

5.10 PUBLIC SERVICES

This section of the DSSEIR addresses the potential impacts of the 2012 Modified Project as compared to the 2011 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 H of this DSSEIR. Park services are addressed in Section 5.11, *Recreation*, of this DSSEIR. Public and private utilities and service systems, including water, wastewater, and solid waste services and systems, are addressed in Section 5.13, *Utilities and Service Systems*, of this DSSEIR.

5.10.1 Fire Protection and Emergency Services

5.10.1.1 Environmental Setting

The Orange County Fire Authority (“OCFA”) provides fire protection services to the City, unincorporated Orange County, and 22 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 Existing PAs 30 and 51 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 71 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 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 5.10-1 indicates the stations that would provide initial response and the next level of response to calls for emergency services from the Proposed Project Site.

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Table 5.10-1
OCFA Responding Stations

Station Number	Station Location	Equipment and Personnel
Initial Responding Stations to Proposed Project Site		
Fire Station 20	7020 Trabuco Road	1 Paramedic Engine/1 Water Tender/12 Personnel
Fire Station 27	12400 Portola Springs Road	1 Paramedic Engine/9 Personnel
Fire Station 38	26 Parker	1 Engine/1 Medic Van/15 Personnel
Fire Station 51 ¹	18 Cushing Division Chief Headquarters	1 Paramedic Engine/14 Personnel (including Division II Chief and Administrative Captain)
Next Level of Responding Stations to Proposed Project Site		
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 Assessment Unit (PAU) Engine/9 Personnel
Fire Station 47	47 Fossil Road	1 Paramedic Assessment Unit (PAU) Engine/9 Personnel
Fire Station 22	24001 Paseo de Valencia, City of Laguna Woods	2 Paramedic Engines/1 Truck/1 Battalion /39 Personnel
Fire Station 19	23022 El Toro Road, City of Lake Forest	1 Paramedic Engine/1 Squad/12 personnel/Reserve Firefighters

Source: Service Provider Correspondence (Hernandez 2012) in Appendix H of this DSSEIR) and OCFA 2012

¹ Fire Station 51 is the initial responding station for Existing PA 30.

All portions of the Proposed Project Site are within four minutes (two miles) of an existing fire station (see Service Provider Correspondence [Hernandez 2012] in Appendix H of this DSSEIR).

5.10.1.2 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.

5.10.1.3 The 2011 Approved Project

The 2011 Certified EIR addressed the fire protection and services needs of the 2011 Approved Project. The 2011 Certified EIR concluded that there was the likelihood that additional fire services infrastructure and facilities would be required to support development pursuant to the 2011 Approved Project, but that specific details of the fire facilities needed to 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, have been adopted as part of the Mitigation Monitoring and Reporting Program (MMRP) for the 2011 Approved Project to reduce wildfire hazards related to the 2011 Approved Project; the full text of these measures is provided below in Section 5.10.1.7 of this DSSEIR. These already-adopted mitigation measures apply to both the 2011 Approved Project and the 2012 Modified Project.

5.10.1.4 Environmental Impacts of the 2012 Modified Project

Existing Plans, Programs, and Policies

The following measures are existing plans, programs, or policies (“PPPs”) that apply to both the 2011 Approved Project and the 2012 Modified Project, and that will help to reduce and avoid potential impacts related to fire protection and emergency services and facilities:

- PPP 10-1 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 10-2 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 10-3 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 10-4 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

The following project design features (“PDFs”) have been incorporated into the 2012 Modified Project and have been assumed in the following analysis:

- PDF 10-1 The Relocated Wildlife Corridor Feature will be designed and planted in such a manner as to ensure that the planting plan does not create a fire hazard for adjacent development. Maintenance of vegetation within the Relocated Wildlife Corridor Feature is not anticipated, but would be allowed as need for fire control. Final approval of the planting schemes and palettes will require approval from the Orange County Fire Authority.

The following impact analysis addresses impacts that the Initial Study for the 2012 Modified Project disclosed as potentially significant impacts of the 2012 Modified Project, as compared to the 2011 Approved Project. The applicable impacts are identified in brackets after the impact statement.

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IMPACT 5.10-1: THE 2012 MODIFIED PROJECT WOULD INCREASE THE NEED FOR FIRE PROTECTION FACILITIES AND PERSONNEL AS COMPARED TO THE 2011 APPROVED PROJECT, BUT WOULD NOT RESULT IN A SUBSTANTIAL ADVERSE PHYSICAL IMPACT. [IMPACT FP-1]

Impact Analysis: The 2012 Modified Project would be served by the fire stations outlined in Table 5.10-1 of this DSSEIR. As indicated by OCFA, the existing facilities will need to be expanded to accommodate additional equipment and personnel to serve the 2012 Modified Project. Like all development, the 2012 Modified Project will be required to participate in a fair share funding approach in the form of a Secured Fire Protection Services Agreement (see PPP 10-4 above), as addressed in 2011 Certified EIR (see Service Provider Correspondence [Hernandez 2012] in Appendix H of this DSSEIR).

