

DRAFT

HERITAGE FIELDS

PROJECT 2012

GPA/ZC SECOND

SUPPLEMENTAL

ENVIRONMENTAL

IMPACT REPORT

SCH NO.

#2002101020



prepared by:

CITY OF IRVINE

Contact:
Barry Curtis
Manager of Planning and
Development Services

JULY 2012

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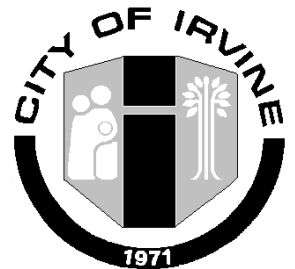
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Section	Page
1. EXECUTIVE SUMMARY.....	1-1
1.1 INTRODUCTION	1-1
1.2 ENVIRONMENTAL PROCEDURES	1-2
1.2.1 EIR Format	1-2
1.2.2 Type and Purpose of This DSSEIR.....	1-5
1.3 PROJECT LOCATION.....	1-7
1.4 PROJECT SUMMARY	1-8
1.5 SUMMARY OF PROJECT ALTERNATIVES	1-16
1.5.1 No Project/2011 Approved Project Alternative.....	1-16
1.5.2 Marine Way Realignment Alternative.....	1-17
1.5.3 Environmentally Superior Alternative	1-18
1.6 ISSUES TO BE RESOLVED	1-18
1.7 AREAS OF CONTROVERSY	1-19
1.8 SUMMARY OF ENVIRONMENTAL IMPACTS, MITIGATION MEASURES, AND LEVELS OF SIGNIFICANCE AFTER MITIGATION	1-19
2. INTRODUCTION	2-1
2.1 PURPOSE OF THE ENVIRONMENTAL IMPACT REPORT	2-1
2.2 NOTICE OF PREPARATION AND INITIAL STUDY	2-2
2.3 DSSEIR SCOPING MEETING.....	2-3
2.4 SCOPE OF THIS DSSEIR	2-4
2.4.1 Impacts Unchanged or Considered Less Than Significant	2-4
2.4.2 Potentially Significant Adverse Impacts.....	2-4
2.4.3 Unavoidable Significant Adverse Impacts.....	2-5
2.5 INCORPORATION BY REFERENCE	2-5
2.6 FINAL EIR CERTIFICATION	2-6
2.7 CEQA FINDINGS FOR PROJECT APPROVAL	2-8
2.8 MITIGATION MONITORING	2-8
3. PROJECT DESCRIPTION	3-1
3.1 PROJECT LOCATION.....	3-1
3.2 STATEMENT OF OBJECTIVES.....	3-1
3.2.1 Land Use	3-2
3.2.2 Transportation	3-9
3.2.3 Open Space	3-9
3.3 PROJECT CHARACTERISTICS	3-9
3.3.1 Previous Environmental Documentation	3-10
3.3.2 Description of the 2012 Modified Project	3-14
3.4 INTENDED USES OF THE DSSEIR.....	3-34
3.4.1 Subsequent Discretionary and Ministerial Actions.....	3-35
4. ENVIRONMENTAL SETTING	4-1
4.1 INTRODUCTION	4-1
4.2 REGIONAL ENVIRONMENTAL SETTING	4-1

Table of Contents

Section	Page
4.2.1 Regional Location.....	4-1
4.2.2 Regional Climate	4-2
4.2.3 Regional Planning Considerations.....	4-2
4.3 LOCAL ENVIRONMENTAL SETTING.....	4-4
4.4 ENVIRONMENTAL RESOURCES AND INFRASTRUCTURE.....	4-5
4.5 ASSUMPTIONS REGARDING CUMULATIVE IMPACTS	4-19
5. ENVIRONMENTAL ANALYSIS	5.1-1
5.1 AESTHETICS	5.1-1
5.1.1 Environmental Setting	5.1-1
5.1.2 Thresholds of Significance	5.1-3
5.1.3 The 2011 Approved Project	5.1-3
5.1.4 Environmental Impacts of the 2012 Modified Project.....	5.1-4
5.1.5 Cumulative Impacts	5.1-8
5.1.6 Applicable Mitigation Measures from the 2011 Certified EIR.....	5.1-9
5.1.7 Level of Significance Before Additional Mitigation.....	5.1-9
5.1.8 Additional Mitigation Measures for the 2012 Modified Project.....	5.1-9
5.1.9 Level of Significance After Additional Mitigation	5.1-9
5.2 AGRICULTURAL RESOURCES.....	5.2-1
5.2.1 Environmental Setting	5.2-1
5.2.2 Thresholds of Significance	5.2-10
5.2.3 The 2011 Approved Project	5.2-10
5.2.4 Environmental Impacts of the 2012 Modified Project.....	5.2-11
5.2.5 Cumulative Impacts	5.2-19
5.2.6 Applicable Mitigation Measures from the 2011 Certified EIR.....	5.2-20
5.2.7 Level of Significance Before Additional Mitigation.....	5.2-20
5.2.8 Additional Mitigation Measures for the 2012 Modified Project.....	5.2-21
5.2.9 Level of Significance After Additional Mitigation	5.2-21
5.3 AIR QUALITY.....	5.3-1
5.3.1 Environmental Setting	5.3-1
5.3.2 Thresholds of Significance	5.3-11
5.3.3 The 2011 Approved Project	5.3-13
5.3.4 Environmental Impacts of the 2012 Modified Project.....	5.3-14
5.3.5 Cumulative Impacts	5.3-25
5.3.6 Applicable Mitigation Measures from the 2011 Certified EIR.....	5.3-26
5.3.7 Level of Significance Before Additional Mitigation.....	5.3-29
5.3.8 Additional Mitigation Measures for the 2012 Modified Project.....	5.3-29
5.3.9 Level of Significance After Additional Mitigation	5.3-29
5.4 GREENHOUSE GAS EMISSIONS.....	5.4-1
5.4.1 Environmental Setting	5.4-1
5.4.2 Thresholds of Significance	5.4-11
5.4.3 The 2011 Approved Project	5.4-12
5.4.4 Environmental Impacts of the 2012 Modified Project.....	5.4-12
5.4.5 Applicable Mitigation Measures from the 2011 Certified EIR.....	5.4-25
5.4.6 Level of Significance Before Additional Mitigation.....	5.4-25

