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2.1 PURPOSE OF THE ENVIRONMENTAL IMPACT REPORT

The California Environmental Quality Act (“CEQA”), Public Resources Code section 21000 et seq., requires that all state and local governmental agencies consider the environmental consequences of projects over which they have discretionary authority prior to taking action on those projects. This Draft Supplemental Environmental Impact Report (“DSEIR”) has been prepared to satisfy CEQA, and the State CEQA Guidelines (“CEQA Guidelines”), Title 14 of the California Code of Regulations, Chapter 3, Section 15000 et seq. An Environmental Impact Report (“EIR”) is a public informational document designed to provide decision makers and the public with an analysis of the environmental effects of a proposed project, to indicate possible ways to reduce or avoid significant effects, and to describe reasonable alternatives to a project. An EIR must also disclose significant environmental impacts that cannot be avoided; growth-inducing impacts; effects not found to be significant; and significant cumulative impacts of all past, present, and reasonably foreseeable probable future projects.

Approval of the Great Park Neighborhoods Revision to the Heritage Fields Project at the former Marine Corps Air Station (“MCAS”), El Toro Site (the “Modified Project”) requires discretionary actions by one or more public agencies. The City of Irvine (“City” or “Irvine”), as the first public agency to act on the Modified Project, is the lead agency for the Modified Project. Pursuant to CEQA Section 21067, the lead agency means “the public agency which has the principal responsibility for carrying out or approving a project which may have a significant effect upon the environment.” As the lead agency, the City of Irvine has the responsibility for, among other things, preparing and certifying an SEIR that analyzes the potential environmental impacts of the Modified Project, identifying feasible mitigation measures that could minimize the Modified Project’s significant environmental impacts, describing and analyzing feasible alternatives to the Modified Project, providing a Statement of Overriding Considerations for all environmental impacts that cannot be mitigated to a less than significant level, and adopting a Mitigation Monitoring and Reporting Program to ensure that all required mitigation measures are implemented during the lifetime of the Modified Project.

As discussed in Section 3.3.1, *Previous Environmental Documentation*, of this DSEIR, in 2003, the City certified the Final Program Environmental Impact Report for the Orange County Great Park (“OCGP”), SCH No. 2002101020, dated May 2003 (“2003 OCGP EIR”), which analyzed the environmental effects of the development of 3,625 residential units and over 6.5 million square feet of non-residential development on a portion of the former MCAS El Toro site. Subsequently, the City prepared, and the City Council approved, seven addenda to the 2003 OCGP EIR (“Addenda”), which analyzed revisions made to the project that was analyzed in the 2003 OCGP EIR. In addition, in 2008 the City, pursuant to state law, granted, but did not locate, 1,269 density bonus units, the grant of which was not subject to CEQA. Those revisions, together with the density bonus units and the original project analyzed in the 2003 OCGP EIR, are referred to in this DSEIR as the “Approved Project.” The 2003 OCGP EIR and the seven Addenda are referred to together as the “Certified EIR.” The Certified EIR is incorporated by reference in this DSEIR. A summary of the Certified EIR is provided in Section 3.3.1 of this DSEIR.

The overall purpose of this DSEIR is to inform the City’s decision makers and the general public whether the Modified Project, as compared to the Approved Project, would result in any new significant impacts or an increase in the severity of significant impacts previously identified for the Approved Project. The Approved

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Project is the “baseline” for the analysis in this DSEIR, and was used in preparing the Initial Study for the Modified Project, to evaluate the potential impact of the Modified Project.

As stated in Section 15121(a) of the CEQA Guidelines, the DSEIR is an "informational document" intended to inform the City, other public agencies with discretionary authority over aspects of the Modified Project, the general public, the local community, and other organizations, entities and interested persons of the scope of the Modified Project, the significant environmental effects of the Modified Project, feasible measures to avoid or minimize the significant effects, and a reasonable range of feasible alternatives to the Modified Project that would avoid or minimize the significant effects. The City must consider the information in this DSEIR and make certain findings with respect to each significant effect, if any, identified. The City will use the information in the DSEIR, along with other information received and/or developed during the public review process for the DSEIR, to determine whether to approve, modify, or not approve the Modified Project, or a Modified Project Alternative, and, if approval is granted, to specify applicable environmental mitigation measures as part of the Modified Project approvals. Specific discretionary actions to be reviewed by the City and potential project permits and approvals required from other regulatory agencies for the Modified Project are described in Section 3.3.2, *Description of the Modified Project*, and Section 3.4, *Intended Uses of the EIR*, of this DSEIR.