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 5.10-1, *OCFA Responding Stations*, these two fire stations would provide additional fire protection and emergency services to the 2012 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 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. Therefore, the 2012 Modified Project would not have a significant impact on the provision of fire protections services.

The impacts associated with the operation of public facilities, including fire stations, have been addressed within the various topical sections of this DSSEIR.

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 2011 Approved Project, all standard conditions and guidelines would be applied to the 2012 Modified Project during the normal review process, including the PPPs outlined above (PPPs 10-1 through 10-4). For example, provision of the Knox boxes and key switches (PPP 10-2) and Click2enter radio access control receivers (PPP 10-3) 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 10-4). All development within the 2012 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.

Overall, compliance with the existing PPPs, 2011 Approved Project mitigation measures (see HH-3 and HH-4 duplicated below), and PDF 10-1 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 2012 Modified Project would not have a significant impact on fire protection and emergency services, as compared to the 2011 Approved Project.

5.10.1.5 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 71 fire stations. As

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cumulative development occurs within its 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, and the agencies providing public services to the area, including OCFA. At buildout, a total of 9,500 residential units are projected for the Proposed Project Site. If the optional conversion is utilized, a total of 10,700 residential units are projected. As is true for both the 2011 Approved Project and the 2012 Modified Project, the Secured Fire Protection Services Agreement addresses fire service needs for any new development within Irvine. Therefore, as new development is proposed in Irvine, 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.

Additionally, as is true for the 2012 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 2012 Modified Project's increased demand for fire protection services would not result in cumulatively considerable impacts.

5.10.1.6 Applicable Mitigation Measures from the 2011 Certified EIR

Mitigation Measures HH-3 and HH-4 adopted in the MMRP for the 2011 Approved Project, would apply to the 2012 Modified Project.

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

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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.

5.10.1.7 Level of Significance Before Additional Mitigation

No significant impacts relating to fire services have been identified. All 2012 Modified Project impacts related to fire services will be less than significant without mitigation beyond those mitigation measures identified in the 2011 Certified EIR and associated MMRP.

5.10.1.8 Additional Mitigation Measures for the 2012 Modified Project

No additional mitigation measures are required.

5.10.1.9 Level of Significance After Mitigation

With implementation of the PPPs, PDF 10-1, and the already-adopted mitigation measures from the 2011 Certified EIR and associated MMRP 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 for the 2012 Modified Project.

5.10.2 Police Protection

5.10.2.1 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 IPD 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 IPD 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 IPD’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 (IPD 2012)

Since 1999, Irvine 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 0.94 officers per 1,000 residents. At any given time, a minimum of 9 sworn officers are available to respond to calls for service anywhere in Irvine. Beat assignments are based on

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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 IPD 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 located northeast of the Proposed Project Site. 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.

The IPD 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.

5.10.2.2 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.

5.10.2.3 The 2011 Approved Project

The 2011 Certified EIR discussed the law enforcement needs of the 2011 Approved Project. As stated in the 2011 Certified EIR, the impacts associated with construction and operation of public facilities were analyzed as part of the planned land uses, which included dedication of land for and the construction of a new police substation.

The 2011 Certified EIR also stated that project-level environmental review, would be required at the time when specific development plans are prepared.

5.10.2.4 Environmental Impacts of the 2012 Modified Project

Existing Plans, Programs, and Policies

The following measures are existing plans, programs, or policies (“PPPs”) that apply to both the 2011 Approved Project and the 2012 Modified Project, and that will help to reduce and avoid potential impacts related to police protection and services:

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PPPs 10-2 and 10-3 outlined above under fire protection and emergency services apply to police protection and services as well.

PPP 10-5 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 10-6 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 10-7 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 10-8 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 2012 Modified Project to help reduce and avoid potential impacts related to police protection and services.

The following impact analysis addresses impacts that the Initial Study for the 2012 Modified Project disclosed as potentially significant police protection and service impacts of the 2012 Modified Project, as compared to the 2011 Approved Project. The applicable impacts are identified in brackets after the impact statement.

IMPACT 5.10-2: THE 2012 MODIFIED PROJECT WOULD INCREASE THE NEED FOR POLICE PROTECTION FACILITIES AND PERSONNEL AS COMPARED TO THE 2011 APPROVED PROJECT, BUT WOULD NOT RESULT IN A SUBSTANTIAL ADVERSE PHYSICAL IMPACT. [IMPACT PP-1]

Impact Analysis: The 2011 Approved Project's 4,894 dwelling units were estimated to generate 12,405 residents on the Approved Project Site at full project occupancy. Buildout of 9,500 dwelling units at the Proposed Project Site (or 10,700 dwelling units with the optional conversion) under the 2012 Modified Project is estimated to generate a total of 23,728 residents (or 26,679 residents with the optional conversion), based on estimates of persons per household in the City's General Plan. The 2012 Modified Project would create 11,323 more residents than the 2011 Approved Project (or 14,274 more residents with the optional conversion). Therefore, the 2012 Modified Project would create the need for a maximum of 13 more sworn police officers and 5 more nonsworn support personnel beyond what was required for the 2011 Approved Project (based on a maximum additional population of 14,274 residents). (IPD 2012).