Table of Contents

Section	Page
5.4.7	Additional Mitigation Measures for the 2012 Modified Project.....5.4-25
5.4.8	Level of Significance After Additional Mitigation5.4-25
5.5	HAZARDS AND HAZARDOUS MATERIALS5.5-1
5.5.1	Environmental Setting5.5-2
5.5.2	Thresholds of Significance5.5-13
5.5.3	The 2011 Approved Project5.5-14
5.5.4	Environmental Impacts of the 2012 Modified Project.....5.5-15
5.5.5	Cumulative Impacts5.5-23
5.5.6	Applicable Mitigation Measures from the 2011 Certified EIR.....5.5-23
5.5.7	Level of Significance Before Additional Mitigation.....5.5-25
5.5.8	Additional Mitigation Measures for the 2012 Modified Project.....5.5-25
5.5.9	Level of Significance After Additional Mitigation5.5-25
5.6	HYDROLOGY AND WATER QUALITY5.6-1
5.6.1	Hydrology5.6-1
5.6.2	Water Quality5.6-12
5.7	LAND USE AND PLANNING5.7-1
5.7.1	Environmental Setting5.7-1
5.7.2	Thresholds of Significance5.7-7
5.7.3	The 2011 Approved Project5.7-8
5.7.4	Environmental Impacts of the 2012 Modified Project.....5.7-8
5.7.5	Cumulative Impacts5.7-55
5.7.6	Applicable Mitigation Measures from the 2011 Certified EIR.....5.7-56
5.7.7	Level of Significance Before Additional Mitigation.....5.7-56
5.7.8	Additional Mitigation Measures for the 2012 Modified Project.....5.7-56
5.7.9	Level of Significance After Mitigation5.7-56
5.8	NOISE.....5.8-1
5.8.1	Environmental Setting5.8-1
5.8.2	Thresholds of Significance5.8-9
5.8.3	The 2011 Approved Project5.8-10
5.8.4	Environmental Impacts of the 2012 Modified Project.....5.8-11
5.8.5	Cumulative Impacts5.8-73
5.8.6	Applicable Mitigation Measures from the 2011 Certified EIR.....5.8-75
5.8.7	Level of Significance Before Additional Mitigation.....5.8-75
5.8.8	Additional Mitigation Measures for the 2012 Modified Project.....5.8-75
5.8.9	Level of Significance After Additional Mitigation5.8-76
5.9	POPULATION AND HOUSING5.9-1
5.9.1	Environmental Setting5.9-1
5.9.2	Thresholds of Significance5.9-7
5.9.3	The 2011 Approved Project5.9-8
5.9.4	Environmental Impacts of the 2012 Modified Project.....5.9-9
5.9.5	Cumulative Impacts5.9-13
5.9.6	Applicable Mitigation Measures from the 2011 Certified EIR.....5.9-14
5.9.7	Level of Significance Before Additional Mitigation.....5.9-14
5.9.8	Additional Mitigation Measures for the 2012 Modified Project.....5.9-14
5.9.9	Level of Significance After Additional Mitigation5.9-14