This DSEIR, which has been prepared at the direction and under the supervision of the City, has been prepared in accordance with the requirements of:

- CEQA
- State CEQA Guidelines
- City of Irvine CEQA Procedures (adopted by City Council Resolution No. 1194 on June 24, 1980, amended March 2004)

2.2 NOTICE OF PREPARATION AND INITIAL STUDY

On January 10, 2011, Heritage Fields filed an application concerning the Modified Project with the City of Irvine Community Development Department, which initiated the environmental review process outlined below.

After review of the Modified Project application, the City determined that a Supplemental EIR would be required for the Modified Project and issued a Notice of Preparation (“NOP”) and Initial Study on January 26, 2011, to the State Clearinghouse, responsible agencies, and interested parties (see Appendix A). An errata to the NOP was issued on January 27, 2011, and distributed to the State Clearinghouse, responsible agencies and interested parties. A total of eight agencies/interested parties responded to the NOP. Comments received during the NOP review period, which occurred between January 26, 2011 and February 26, 2011, are contained in Appendix B of this DSEIR. This DSEIR has taken into consideration all the comments received in response to the NOP.

The NOP process was used to determine scope of the environmental issues to be addressed in this DSEIR. Based on the NOP and the Initial Study for the Modified Project, certain environmental categories were identified as having the potential for significant environmental impacts over and above those found for the Approved Project. Issues identified as Potentially Significant in the Initial Study are addressed in detail in this DSEIR. Issues identified as Less Than Significant or No Impact in the Initial Study are not addressed beyond

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the discussion contained in the Initial Study. Refer to the Initial Study in Appendix A to this DSEIR for a discussion of how these initial determinations were made.

Table 2-1 summarizes the comments received from the commenting agencies during the NOP process, along with a reference to the section(s) of this DSEIR where the issues are addressed.

*Table 2-1
NOP Written Comment Summary*

<i>Commenting Agency/Person</i>	<i>Comment Summary</i>	<i>Issue Addressed In:</i>
January 26, 2011 NOP		
Department of Toxic Substance Control Greg Holmes, Unit Chief	Potential hazardous materials on site.	Section 5.4, Hazards and Hazardous Materials.
Southern California Gas Company Mike Harriel, Technical Services Supervisor	Gas service to the project can be provided from an existing gas main.	Section 5.12, Utilities and Service Systems.
Department of Transportation Christopher Herre, Branch Chief	Potential traffic impacts on area roadways.	Section 5.11, Transportation and Traffic.
Irvine Unified School District Edmund Conner, Attorney	Potential impacts related to traffic, hazards, greenhouse gas, water quality, and air quality. Impact of population growth related to project on schools in Irvine Unified School District.	Section 5.2, Air Quality; Section 5.3, Greenhouse Gas Emissions; Section 5.4, Hazards and Hazardous Materials; Section 5.5, Hydrology and Water Quality; Section 5.9, Public Services; and Section 5.11, Transportation and Traffic.
City of Tustin Elizabeth Binsack, Community Development Director	Potential traffic impacts on roadways and compliance with City of Tustin traffic performance.	Section 5.11, Transportation and Traffic.
SCAMD Ian MacMillan, Program Supervisor	Potential air quality impacts.	Section 5.2, Air Quality, 5.3 Greenhouse Gas Emissions.
University of California, Irvine Richard Demerjian,	EIR should consider potential impacts to UCI's South Coast Research and Extension Center.	Section 5.6, Land Use and Planning.
OC Communities Planning, County of Orange Mike Balsamo, Manager	Potential impacts relating to water quality, hydrology, and regional trails.	Section 5.5, Hydrology and Water Quality; Section 5.10, Recreation.

2.3 DSEIR SCOPING MEETING

Prior to preparation of this DSEIR, a public scoping meeting was held on March 23, 2011, at Irvine City Hall, Conference and Training Center. The scoping meeting was held to determine the concerns of responsible and trustee agencies, stakeholders, and the community regarding the Modified Project. The scoping meeting was attended by various agency representatives, stakeholders, and government officials. No issues were raised during the scoping meeting.