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Additional police 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, the Applicant has provided a 5.5 acre site located in District 1 North to the City for civic uses. 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 IPD 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 Irvine residents. As with the 2011 Approved Project, all standard conditions and guidelines would be applied to the 2012 Modified Project during the normal review process, including the PPPs outlined above (PPPs 10-2, 10-3, and 10-5 through 10-8). For example, compliance with the Uniform Security Code required by PPP 10-5 would contribute to a reduction in calls for police services. Provision of the Knox boxes and key switches (PPP 10-2) and Click2enter radio access control receivers (PPP 10-3) 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 10-6) 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 2012 Modified Project is not anticipated to have a significant impact on police protection and services.

5.10.2.5 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 under the 2012 Modified Project, a total of 9,500 residential units (or 10,700 residential units with the optional conversion) 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, as discussed in more detail in Section 5.9, *Population and Housing*, of this DSSEIR. Therefore, the demand for police services would not be adversely affected by the 2012 Modified Project. Additionally, continued implementation of the City's Strategic Business Plan and annual budget review process, including the construction of a public facility within the Proposed Project Site which may include a new police substation, will ensure that performance objectives for 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 2012 Modified Project, during the development review and permitting process of other cumulative development projects, the IPD would review and approve development plans to ensure

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that adequate facilities and infrastructure are provided to serve the needs of the IPD. Therefore, the 2012 Modified Project's increased demand for police services would not result in significant cumulative impacts.

5.10.2.6 Applicable Mitigation Measures from the 2011 Certified EIR

No mitigation measures were outlined in the 2011 Certified EIR related to police services.

5.10.2.7 Level of Significance Before Additional Mitigation

No significant impacts relating to police services have been identified. All 2012 Modified Project impacts related to police services will be less than significant without mitigation.

5.10.2.8 Additional Mitigation Measures for the 2012 Modified Project

No additional mitigation measures are required.

5.10.2.9 Level of Significance After Mitigation

With implementation of the PPPs outlined above, the 2012 Modified Project's potential impacts associated with police protection would be less than significant. Therefore, no significant impacts relating to police protection would occur.

5.10.3 School Services

5.10.3.1 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 650-student capacity was operated on the former base property. IUSD serves the majority of Existing PAs 30 and 51 (northern and central sections of Existing PA 51, and all of Existing PA 30), with SVUSD serving the southern section of Existing PA 51.

Irvine Unified School District (IUSD)

The majority of the Proposed Project Site is served by IUSD. There are currently 48 schools in IUSD, including 22 elementary schools, five middle schools, four high schools, two alternative education schools, and 15 Title I schools (IUSD 2012). The overall capacity of IUSD schools is shown in Table 5.10-2.

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*Table 5.10-2
Overall Capacity of IUSD Schools*

<i>Grade Level</i>	<i>Current Enrollment</i>	<i>Current Capacity</i>	<i>Current Open Seats</i>
K-6	15,240	18,483	3,243
7-8	3,861	4,435	574
9-12	8,722	9,618	896
TOTAL	27,823	32,536	4,713

Source: Service Provider Correspondence (Ruiz 2012) in Appendix H of this 2012 DSSEIR.

As shown in Table 5.10-2, there is available capacity in IUSD schools at the present time. However, the IUSD's projected enrollment is expected to exceed capacity by Fall of 2014 (Ruiz 2012).

Available school capacity is also an issue for specific schools whose attendance boundaries include the Proposed Project Site. The Proposed Project Site would be located within the attendance boundaries of the schools outlined in Table 5.10-3.

*Table 5.10-3
Capacity of IUSD Schools within Attendance Boundaries
of Proposed Project Site*

<i>School Name</i>	<i>Grade Level</i>	<i>Enrollment (2011)</i>	<i>5-Year Projected Enrollment (not including 2011 Approved Project or 2012 Modified Project)</i>	<i>Capacity (2011)</i>	<i>Open Seats (2011)</i>	<i>5-Year Projected Open Seats (not including 2011 Approved Project or 2012 Modified Project)</i>
Elementary School						
Stongate	K-6	618	1,147	901	283	-246
Woodbury	K-6	730	1,569	1,035	305	-534
Middle School						
PA 40 MS	7-8	Opens 2013	890	-	-	-40
High School						
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 H of the 2011 SEIR.

As shown in Table 5.10-3, the schools whose attendance boundaries include the Proposed Project Site do not have sufficient capacity to accommodate the five-year projected enrollment, not including the students that will be generated by the 2011 Approved Project or 2012 Modified Project. Alternate IUSD elementary and middle schools where capacity is projected to be available is shown in Table 5.10-4.