Table of Contents

Section	Page
5.10 PUBLIC SERVICES.....	5.10-1
5.10.1 Fire Protection and Emergency Services	5.10-1
5.10.2 Police Protection.....	5.10-6
5.10.3 School Services.....	5.10-10
5.10.4 Library Services.....	5.10-21
5.11 RECREATION.....	5.11-1
5.11.1 Environmental Setting	5.11-1
5.11.2 Thresholds of Significance	5.11-7
5.11.3 The 2011 Approved Project	5.11-7
5.11.4 Environmental Impacts of the 2012 Modified Project.....	5.11-9
5.11.5 Cumulative Impacts	5.11-12
5.11.6 Applicable Mitigation Measures from the 2011 Certified EIR.....	5.11-12
5.11.7 Level of Significance Before Additional Mitigation.....	5.11-12
5.11.8 Additional Mitigation Measures for the 2012 Modified Project.....	5.11-13
5.11.9 Level of Significance After Additional Mitigation	5.11-13
5.12 TRANSPORTATION AND TRAFFIC.....	5.12-1
5.12.1 Environmental Setting	5.12-1
5.12.2 Thresholds of Significance	5.12-33
5.12.3 The 2011 Approved Project	5.12-34
5.12.4 Environmental Impacts of the 2012 Modified Project.....	5.12-34
5.12.5 Cumulative Impacts	5.12-127
5.12.6 Applicable Mitigation Measures from the 2011 Certified EIR.....	5.12-133
5.12.7 Level of Significance Before Additional Mitigation.....	5.12-136
5.12.8 Additional Mitigation Measures for the 2012 Modified Project.....	5.12-136
5.12.9 Level of Significance After Mitigation.....	5.12-140
5.13 UTILITIES AND SERVICE SYSTEMS	5.13-1
5.13.1 Water Services	5.13-2
5.13.2 Wastewater.....	5.13-21
5.13.3 Solid Waste	5.13-25
5.13.4 Electricity, Natural Gas, and Telecommunications.....	5.13-31
6. SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS.....	6-1
6.1 SIGNIFICANT AND UNAVOIDABLE IMPACTS.....	6-1
6.1.1 Air Quality	6-1
6.1.2 Transportation/Traffic	6-1
7. ALTERNATIVES TO THE 2012 MODIFIED PROJECT	7-1
7.1 INTRODUCTION	7-1
7.1.1 Purpose and Scope	7-1
7.1.2 Project Objectives.....	7-2
7.2 ALTERNATIVES CONSIDERED AND REJECTED DURING THE SCOPING/PROJECT PLANNING PROCESS.....	7-4
7.2.1 No Project/ No Development.....	7-4
7.2.2 Reduction of Dwelling Units	7-4
7.2.3 Different Site Alternative	7-5

Table of Contents

Section	Page
7.2.4 Increased Residential Development.....	7-5
7.2.5 Increased Non-Residential Development	7-5
7.2.6 Increased Residential and Non-Residential Development.....	7-6
7.2.7 Reduced Residential	7-6
7.3 ALTERNATIVES SELECTED FOR FURTHER ANALYSIS.....	7-7
7.4 NO PROJECT/2011 APPROVED PROJECT ALTERNATIVE.....	7-9
7.4.2 Ability to Reduce Environmental Impacts.....	7-20
7.4.3 Ability to Achieve Project Objectives.....	7-20
7.5 MARINE WAY REALIGNMENT ALTERNATIVE.....	7-21
7.5.2 Ability to Reduce Impacts	7-29
7.5.3 Ability to Achieve Project Objectives.....	7-29
7.6 ENVIRONMENTALLY SUPERIOR ALTERNATIVE	7-29
8. IMPACTS FOUND NOT TO BE SIGNIFICANT	8-1
8.1 ASSESSMENT IN THE INITIAL STUDY	8-1
8.2 POST INITIAL STUDY ASSESSMENT	8-16
9. SIGNIFICANT IRREVERSIBLE CHANGES DUE TO THE MODIFIED PROJECT	9-1
10. GROWTH-INDUCING IMPACTS OF THE MODIFIED PROJECT.....	10-1
11. ORGANIZATIONS AND PERSONS CONSULTED	11-1
11.1 CITY OF IRVINE (LEAD AGENCY)	11-1
11.2 OTHER PERSONS CONSULTED	11-2
11.3 SERVICE PROVIDERS	11-2
12. QUALIFICATIONS OF PERSONS PREPARING THE SSEIR.....	12-1
12.1 AECOM.....	12-1
12.2 THE PLANNING CENTER/DC&E.....	12-2
12.3 ENGEO	12-3
12.4 ENVIRON	12-3
12.5 RBF CONSULTING.....	12-4
12.6 URBAN CROSSROADS	12-4
12.7 WESTON SOLUTIONS, INC.....	12-4
13. BIBLIOGRAPHY	13-1
13.1 REFERENCES	13-1
13.2 WEBSITES	13-8
13.3 OTHER COMMUNICATION.....	13-11

Table of Contents

<i>Section</i>	<i>Page</i>
-----------------------	--------------------

APPENDICES

- | | | |
|----|--|--|
| A. | Notice of Preparation (“NOP”) and Initial Study | |
| B. | NOP Responses | |
| C. | Air Quality Technical Report | |
| D. | Greenhouse Gas (“GHG”) Technical Report | |
| E. | Hydrology Study | |
| F. | Water Quality Technical Report | |
| G. | Noise Technical Report | |
| H. | Public Services Correspondence | |
| I. | Traffic Impact Analysis | |
| J. | Sewer and Water Master Plan Study | |
| K. | 2011 SAMP Update | |
| L. | 2012 Water Supply Assessment | |
| M. | Geology and Seismicity Update | |
| N. | Biological Technical Report for: Irvine Wildlife Corridor Relocation | |
| O. | Relocated Wildlife Feature - Light and Noise Memo | |

