impacts that the Initial Study disclosed as potentially significant impacts. The applicable impacts are identified in brackets after the impact statement.

**IMPACT 5.9-4: THE LOCATION OF THE 4,894 DWELLING UNITS ON THE PROPOSED FIVE VESTING TENTATIVE MAPS, WOULD NOT CHANGE THE BUILDOUT POPULATION OF THE MODIFIED PROJECT COMPARED TO THAT OF THE APPROVED PROJECT. THUS, DEVELOPMENT OF THE MODIFIED PROJECT WOULD NOT CAUSE INCREASED DEMAND FOR LIBRARY SERVICES IN ADDITION TO THAT WHICH WOULD BE CAUSED BY THE APPROVED PROJECT. [IMPACT LS-1]**

**Impact Analysis:** Impacts to library services are determined only by the development of residential land uses. The Modified Project would locate the Approved Project's 4,894 residential units on the five proposed Vesting Tentative Tracts Maps in Planning Area 51. Of those residential units, 1,269 are the density bonus units granted by the City in 2008 pursuant to state law that have not previously been generally located within the Proposed Project Site. The relocation of residential units would not cause an increase in demand for library services in addition to demand that would be generated by the Approved Project.

### Conclusion

The City has recognized the need for new library facilities, which would not only serve the residents of the Modified Project, but also those of the entire City. To meet the demand of library services, the City completed a Library Needs Assessment Study in October 2006 to evaluate the state of library services and identify options for enhanced library services within the City. The study determined that new facilities are needed, especially in light of anticipated population growth.

The 2007 Library Alternatives Study prepared by the City presents six potential sites for new libraries, and identifies library facility options, including construction of a new branch library and/or a new main library, totaling 39,000 square feet, at the Great Park. The community park proposed within PA 40 is also identified as a potential site for a new community library. The study further recommends that new library facilities be included in the Citywide Capital Improvement Program and Public Facilities Master Plan that would allow the City Council to assess development of new library facilities. However, at this time there are no capital funds designated for expansion of the OCPL system.

Because a portion of property taxes are specifically allocated for capital improvement and operating costs for the OCPL system, future residents of the Modified Project would be required to make a financial contribution to expand and/or construct new library facilities. Development of the Modified Project would also be required to comply with PPP 9-10, which requires developers to pay a library impact fee prior to issuance of building permits if such a fee is enacted, established, and in force at the time of development in the Proposed Project Site.

Furthermore, residents of Irvine, including future residents of the Modified Project, have access to any branch of OCPL library system, including those within neighboring cities such as Tustin and Costa Mesa, and also

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those within academic libraries and resources of the three colleges and universities within the City. However, future additional residents of the Modified Project are anticipated to be primarily served by the existing and future libraries within Irvine.

For all of the above reasons, implementation of the Modified Project is not anticipated to have a significant impact on library services.

#### *5.9.4.5 Cumulative Impacts*

Population growth within the City of Irvine will increase the demand for library services beyond the capacity of the existing and currently planned OCPL system within the City of Irvine. Based on the OCPL levels of service, Irvine would need an additional 13,229 square feet and 78,098 volumes to serve the projected 2030 population of 269,591 people. Based on the City of Irvine standard service ratio, Irvine would need an additional 91,420 square feet and 341,442 volumes to serve the projected 2030 population of 269,591 people.

The City acknowledges that new library facilities and improvements to library services are needed in the future and library service enhancements and funding options are being investigated by the City, including the potential for a new main library to be located at the Great Park. As required by PPP 9-10, if a library impact fee on development is established and in force at the time of development, the project applicant would be required to pay all applicable fees and thereby contribute to future development of a new library facility.

The future construction and operation of new library facilities, triggered by a current shortage of libraries and future population growth throughout Irvine, including the Modified Project, could result in significant impacts. However, until the time when the precise location and type of facility are identified, the potential significant impacts cannot be meaningfully evaluated and mitigated. If the City chooses to establish its own library system, options may be considered for providing new square footage, such as development of a large main library and/or construction of several smaller facilities. Additionally, while there is the potential for a library to be established at the Great Park, no specific sites for a new library have been conclusively identified. Addressing potential significant impacts associated with any potential sites or facilities of unknown size would be too speculative at this time. Therefore, no cumulatively significant impacts associated with the construction and operation of new library facilities to address the future shortfall in library service standards can conclusively be identified at this time.

#### *5.9.4.6 Level of Significance Before Mitigation*

No significant impacts relating to library services have been identified. All Modified Project impacts related to library services will be less than significant without mitigation.

#### *5.9.4.7 Mitigation Measures*

Applicable Mitigation Measures from the Certified EIR

No mitigation measures were outlined in the Certified EIR.

Additional Mitigation Measures for the Modified Project

No additional mitigation measures are required.

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#### *5.9.4.8* Level of Significance After Mitigation

No significant impacts relating to library services have been identified.

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