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*Table 5.10-4
IUSD Elementary and Middle Schools with Capacity
to Serve the Proposed Project Site*

<i>School Name</i>	<i>Grade Level</i>	<i>Enrollment (2011)</i>	<i>5-Year Projected Enrollment (not including 2011 Approved Project or 2012 Modified Project)</i>	<i>Capacity (2011)</i>	<i>Open Seats (2011)</i>	<i>5-Year Projected Open Seats (not including 2011 Approved Project or 2012 Modified Project)</i>
Elementary School						
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
Middle School						
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 H of the 2011 SEIR.

Additionally, while there may be limited capacity in the very short term, within the next five years, in IUSD high schools, there will be no available capacity at any of IUSD's four existing comprehensive high schools to accommodate high school students of the 2011 Approved Project or the 2012 Modified Project, as shown in Table 5.10-5. However, as discussed below, Heritage Fields and IUSD have entered into a mitigation agreement to construct a new high school within the Proposed Project Site.

*Table 5.10-5
Overall IUSD High School Capacities*

<i>School Name</i>	<i>Grade Level</i>	<i>Enrollment (2011)</i>	<i>5-Year Projected Enrollment (not including 2011 Approved Project or 2012 Modified Project)</i>	<i>Capacity (2011)</i>	<i>Open Seats (2011)</i>	<i>5-Year Projected Open Seats (not including 2011 Approved Project or 2012 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 H of the 2011 SEIR.

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Saddleback Valley Unified School District (SVUSD)

A portion of the Proposed Project Site is served by SVUSD. There are currently 35 schools in SVUSD, including 24 elementary schools, four intermediate schools, four high schools, one continuation high school, one independent study high school, and one special education school (SVUSD 2012). The enrollment of SVUSD schools that are nearest the Proposed Project Site is shown in Table 5.10-6.

*Table 5.10-6
Capacity of SVUSD Schools Nearest to the
Proposed Project Site*

<i>School Name</i>	<i>Grade Level</i>	<i>Current Enrollment (2010-2011)¹</i>	<i>Current Capacity²</i>	<i>Current Open Seats</i>
Elementary School				
Rancho Canada Elem. School	K-6	673	880	207
Middle School				
Serrano Intermediate	7-8	1,381	1,330	-51
High School				
El Toro HS	9-12	2,833	2,475	-358

Sources:
¹SVUSD 2012a
²2003 OCGP EIR

Despite the current lack of available seats at Serrano Intermediate School and El Toro High School, the SVUSD is currently experiencing a multi-year decline in student enrollment. This decline has impaired the District's ability to maintain its current level of service and could result in staff reductions and school closures (SVUSD 2012b). However, if the schools were to remain open and staff levels were to remain the same, the decline in student enrollment represents available capacity for existing SVUSD schools to accommodate additional students in the future.

Regulatory Setting

State regulations, plans, or guidelines related to schools that are potentially applicable to the 2012 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 et seq.) was enacted in 1988 to address how schools are financed and how development projects may be assessed for associated school impacts. SB 50 sets forth the "exclusive methods of considering and mitigating impacts on school facilities" resulting from any state or local planning and/or development project, regardless of whether its character is legislative, adjudicative, or both. Govt. Code § 65996(a). Section 65995 provides that "[t]he payment or satisfaction of a fee, charge, or other requirement levied or imposed pursuant to Section 17620 of the Education Code in the amount specified in Section 65995 ... 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

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governmental organization... on the provision of adequate school facilities.” Govt. Code § 65995(h). The reference in Section 65995(h) to fees “imposed pursuant to Section 17620 of the Education Code in the amount specified in Section 65995” is a reference to per-square-foot school fees that can be imposed by school districts on new residential and commercial and industrial construction at three levels 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, in accordance with the City’s building standards. Effective May 7, 2012, the Level 1 fee for new residential development within the IUSD is \$3.20 per square foot. The fee for commercial/industrial development within the IUSD is \$0.51 per square foot. The Level 1 fee for new residential development with the SVUSD is \$2.97 per square foot. The fee for commercial/industrial development within the SVUSD is \$0.47 per square foot. (City of Irvine 2012, May)
- **Level 2 Fee:** The alternative school fee which may be 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. Neither IUSD nor SVUSD are currently charging a Level 2 fee. (City of Irvine 2012, May)
- **Level 3 Fee:** The alternative school fee which may be 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. Neither IUSD nor SVUSD are currently charging a Level 3 fee.

5.10.3.2 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.

5.10.3.3 The 2011 Approved Project

The 2011 Certified EIR discussed student generation and the required school facilities for the 2011 Approved Project. As shown on Table 5.10-7, the 2011 Certified EIR determined that the 2011 Approved Project would generate approximately 2,369 students in IUSD using the district-wide student generation rate, or 2,322 students using the IUSD school facilities needs analysis generation rate. All of the dwelling units associated with the 2011 Approved Project are within IUSD’s service boundary, so no students were generated in SVUSD’s service boundary.