List of Figures

Figure		Page
Figure 3-1	Regional Location	3-3
Figure 3-2	Local Vicinity.....	3-5
Figure 3-3	Aerial Photograph	3-7
Figure 3-4	Proposed MPAH Amendment.....	3-17
Figure 3-5	Proposed Wildlife Corridor Relocation.....	3-19
Figure 3-6	Proposed Locations where LOS E May be Acceptable.....	3-23
Figure 3-7	Existing Zoning	3-25
Figure 3-8	Proposed Zone Changes	3-27
Figure 3-9	Proposed Zoning	3-29
Figure 4-1	General Plan Land Use Designation	4-15
Figure 4-2	City of Irvine Planning Areas.....	4-21
Figure 5.2-1	Farmland Map	5.2-3
Figure 5.2-2	Farmland Area to be Converted to Preservation	5.2-13
Figure 5.2-3	Soils Map.....	5.2-15
Figure 5.5-1	Installation Restoration Program Sites	5.5-7
Figure 5.6-1	2011 Approved Master Plan Land Use Plan	5.6-7
Figure 5.6-2	Proposed Hydrology Land Use	5.6-9
Figure 5.12-1	Traffic Analysis Study Area.....	5.12-5
Figure 5.12-2	Existing Circulation System.....	5.12-11
Figure 5.12-3	Existing ADT Volumes.....	5.12-13
Figure 5.12-4	Existing ADT V/C Ratios.....	5.12-15
Figure 5.12-5	Existing Intersection Location Map	5.12-23
Figure 5.12-6	Existing Freeway Interchange Locations	5.12-25
Figure 5.12-7	2015 Circulation System	5.12-27
Figure 5.12-8	2030 Circulation System	5.12-29
Figure 5.12-9	General Plan Buildout (Post-2030) Circulation System.....	5.12-31
Figure 5.12-10	Existing-Plus-2012 Modified Project Option 1 ADT Volumes	5.12-37
Figure 5.12-11	Existing-Plus-2012 Modified Project Option 2 ADT Volumes	5.12-39
Figure 5.12-12	Existing-Plus-2012 Modified Project Option 1 ADT V/C Ratios.....	5.12-41
Figure 5.12-13	Existing-Plus-2012 Modified Project Option 2 ADT V/C Ratios.....	5.12-43
Figure 5.12-14	Year 2015 ADT Volumes with 2012 Modified Project Option 1 (1 of 2)	5.12-49
Figure 5.12-14	Year 2015 ADT Volumes with 2012 Modified Project Option 1 (2 of 2)	5.12-51
Figure 5.12-15	Year 2015 ADT V/C Ratios with 2012 Modified Project Option 1 (1 of 2)	5.12-53
Figure 5.12-15	Year 2015 ADT V/C Ratios with 2012 Modified Project Option 1 (2 of 2)	5.12-55
Figure 5.12-16	Year 2015 Intersection Location Map.....	5.12-57
Figure 5.12-17	Year 2015 Freeway Interchange Locations.....	5.12-59
Figure 5.12-18	Year 2015 ADT Volumes with 2012 Modified Project Option 2 (1 of 2)	5.12-63
Figure 5.12-18	Year 2015 ADT Volumes with 2012 Modified Project Option 2 (2 of 2)	5.12-65
Figure 5.12-19	Year 2015 ADT V/C Ratios with 2012 Modified Project Option 2 (1 of 2)	5.12-67
Figure 5.12-19	Year 2015 ADT V/C Ratios with 2012 Modified Project Option 2 (2 of 2)	5.12-69
Figure 5.12-20	Year 2030 ADT Volumes with 2012 Modified Project Option 1 (1 of 2)	5.12-73
Figure 5.12-20	Year 2030 ADT Volumes with 2012 Modified Project Option 1 (2 of 2)	5.12-75

List of Figures

Figure		Page
Figure 5.12-21	Year 2030 ADT V/C Ratios – With 2012 Modified Project (1 of 2)	5.12-77
Figure 5.12-21	Year 2030 ADT V/C Ratios – With 2012 Modified Project (2 of 2)	5.12-79
Figure 5.12-22	Year 2030 Intersection Location Map.....	5.12-81
Figure 5.12-23	Year 2030 Freeway Interchange Locations.....	5.12-85
Figure 5.12-24	Year 2030 ADT Volumes with 2012 Modified Project Option 2 (1 of 2)	5.12-87
Figure 5.12-24	Year 2030 ADT Volumes with 2012 Modified Project Option 2 (2 of 2)	5.12-89
Figure 5.12-25	Year 2030 ADT V/C Ratios – With 2012 Modified Project Option 2 (1 of 2)	5.12-91
Figure 5.12-25	Year 2030 ADT V/C Ratios – With 2012 Modified Project Option 2 (2 of 2)	5.12-93
Figure 5.12-26	Post-2030 ADT Volumes With 2012 Modified Project Option 1 (1 of 2)	5.12-101
Figure 5.12-26	Post-2030 ADT Volumes With 2012 Modified Project Option 1 (2 of 2)	5.12-103
Figure 5.12-27	Post-2030 ADT V/C Ratios With 2012 Modified Project Option 1 (1 of 2)	5.12-105
Figure 5.12-27	Post-2030 ADT V/C Ratios With 2012 Modified Project Option 1 (2 of 2)	5.12-107
Figure 5.12-28	Post-2030 Intersection Location Map	5.12-109
Figure 5.12-29	Post-2030 Freeway Interchange Locations	5.12-113
Figure 5.12-30	Post-2030 ADT Volumes With 2012 Modified Project Option 2 (1 of 2)	5.12-115
Figure 5.12-30	Post-2030 ADT Volumes With 2012 Modified Project Option 2 (2 of 2)	5.12-117
Figure 5.12-31	Post-2030 ADT V/C Ratios With 2012 Modified Project Option 2 (1 of 2)	5.12-119
Figure 5.12-31	Post-2030 ADT V/C Ratios With 2012 Modified Project Option 2 (2 of 2)	5.12-121
Figure 5.12-32	Project Area Bikeways and Trails	5.12-130
Figure 5.12-33	Project Area Transit Features	5.12-132