2.4 SCOPE OF THIS DSEIR

As described in Section 1.2.2, *Type and Purpose of This DSEIR*, this DSEIR has been prepared as a supplement to the Certified EIR consistent with Public Resources Code Section 21166 and CEQA Guidelines

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Sections 15162 and 15163 governing the preparation and use of a Supplemental EIR. Pursuant to those sections, the DSEIR analyzes the impacts of the Modified Project as compared to the Approved Project.

Under CEQA Guidelines Sections 15126.2 and 15126.4, the DSEIR must identify any potentially significant adverse impacts of the Modified Project and recommend mitigation that would reduce these impacts to levels of insignificance or eliminate the impacts altogether. The overall scope of this DSEIR was determined based upon the City's Initial Study, comments received in response to the NOP, as noted in Section 2.2, and comments received at the public scoping meeting conducted by the City, as outlined in Section 2.3.

The description of the Modified Project contained in the Project Description (Chapter 3) establishes the basis for analyzing Modified Project-related environmental impacts as compared to the Approved Project.

2.4.1 Impacts Unchanged or Considered Less Than Significant

The potential impacts within five environmental factors listed in Appendix G of the CEQA Guidelines have been identified as not being significantly affected by the Modified Project as compared to the Approved Project and therefore are not discussed in detail in this DSEIR. Those environmental factors are:

- Agriculture and Forestry Resources
- Biological Resources
- Cultural Resources
- Geology/Soils
- Mineral Resources

2.4.2 Potentially Significant Adverse Impacts

Certain impacts within the following environmental factors could be potentially significant if the Modified Project is implemented and are analyzed in this DSEIR:

- Aesthetics
- Air Quality
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Service Systems

2.4.3 Unavoidable Significant Adverse Impacts

The Certified EIR identified a total of three significant and unavoidable adverse impacts, as defined by CEQA, relating to Air Quality, Population and Housing, and Transportation/Traffic. This DSEIR identifies the

same three significant and unavoidable adverse impacts for the Modified Project, which remain unchanged from the Approved Project. The impacts found in this DSEIR to be significant and unavoidable are:

- Air Quality
- Population and Housing
- Transportation/Traffic, but only if the mitigation measures in other jurisdictions are not implemented

2.5 INCORPORATION BY REFERENCE

All documents cited or referenced are incorporated into the SEIR in accordance with CEQA Guidelines Sections 15148 and 15150, including but not limited to the following:

- City of Irvine General Plan (as amended).
- City of Irvine Municipal Code (as amended).
- City of Irvine Zoning Ordinance (as amended).
- City of Irvine CEQA Procedures (as amended).
- City of Irvine, General Plan Amendment 16 Final EIR, SCH No. 8703111, October 1989.
- City of Irvine, Final Program Environmental Impact Report for the Orange County Great Park, SCH No. 2002101020, May 2003.
- Addendum No. 1 to the Certified EIR (City of Irvine, Orange County Great Park Redevelopment Plan), May 18, 2006.
- Addendum No. 2 to the Certified EIR (City of Irvine, 2006 Lifelong Learning District General Plan Amendment and Zone Change), October 24, 2006.
- Addendum No. 3 to the Certified EIR (City of Irvine, Master Subdivision Map VTTM 17008 and Related Approvals), May 17, 2007.
- Addendum No. 4 to the Certified EIR (City of Irvine, OCGP Master Plan), August 2, 2007.
- Addendum No. 5 to the Certified EIR (City of Irvine, 2008 General Plan Amendment, Zone Change, and Development Agreement), July 22, 2008.
- Addendum No. 6 to the Certified EIR (City of Irvine, Amended VTTM 17008 and Related Approvals), October 16, 2008.
- Addendum No. 7 to the Certified EIR (City of Irvine, NITM Five Year Review), June 29, 2010.
- County of Orange, Final EIR/EIS for the County of Orange Central/Coastal Natural Communities Conservation Plan/Habitat Conservation Plan (Final Program EIR No. 553), SCH No. 93071061, 1996.

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- Southern California Association of Governments, Regional Comprehensive Plan, 2008.
- South Coast Air Quality Management District, Final 2007 Air Quality Management Plan, 2007.
- South Coast Air Quality Management District, *CEQA Air Quality Handbook*, 1993.