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*Table 5.10-7
2011 Approved Project Student Generation
(IUSD)*

<i>Grade Level</i>	<i>Dwelling Unite Type</i>	<i>Approved Units</i>	<i>Districtwide Student Generation Rate (student per dwelling unit)¹</i>	<i>Projected Students</i>	<i>IUSD School Facilities Needs Analysis Generation Rate (student per dwelling unit)²</i>	<i>Projected Students</i>
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
	Subtotal	4,712³	—	1,203		1,513
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
	Subtotal	4,712	—	378		310
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
	Subtotal	4,712	—	788		499
TOTAL		4,712	—	2,369		2,322

¹ Source: Service Provider Correspondence (Ruiz 2011) in Appendix H of the 2011 SEIR.

² Source: IUSD School Facilities Needs Analysis (February 2011). The 2011 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.

³ 4,712 dwelling units were analyzed because the 182 senior units to be developed under the 2011 Approved Project do not generate students.

SFD = single family detached

SFA = single family attached

MF = multifamily

Using IUSD's projections, the 2011 Certified EIR determined that within five years, no open seats would be available at any of the elementary, middle or high school facilities that would otherwise serve the area of the Approved Project Site. However, this impact was determined to be less than significant since developers of the 2011 Approved Project would be required to pay school impacts fees in accordance with SB 50. Those fees would be used by IUSD to reduce any impacts to the school system and would, pursuant to California Government Code Section 65995(h), constitute full mitigation of the impacts of the 2011 Approved Project related to the provision of adequate school facilities. Subsequent to certification of the 2011 SEIR, Heritage Fields entered into a school mitigation agreement with IUSD (the "HF Mitigation Agreement") which included construction of two K-8 schools and one 2,600-student high school.

5.10.3.4 Environmental Impacts of the 2012 Modified Project

Existing Plans, Programs, and Policies

The following measures are existing plans, programs, or policies ("PPPs") that apply to both the 2011 Approved Project and the 2012 Modified Project, and which will help to reduce and avoid potential impacts related to school services and facilities:

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PPP 10-9 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 2012 Modified Project to help reduce and avoid potential impacts related to school services and facilities.

The following impact analysis addresses impacts that the Initial Study for the 2012 Modified Project disclosed as potentially significant school-related impacts of the 2012 Modified Project, as compared to the 2011 Approved Project. The applicable impacts are identified in brackets after the impact statement.

IMPACT 5.10-3: THE 2012 MODIFIED PROJECT WOULD GENERATE NEW STUDENTS AND IMPACT THE SCHOOL ENROLLMENT CAPACITIES OF AREA SCHOOLS AS COMPARED TO THE 2011 APPROVED PROJECT. [IMPACT SS-1]

Impact Analysis: The 2012 Modified Project would locate 4,606 additional dwelling units on the Proposed Project Site (or 5,806 additional dwelling units with the optional conversion). While all of the 2011 Approved Project's dwelling units are located within the IUSD service boundaries, dwelling units in the 2012 Modified Project would fall within the service boundaries of both IUSD and SVUSD. Of the plausible combinations of dwelling unit types and numbers that could be located in each school district, the combinations that would generate the most students are considered in Tables 5.10-8a, 5.10-8b, 5.10-9a and 5.10-9b. Based on acreages and projected densities, this analysis assumes that between 1,800 to 3,000 additional units could be located within the service boundaries of IUSD compared to the 2011 Approved Project (Scenarios 1 and 2 in Tables 5.10-8a and 5.10-8b, respectively) and that between 2,000 to 3,000 additional units could be located within the service boundaries of SVUSD compared to the 2011 Approved Project (Scenarios 3 and 4 in Tables 5.10-9a and 5.10-9b). All scenarios assume a maximum of 10,700 units, which would generate the highest number of students.

Development of 4,606 additional dwelling units (or 5,806 additional dwelling units with the optional conversion) under the 2012 Modified Project would generate school-age children who would require school services and facilities from IUSD and SVUSD, above those that would be needed to serve the 2011 Approved Project. Using districtwide student generation rates, the 2012 Modified Project would generate approximately 875 to 1,053 additional students in the IUSD and approximately 492 to 738 additional students in the SVUSD compared to the 2011 Approved Project. Using IUSD school needs analysis student generation rates, the 2012 Modified Project would generate approximately 818 to 836 additional students in the IUSD compared to the 2011 Approved Project. The projected additional student population under the 2012 Modified Project is identified in Tables 5.10-8a, 5.10-8b, 5.10-9a, and 5.10-9b

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*Table 5.10-8a
2012 Modified Project Student Generation - IUSD
(Scenario 1)*