List of Tables

Table	Page
Table 1-1	Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation 1-21
Table 2-1	NOP Written Comment Summary 2-3
Table 4-1	General Plan Land Use by Planning Area 4-23
Table 5.2-1	FMMP Land Use Designations and Acreages Within the Proposed Project Site 5.2-2
Table 5.2-2	Orange County Farmland Conversion, 2008-2010 5.2-5
Table 5.2-3	Land Evaluation Score 5.2-12
Table 5.2-4	Final LESA Score 5.2-18
Table 5.3-1	Ambient Air Quality Standards for Criteria Pollutants 5.3-6
Table 5.3-2	Attainment Status of Criteria Pollutants in the South Coast Air Basin 5.3-9
Table 5.3-3	Ambient Air Quality Monitoring Summary 5.3-10
Table 5.3-4	SCAQMD Regional Significance Thresholds 5.3-11
Table 5.3-5	SCAQMD Localized Significance Thresholds 5.3-12
Table 5.3-6	SCAQMD Toxic Air Contaminants Incremental Risk Thresholds 5.3-13
Table 5.3-7	Summary Comparison of Operational CAP Emissions, 2011 Approved Project and 2012 Modified Project without Optional Conversion, Heritage Fields, Irvine California 5.3-21
Table 5.3-8	Summary Comparison of Operational CAP Emissions, 2011 Approved Project and 2012 Modified Project with Optional Conversion, Heritage Fields, Irvine California 5.3-22
Table 5.3-9	Maximum Daily Operational Phase Emission Comparison 5.3-23
Table 5.4-1	Greenhouse Gases and Their Relative Global Warming Potential Compared to CO ₂ 5.4-3
Table 5.4-2	CARB Scoping Plan Greenhouse Gas Reduction Measures and Reductions Toward 2020 Target 5.4-8
Table 5.4-3	The 2012 Modified Project GHG Emissions Inventory – Efficiency Metric 5.4-21
Table 5.4-4	The 2011 Approved Project and 2012 Modified Project GHG Emissions Inventories – Total Emissions 5.4-22
Table 5.4-5	2012 Modified Project Consistency with Existing GHG Plans, Policies, and Programs 5.4-23
Table 5.5-1	No Further Action IRP Sites and Zoning 5.5-5
Table 5.5-2	Action Required IRP Sites and Zoning – 2012 Modified Project 5.5-6
Table 5.6-1	2012 Modified Project Hydrologic Node Summary 5.6-5
Table 5.6-2	Impaired Proposed Project Site Receiving Water Bodies and TMDLs (EPA 303d) 5.6-16
Table 5.6-3	TMDL Status of Proposed Project Site Receiving Water Bodies (303d and RWQCB, Santa Ana) 5.6-17
Table 5.6-4	2011 Approved Project Pollutants of Concern 5.6-20
Table 5.6-5	2011 Approved Project Source Control BMPs 5.6-22
Table 5.6-6	2011 Approved Project Treatment Control BMPs 5.6-23
Table 5.7-1	General Plan Consistency Analysis 5.7-11
Table 5.7-2	Consistency with SCAG’s 2008 Regional Comprehensive Plan 5.7-33
Table 5.7-3	Consistency with SCAG’s 2012 Regional Transportation Plan/ Sustainable Communities Strategy Goals 5.7-47