In each instance where a document is incorporated by reference for purposes of this DSEIR, the DSEIR shall briefly summarize the incorporated document, or briefly summarize the incorporated data if the document cannot be summarized. In addition, the DSEIR shall explain the relationship between the incorporated part of the referenced document and the DSEIR.

This DSEIR relies upon previously adopted regional and statewide plans and programs, agency standards, and background studies in its analyses, such as the City's General Plan, the South Coast Air Quality Management District's ("SCAQMD") Air Quality Management Plan, the SCAQMD CEQA Air Quality Handbook, and the Central/Coastal Natural Communities Conservation Plan/Habitat Conservation Plan ("NCCP/HCP"). Chapter 13, *Bibliography*, provides a complete list of references utilized in preparing this DSEIR. All of the documents listed in Chapter 13, as well as the aforementioned documents that are incorporated by reference, are available for review at:

City of Irvine Community Development Department
One Civic Center Plaza
Irvine, CA 92623-9575
Contact: **Barry Curtis**, Community Development Administrator at (949) 724-7453

2.6 FINAL EIR CERTIFICATION

Pursuant to CEQA and the CEQA Guidelines, this DSEIR is being circulated for public review for a period of 45 days. Interested agencies and members of the public are invited to provide written comments on the DSEIR to the City address shown on the title page of this document. Upon completion of the 45-day review period, the City will review and prepare written responses to each comment as required by CEQA and the CEQA Guidelines. A Final SEIR ("FSEIR") will then be prepared, incorporating all of the comments received, responses to the comments, and the DSEIR, along with any changes to the DSEIR that result from the comments received. The FSEIR will then be presented to the City for potential certification as the environmental document for the Modified Project. All persons who commented on the DSEIR will be notified of the availability of the FSEIR and of the date of the City of Irvine Planning Commission and City Council public hearing concerning potential certification of the FSEIR.

The DSEIR is available to the general public for review at:

Irvine City Hall
Community Development Department
One Civic Center Plaza
Irvine, CA 92623

University Park Library
4512 Sandburg Way
Irvine, CA 92612

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Heritage Park Regional Library
14361 Yale Avenue
Irvine, CA 92604

Katie Wheeler Library
13109 Old Myford Rd
Irvine, CA. 92602

The DSEIR will also be posted online on the City of Irvine's Web site, www.cityofirvine.org.

All comments received from agencies and individuals on the DSEIR will be accepted during the 45-day public review period. All comments on the DSEIR should be sent to:

Barry Curtis, Community Development Administrator
City of Irvine
Department of Community Development
One Civic Center Plaza
PO Box 19575
Irvine, California 92623-9575
PHONE: (949) 724-7453
FAX: (949) 724-6440
bcurtis@ci.irvine.ca.us

All agencies that submit comments on the DSEIR will receive written responses to their comments at least 10 days prior to final action on the Modified Project. If the City Council decides to certify the FSEIR, the City Council will make the necessary findings required by CEQA and the CEQA Guidelines regarding the extent and nature of the impacts as presented in the FSEIR. The FSEIR will need to be certified by the City prior to making a decision to approve or deny the Modified Project. Public input is encouraged at all public hearings before the City concerning the Modified Project.

2.7 CEQA FINDINGS FOR PROJECT APPROVAL

CEQA and the CEQA Guidelines require that the environmental impacts of a project be examined before a project is approved. Specifically, CEQA Guidelines Section 15091 provides:

- (a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:
 1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.
 2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

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3. Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.

In addition, for a Supplemental EIR, CEQA Guideline 15163(e) requires:

- (e) When the agency decides whether to approve the project, the decision-making body shall consider the previous EIR as revised by the supplemental EIR. A funding under Section 15091 shall be made for each significant effect shown in the previous EIR as revised.

Concurrent with its final action on the FSEIR, the City Council will issue findings that comply with the requirements of CEQA Guidelines Sections 15091 and 15163(e).

2.8 MITIGATION MONITORING

Public Resources Code Section 21081.6 requires that the lead agency adopt a mitigation monitoring or reporting program for any project for which it has made findings pursuant to Public Resources Code Section 21081. Such a program is intended to ensure the implementation of all mitigation measures that are adopted following the preparation of an EIR, SEIR, or Negative Declaration.

A Mitigation Monitoring and Reporting Program for the Approved Project was adopted in May 2003. An updated mitigation monitoring and reporting program will be prepared as part of the FSEIR and will be completed prior to consideration of the Modified Project by the Irvine City Council.