<i>Grade Level</i>	<i>Dwelling Unit Type</i>	<i>Maximum Additional Units³</i>	<i>Districtwide Student Generation Rate (student per dwelling unit)¹</i>	<i>Projected Additional Students</i>	<i>IUSD School Facilities Needs Analysis Generation Rate (student per dwelling unit)²</i>	<i>Projected Additional Students</i>
K-6	SFD	1,000	0.305	305	0.4021	402
	SFA	800	0.187	150	0.1792	143
	MF	0	0.164	0	0.0723	0
	Subtotal	1,800	—	455	—	545
7-8	SFD	1,000	0.094	94	0.0824	82
	SFA	800	0.051	41	0.0369	30
	MF	0	0.039	0	0.0126	0
	Subtotal	1,800	—	135	—	112
9-12	SFD	1,000	0.195	195	0.1336	134
	SFA	800	0.113	90	0.0561	45
	MF	0	0.071	0	0.0251	0
	Subtotal	1,800	—	285	—	179
TOTAL		1,800	—	875	—	836

¹ Source: Service Provider Correspondence (Ruiz 2012) in Appendix H of this DSSEIR.

² Source: IUSD School Facilities Needs Analysis (February 2011). This SSEIR 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.

³ The exact number of dwelling units in each school district is unknown. Scenarios 1 and 2 represent plausible combinations of dwelling units within the IUSD boundaries on the Proposed Project Site.

SFD = single family detached

SFA = single family attached

MF = multifamily

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*Table 5.10-8b
2012 Modified Project Student Generation - IUSD
(Scenario 2)*

<i>Grade Level</i>	<i>Dwelling Unit Type</i>	<i>Maximum Additional Units³</i>	<i>Districtwide Student Generation Rate (student per dwelling unit)¹</i>	<i>Projected Additional Students</i>	<i>IUSD School Facilities Needs Analysis Generation Rate (student per dwelling unit)²</i>	<i>Projected Additional Students</i>
K-6	SFD	0	0.305	0	0.4021	0
	SFA	3,000	0.187	561	0.1792	538
	MF	0	0.164	0	0.0723	0
	Subtotal	3,000	—	561	—	538
7-8	SFD	0	0.094	0	0.0824	0
	SFA	3,000	0.051	153	0.0369	111
	MF	0	0.039	0	0.0126	0
	Subtotal	3,000	—	153	—	111
9-12	SFD	0	0.195	0	0.1336	0
	SFA	3,000	0.113	339	0.0561	169
	MF	0	0.071	0	0.0251	0
	Subtotal	3,000	—	339	—	169
	TOTAL	3,000	—	1,053	—	818

¹ Source: Service Provider Correspondence (Ruiz 2012) in Appendix H of this DSSEIR.

² Source: IUSD School Facilities Needs Analysis (February 2011). This SSEIR 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.

³ The exact number of dwelling units in each school district is unknown. Scenarios 1 and 2 represent plausible combinations of dwelling units within the IUSD boundaries on the Proposed Project Site.

SFD = single family detached

SFA = single family attached

MF = multifamily

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Table 5.10-9a
2012 Modified Project Student Generation – SVUSD
(Scenario 3)

<i>Grade Level</i>	<i>Dwelling Unit Type</i>	<i>Maximum Additional Units¹</i>	<i>Districtwide Student Generation Rate (student per dwelling unit)²</i>	<i>Projected Additional Students</i>
K-6	Detached	0	0.34	0
	Attached	2,000	0.10	200
	Subtotal	2,000	—	200
7-8	Detached	0	0.065	0
	Attached	2,000	0.046	92
	Subtotal	2,000	—	92
9-12	Detached	0	0.16	0
	Attached	2,000	0.10	200
	Subtotal	2,000	—	200
TOTAL		2,000	—	492

¹ The exact number of dwelling units in each school district is unknown. The numbers and types of dwelling units analyzed in this table represent a plausible scenario for units developed within SVUSD boundaries on the Proposed Project Site.

² Source: 2003 OCGP EIR
SFD = single family detached
SFA = single family attached
MF = multifamily

Table 5.10-9b
2012 Modified Project Student Generation – SVUSD
(Scenario 4)

<i>Grade Level</i>	<i>Dwelling Unit Type</i>	<i>Maximum Additional Units¹</i>	<i>Districtwide Student Generation Rate (student per dwelling unit)²</i>	<i>Projected Additional Students</i>
K-6	Detached	0	0.34	0
	Attached	3,000	0.10	300
	Subtotal	3,000	—	300
7-8	Detached	0	0.065	0
	Attached	3,000	0.046	138
	Subtotal	3,000	—	138
9-12	Detached	0	0.16	0
	Attached	3,000	0.10	300
	Subtotal	3,000	—	300
TOTAL		3,000	—	738

¹ The exact number of dwelling units in each school district is unknown. The numbers and types of dwelling units analyzed in this table represent a plausible scenario for units developed within SVUSD boundaries on the Proposed Project Site.