List of Tables

Table	Page
Table 5.7-4	Consistency with Compass Blueprint 2% Strategy Area Principles5.7-49
Table 5.7-5	Consistency with Orange County’s Sustainability Communities Strategy5.7-53
Table 5.8-1	Decibel Changes, Loudness and Energy Loss.....5.8-2
Table 5.8-2	Typical Noise Levels and Their Subjective Loudness and Effects5.8-3
Table 5.8-3	State of California Land Use Compatibility for Exterior Community Noise5.8-6
Table 5.8-4	City of Irvine Interior and Exterior Noise Standards5.8-7
Table 5.8-5	City of Irvine Exterior Noise Standards by Noise Zone.....5.8-8
Table 5.8-6	Roadway Parameters5.8-12
Table 5.8-7	Hourly Traffic Flow Distribution ¹5.8-12
Table 5.8-8	General Plan Buildout (Post-2030) Off-Site Average Daily Traffic Volumes (1,000s) ¹5.8-13
Table 5.8-9	Post-2030 With 2012 Modified Project Option 1 Off-Site Project Related Traffic Noise Impacts5.8-38
Table 5.8-10	Post-2030 With 2012 Modified Project Option 2 Off-Site Project Related Traffic Noise Impacts5.8-53
Table 5.8-11	Off-Site Traffic-Related Exterior Noise Impact Analysis Summary5.8-69
Table 5.8-12	2012 Modified Project Construction Noise Impact Analysis Summary ^{1,2}5.8-71
Table 5.9-1	Orange County Population and Housing, 2000–2010.....5.9-2
Table 5.9-2	City of Irvine Population and Housing, 2000–2010.....5.9-2
Table 5.9-3	OCP-2010 Projections for Orange County and the City of Irvine, 2010– 20355.9-3
Table 5.9-4	Housing Units by Type (Estimated), City of Irvine, 20105.9-4
Table 5.9-5	City of Irvine Regional Housing Needs Assessment Targets, 2008–2014.....5.9-6
Table 5.9-6	Projected Jobs to Housing Ratio for Orange County and the City of Irvine 2010–2035 Based on OCP-20105.9-7
Table 5.9-7	Non-Residential Land Uses Analyzed in the 2011 Certified EIR5.9-9
Table 5.9-8	Estimated Population Generation for the 2012 Modified and 2011 Approved Projects.....5.9-10
Table 5.10-1	OCFA Responding Stations5.10-2
Table 5.10-2	Overall Capacity of IUSD Schools5.10-11
Table 5.10-3	Capacity of IUSD Schools within Attendance Boundaries of Proposed Project Site.....5.10-11
Table 5.10-4	IUSD Elementary and Middle Schools with Capacity to Serve the Proposed Project Site5.10-12
Table 5.10-5	Overall IUSD High School Capacities5.10-12
Table 5.10-6	Capacity of SVUSD Schools Nearest to the Proposed Project Site5.10-13
Table 5.10-7	2011 Approved Project Student Generation (IUSD).....5.10-15
Table 5.10-8a	2012 Modified Project Student Generation - IUSD (Scenario 1).....5.10-17
Table 5.10-8b	2012 Modified Project Student Generation - IUSD (Scenario 2).....5.10-18
Table 5.10-9a	2012 Modified Project Student Generation – SVUSD (Scenario 3)5.10-19
Table 5.10-9b	2012 Modified Project Student Generation – SVUSD (Scenario 4)5.10-19
Table 5.10-10	Orange County Public Library Facilities (City of Irvine)5.10-22
Table 5.11-1	Public Community Park Amenities and Facilities in Irvine5.11-2
Table 5.11-2	Public Neighborhood Park Amenities and Facilities in Irvine Within Two Miles of the Proposed Project Site5.11-5

List of Tables

Table	Page
Table 5.11-3	Existing Private Neighborhood Parks within Two Miles of the Proposed Project Site.....5.11-6
Table 5.11-4	Neighborhood Parkland Demand Generated by the 2011 Approved Project.....5.11-8
Table 5.11-5a	Additional Parkland Demand Generated by 2012 Modified Project.....5.11-9
Table 5.11-5b	Additional Parkland Demand Generated by 2012 Modified Project with Optional Conversion.....5.11-10
Table 5.12-1	Volume/Capacity Ratio Level of Service (LOS) Ranges.....5.12-4
Table 5.12-2	HCM Intersection Delay Level of Service (LOS) Ranges.....5.12-7
Table 5.12-3	Existing Intersection LOS Summary (ICU Methodology).....5.12-17
Table 5.12-4	ITAM Trip Generation Comparison between Without Project (2015) or 2011 Approved Project (Baseline, 2030 & Post-2030) and the 2012 Modified Project ¹5.12-35
Table 5.12-5	Existing-Plus-Project Intersection ICU LOS With 2012 Modified Project Project Impact Location – Options 1 and 2.....5.12-45
Table 5.12-6	Existing-Plus-Project Intersection ICU LOS With 2012 Modified Project Project Impact Location – Options 1 and 2.....5.12-46
Table 5.12-7	Year 2030 Intersection ICU LOS With 2012 Modified Project Option 1 Project Impact Locations.....5.12-72
Table 5.12-8	Year 2030 Intersection ICU LOS With 2012 Modified Project Option 2 Project Impact Locations.....5.12-84
Table 5.12-9	Year 2030 LOS With 2012 Modified Project Option 1 Project Impact Locations With Mitigation.....5.12-97
Table 5.12-10	Year 2030 LOS With 2012 Modified Project Option 2 Project Impact Locations With Mitigation.....5.12-99
Table 5.12-11	Post-2030 Intersection ICU LOS With 2012 Modified Project Option 1 Project Impact Locations.....5.12-100
Table 5.12-12	Post-2030 Intersection ICU LOS With 2012 Modified Project Option 2 Project Impact Locations.....5.12-112
Table 5.12-13	Post-2030 LOS with 2012 Modified Project Option 1 Impact Locations with Proposed Mitigation.....5.12-124
Table 5.12-14	Post-2030 LOS with 2012 Modified Project Option 2 Impact Locations with Proposed Mitigation.....5.12-125
Table 5.13-1	IRWD’s Existing Sources of Water Supply.....5.13-4
Table 5.13-2	IRWD Existing Supply and Demand for Potable Water.....5.13-6
Table 5.13-3	IRWD Existing Supply and Demand for Nonpotable Water.....5.13-7
Table 5.13-4	Domestic Water Demand Summary.....5.13-16
Table 5.13-5	Recycled Water Demand Summary.....5.13-16
Table 5.13-6	IRWD Buildout Supply and Demand for Potable Water.....5.13-17
Table 5.13-7	IRWD Buildout Supply and Demand for Nonpotable Water.....5.13-17
Table 5.13-8	IRWD Buildout Supply and Demand for Potable Water Under Temporary MWD Allocation Conditions.....5.13-19
Table 5.13-9	Sewer Demand Summary.....5.13-23
Table 5.13-10	OCWR Landfills.....5.13-25
Table 5.13-11	Estimated Solid Waste Generation Rates by Land Use Type.....5.13-28
Table 5.13-12a	Estimated Solid Waste Generation at Buildout (2012 Modified Project

List of Tables

<i>Table</i>		<i>Page</i>
	without Optional Conversion)	5.13-29
Table 5.13-12b	Estimated Solid Waste Generation at Buildout (2012 Modified Project with Optional Conversion).....	5.13-29
Table 5.13-13a	Total Projected Electricity Demand at Buildout (2012 Modified Project Without Optional Conversion).....	5.13-35
Table 5.13-13b	Total Projected Electricity Demand at Buildout (2012 Modified Project With Optional Conversion).....	5.13-35
Table 5.13-14a	Estimated Natural Gas Demand at Buildout (2012 Modified Project Without Optional Conversion).....	5.13-36
Table 5.13-14b	Estimated Natural Gas Demand at Buildout (2012 Modified Project With Optional Conversion).....	5.13-37
Table 7-1	Summary of Alternatives to the 2012 Modified Project	7-8
Table 7-2	Evaluation of the No Project/2011 Approved Project Alternative and the 2012 Modified Project Objectives	7-20
Table 7-3	Impact Comparison 2012 Modified Project versus Project Alternatives	7-30
Table 7-4	Ability of Each Alternative to Meet the 2012 Modified Project Objectives	7-31
Table 8-1	Modified Project Impacts Found Not to Be Significant	8-2
Table 8-2	Post Initial Study Assessment	8-17

List of Defined Terms and Abbreviations

UPDATED - DEFINED TERMS AND ABBREVIATIONS FOR THE 2012 SSEIR	
NAME OR ABBREVIATION	TERM OR DEFINITION
"2003 OCGP EIR"	The Final EIR for the initial OCGP Project certified by the City in May 2003
"2011 Approved Project"	The existing entitlements approved through 2011 (including the Western Sector Development Plan) and analyzed in the 2011 Certified EIR, which serve as the baseline for the SSEIR
"2011 SEIR Approved Project"	The project that was analyzed in the 2011 SEIR and approved by the City in September 2011. Note that the 2011 SEIR Approved Project includes all of the entitlements except the Western Sector Development Plan which was not approved until later in 2011 (and analyzed in Addendum No. 8 to the 2003 OCGP EIR).
"2011 SEIR"	The supplemental EIR certified by the City in 2011 that analyzed the environmental effects of the 2011 SEIR Approved Project, as compared to the project analyzed in the 2003 OCGP EIR and the seven subsequent Addenda.
"2011 Certified EIR"	The 2003 OCGP EIR, the 8 Addenda, and the 2011 SEIR. [Note this is not the same as the term "Certified EIR" used in the SEIR, which for obvious reasons could not have included the SEIR or the subsequently adopted Addendum No. 8.]
"2012 Modified Project"	Heritage Fields Project 2012 - General Plan Amendment and Zone Change; the proposed project as described in the NOP "Project Description" section
"AAQS"	Ambient Air Quality Standards; can be either federal (National AAQS, or NAAQS) or State (CAAQS)
"AB"	Assembly Bill
"ac"	Acre
"afy"	Acre foot per year (a water quantity measure)
"ACM"	Asbestos Containing Materials
"ACCM"	Asbestos containing construction materials
"ACOE"	Army Corps of Engineers
"Addendum/Addenda"	Each Addendum, or the eight addenda, to the 2003 OCGP EIR
"ADT"	Average Daily Traffic
"Applicant" or "Project Applicant"	Heritage Fields El Toro, LLC
"Approved Project Site"	The site of the 2011 Approved Project, including the entirety of "Existing PA 30" and "Existing PA 51" (see definitions below)
"Approved Wildlife Corridor Feature"	The 179 acres owned by the City in Existing PAs 51 and 30 that is currently zoned 1.4 Preservation and that is contemplated to serve as a wildlife corridor under the 2011 Approved Project.
"AQMP"	Air Quality Management Plan
"ARDA"	Amended and Restated Development Agreement entered into among the City, the Redevelopment Agency, and the Applicant and recorded December 2010
"BAU"	"Business As Usual," a phrase used by CARB in its <i>Climate Change Scoping Plan</i> to refer to the scenario without any action taken to reduce GHG emissions
"BMPs"	Best Management Practices
"BTUs"	British Thermal Units (a measure of heat)
"CAA"	Federal Clean Air Act (42 United States Code §§ 101 et seq.)
"CAAQS"	California Ambient Air Quality Standards
"CAFÉ Standards"	Federal Corporate Average Fuel Economy Standards, created by the 2007 Energy Bill, are new standards for increases in fleetwide fuel economy for passenger vehicles and light trucks
"Cal/EPA"	California Environmental Protection Agency