² Source: 2003 OCGP EIR
SFD = single family detached
SFA = single family attached
MF = multifamily

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IUSD

According to IUSD, although there is available capacity today, the projected enrollment within IUSD is expected to exceed capacity by Fall of 2014, with or without the 2011 Approved Project or the 2012 Modified Project. However, new school projects are planned to serve the 2012 Modified Project and communities outside the Proposed Project Site. Per the HF Mitigation Agreement with IUSD, two K-8 schools, each with a maximum capacity of 1,000 students, will be provided within the Proposed Project Site as needed based on the terms of that agreement. In addition, a new high school (HS #5) with a maximum capacity of 2,600 students is planned for construction within the Proposed Project Site. Per the HF Mitigation Agreement, 50 percent of the capacity (1,300 students) at the high school is reserved for future residents of the Heritage Fields Development, including the 2012 Modified Project. Based on the current projections and the provisions contained within the HF Mitigation Agreement with IUSD, IUSD will be able to provide adequate school services and facilities for the students generated by the 2012 Modified Project. (see Service Provider Correspondence [Ruiz 2012] in Appendix H of this DSSEIR).

SVUSD

The current multi-year decline in SVUSD student enrollment represents the potential for existing SVUSD schools to accommodate additional students generated by the 2012 Modified Project. The need for additional services is addressed through compliance with school impact fee assessment. SB 50 (Chapter 407 of Statutes of 1998) sets forth a state school facilities construction program that includes restrictions on a local jurisdiction's ability to condition a project on mitigation of a project's impacts on school facilities in excess of fees set forth in Education Code Section 17620. These fees are collected by school districts at the time of issuance of building permits for commercial, industrial, and residential projects. The Level 1 fee for new residential development within the SVUSD is \$2.97 per square foot. The fee for commercial/industrial development within the SVUSD is \$0.47 per square foot. With payment of the SB 50 Fees, no significant impacts to the SVUSD will result from implementation of the 2012 Modified Project.

5.10.3.5 Cumulative Impacts

Implementation of the 2012 Modified Project in conjunction with other projects in IUSD and SVUSD's service boundaries, could contribute to a potentially significant adverse cumulative impact on IUSD and SVUSD's school facilities and services. However, under state law, development projects 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 and SVUSD facilities. Based on the current projections and the provisions contained within both the HF Mitigation Agreement and the Irvine Company Mitigation Agreement, IUSD will be able to provide adequate school services and facilities for the students generated by future growth. Therefore, the increase in the demand for school facilities and services due to cumulative development will be adequately mitigated by the payment of SB 50 fees to SVUSD and compliance with executed school mitigation agreements with IUSD. Accordingly, no cumulative impact upon local school districts is anticipated as a result of the implementation of the 2012 Modified Project and other areawide development activities.

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5.10.3.6 Applicable Mitigation Measures from the 2011 Certified EIR

No mitigation measures for the 2011 Approved Project were outlined in the 2011 Certified EIR and associated MMRP.

5.10.3.7 Level of Significance Before Additional Mitigation

No significant impacts relating to school services have been identified. All 2012 Modified Project impacts related to school services will be less than significant without mitigation.

5.10.3.8 Additional Mitigation Measures for the 2012 Modified Project

No additional mitigation measures are required.

5.10.3.9 Level of Significance After Mitigation

No significant impacts relating to school services have been identified for the 2012 Modified Project.

5.10.4 Library Services

5.10.4.1 Environmental Setting

The Orange County Public Library (“OCPL”) provides library services to municipalities and unincorporated parts of Orange County through 33 library branches 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.”

Irvine is served by three OCPL branches, the Heritage Park Regional Library located at 14361 Yale Avenue, the University Park Library located at 4512 Sandburg Way, and the Katie Wheeler Library located at 13109 Old Myford Road. The amount of library space and number of books between the three branches total an estimated 43,376 square feet and 357,976 volumes (Cowell 2012).

In addition, there are three colleges and universities, each with academic libraries, in 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).

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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 (Irvine 2012). 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 5.10-10, based on the OCPL level of service standard, the existing and planned OCPL library capacity in Irvine can serve a population of 216,880 in terms of facility square footage and 275,366 residents based upon the number of volumes. As shown in Table 5.9-2, *City of Irvine Population and Housing, 2000-2010*, of Section 5.9, *Population and Housing*, of this DSSEIR, the City's population estimate in 2010 was 212,375, which is within the current service capacity of the OCPL library system.

*Table 5.10-10
Orange County Public Library Facilities
(City of Irvine)*

<i>Facility</i>	<i>Facility Square Footage</i>	<i>Number of Volumes</i>
OCPL Standard Service Ratio		
Heritage Park	20,693	190,309
University Park	11,433	115,725
Wheeler Branch	11,250	51,942
Total	43,376	357,976
Standard Service Ratio	0.2 square feet per capita	1.3 volumes per capita
Population Served	216,880 residents	275,366 residents
City of Irvine Standard Service Ratio		
Heritage Park	20,693	190,309
University Park	11,433	115,725
Wheeler Branch	11,250	51,942
Total	43,376	357,976
Standard Service Ratio	0.5 square feet per capita	2.5 volumes per capita
Population Served	86,752 residents	143,190 residents

Source: Service Provider Correspondence (Cowell 2012).

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 in Table 5.10-10, based on the City's level of service standard, the existing and planned library capacity within Irvine can serve a population of 86,752 in terms of facility square footage and 143,190 residents based upon the number of volumes. As shown in Table 5.9-2, *City of Irvine Population and Housing, 2000-2010*, of Section 5.9, *Population and Housing*, of this DSSEIR, 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 Irvine 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 Irvine 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.

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 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.

5.10.4.2 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.

5.10.4.3 The 2011 Approved Project

The 2011 Certified EIR, which analyzed the impact of the 2011 Approved Project on library services, stated that since a portion of property taxes are specifically allocated for capital improvement and operating costs for the OCPL system, additional residents of the Approved Project Site would be required to make a financial contribution to expand and/or construct new library facilities. The 2011 Certified EIR also stated that development of the 2011 Approved Project would be required to comply with PPP 10-10 (see below). For the above reasons, implementation of the 2011 Approved Project was not anticipated to have a significant impact on library services.

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5.10.4.4 Environmental Impacts of the 2012 Modified Project

Existing Plans, Programs, and Policies

The following measures are existing plans, programs, or policies (“PPPs”) that apply to both the 2011 Approved Project and the 2012 Modified Project, and that will help to reduce and avoid potential impacts related to library services and facilities:

PPP 10-10 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. Since a 39,000 square foot library facility is approved for development within Existing PA 51, this would satisfy payment of a library impact fee, if adopted by the City at a future date.

Project Design Features

There are no project design features that apply to the 2012 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 for the 2012 Modified Project disclosed as potentially significant impacts for the 2012 Modified Project, as compared to the 2011 Approved Project. The applicable impacts are identified in brackets after the impact statement.

IMPACT 5.10-4: DEVELOPMENT OF THE 2012 MODIFIED PROJECT WOULD CAUSE INCREASED DEMAND FOR LIBRARY SERVICES AS COMPARED TO THE 2011 APPROVED PROJECT, BUT WOULD NOT RESULT IN A SUBSTANTIAL ADVERSE PHYSICAL IMPACT. [IMPACT LS-1]

Impact Analysis: Impacts to library services are determined only by the development of residential land uses. The 2012 Modified Project would locate 4,606 residential units on the Proposed Project Site in addition to the previously approved 4,896 residential units. With the optional conversion, the 2012 Modified Project would add 5,806 additional residential units, as compared to the 2011 Approved Project. The addition of residential units not previously analyzed by the 2011 Certified EIR would cause an increase in demand for library services above that generated by the 2011 Approved Project.

The City has recognized the need for new library facilities, which would not only serve the residents of the 2012 Modified Project, but also those of all of Irvine. 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 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.

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Because a portion of property taxes are specifically allocated for capital improvement and operating costs for the OCPL system, future residents of the 2012 Modified Project would be required to make a financial contribution to expand and/or construct new library facilities. Development of the 2012 Modified Project would also be required to comply with PPP 10-10.

Furthermore, residents of Irvine, including future residents of the 2012 Modified Project, have access to any branch of OCPL library system, including those within neighboring cities such as Tustin and Costa Mesa, and also those within academic libraries and resources of the three colleges and universities within the City. However, future additional residents of the 2012 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 2012 Modified Project is not anticipated to have a significant impact on library services.

5.10.4.5 Cumulative Impacts

Population growth within Irvine will increase the demand for library services beyond the capacity of the existing and currently planned OCPL system within Irvine. Based on the OCPL levels of service, Irvine would need an additional 17,473 square feet and 37,539 volumes to serve the projected 2030 population of 304,242 people. Based on the City standard service ratio, the City would need an additional 108,745 square feet and 402,629 volumes to serve the projected 2030 population of 304,242 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. As required by PPP 10-10, 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. Since a 39,000-square foot-library facility is approved for development within Existing PA 51 as part of the 2011 Approved Project, this would satisfy payment of a library impact fee, if adopted by the City at a future date.

5.10.4.6 Applicable Mitigation Measures from the 2011 Certified EIR

No mitigation measures were outlined in the 2011 Certified EIR and associated MMRP.

5.10.4.7 Level of Significance Before Additional Mitigation

No significant impacts relating to library services have been identified. All 2012 Modified Project impacts related to library services will be less than significant without mitigation.

5.10.4.8 Additional Mitigation Measures for the 2012 Modified Project

No additional mitigation measures are required.

5.10.4.9 Level of Significance After Mitigation

No significant impacts relating to library services have been identified.

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