List of Defined Terms and Abbreviations

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NAME OR ABBREVIATION	TERM OR DEFINITION
"CalEEMod"	California Emission Estimator Model developed by the SCAQMD used to calculate construction and operational phase emissions of mass criteria pollutants and GHGs
"Caltrans"	California Department of Transportation
"CAPCOA"	California Air Pollution Control Officers Association
"CARB"	California Air Resources Board
"CAT"	California Climate Action Team
"CCAA"	California Clean Air Act of 1988, AB 2595 (Sher) (Chapter 1568, Statutes of 1988)
"CCR"	California Code of Regulations (includes the CEQA Guidelines)
"CDFG"	California Department of Fish and Game
"CEC"	California Energy Commission
"CEQA Guidelines"	Title 14, Cal. Code Regs. §§ 15000 et seq.
"CEQA"	California Environmental Quality Act (Pub. Res. Code §§ 21000 et seq.)
"CERCLA"	Comprehensive Environmental Response, Compensation, and Liability Act
"CFC"	Chlorofluorocarbons, a category of greenhouse gases
"CH ₄ "	Methane, a greenhouse gas
"City"	The City of Irvine, an administrative body
"City Parcels"	City-owned land located adjacent to and northeast of the Southern California Regional Rail Authority tracks and to the southwest of the future alignment of Marine Way; plus City-owned land located adjacent to and southeast of the Southern California Regional Rail Authority tracks and to the west of the future alignment of Marine Way; plus City-owned land located on Alton Parkway between Technology Drive and Barranca Parkway. Collectively, these parcels total approximately 35 acres.
"CMP"	Congestion Management Plan
"CNEL"	Community Equivalent Noise Level
"CNRA"	California Natural Resources Agency
"CO"	Carbon Monoxide (federal and State criteria air pollutant)
"CO ₂ e"	Carbon dioxide-equivalent greenhouse gas emissions
"Combined PA 51"	New PA 51 after approval of the 2012 Modified Project, resulting from combining Existing PA 30 and Existing PA 51
"CPUC"	California Public Utilities Commission
"DAMP"	Drainage Area Master Plan, issued by the Orange County Stormwater Program (last in July 2003' see SEIR, p. 5.5-10)
"DB"	Density Bonus
"dB"	Decibel
"dBA"	A-Weighted Decibel
"District"	Heritage Fields Development District
"DOD"	Department of Defense
"DON"	The Department of the Navy
"DSSEIR"	Draft Second Supplemental Environmental Impact Report
"DTSC"	California Department of Toxic Substances
"du"	Dwelling unit
"EDB"	Extended Detention Basin
"Existing PA 30"	PA 30 as currently configured
"Existing PA 51"	PA 51 as currently configured

List of Defined Terms and Abbreviations

UPDATED - DEFINED TERMS AND ABBREVIATIONS FOR THE 2012 SSEIR	
NAME OR ABBREVIATION	TERM OR DEFINITION
"Existing Plans, Programs, and Policies ("PPPs")"	Measures, including existing regulatory requirements or plans and programs that are applicable to the 2012 Modified Project, and that are assumed in any impacts analysis as helping to reduce the level of any impact of the 2012 Modified Project prior to the implementation of any needed mitigation
"FAA"	Federal Aviation Administration
"FHWA"	Federal Highway Administration
Final SSEIR	Final Second Supplemental Environmental Impact Report
"FMMP"	Farmland Mapping and Monitoring Program
"FOSET"	Finding of Suitability for Early Transfer
"FOSL"	Finding of Suitability for Lease
"FOST"	Finding of Suitability for Transfer
"FSSEIR"	Final Second Supplemental Environmental Impact Report
"FTA"	Federal Transit Administration
"GHG"	Greenhouse gas
"GMP"	Groundwater Management Plan
"GPA"	General Plan Amendment
"GPA/ZC"	General Plan Amendment/Zone Change
"GPC"	The Orange County Great Park Corporation, the entity that manages and operates the Great Park. (Despite the name, it is a division of the City).
"gpm"	Gallons per minute
"Great Park Board"	The Orange County Great Park Board; the entity that governs the GPC
"Great Park"	The Orange County Great Park; the property owned by the City within Existing PAs 30 and 51
"GWh"	Gigawatt-hours
"GWP"	Global Warming Potential
"H ₂ S"	Hydrogen Sulfide
"HAP"	Hazardous Air Pollutant, an air pollutant listed as causing or contributing to mortality or serious illness in Section 112(b) of the federal Clean Air Act (42 United States Code § 7412(b)), which is also a Toxic Air Contaminant in California (SEIR, p. 5.2-4)
"HCFC"	Hydrochlorofluorocarbons, a category of greenhouse gases
"HCM"	Highway Capacity Manual
"HCP"	Habitat Conservation Plan
"Heritage Fields Development"	The property located in Existing PA 30 and Existing PA 51 owned by Applicant, together with the TCA Parcel
"HFC"	Hydrofluorocarbons, a category of greenhouse gases
"HMMP"	Habitat Mitigation and Monitoring Plan
"HWMU"	Hazardous Waste Management Unit
"I-5"	Interstate 5
"ICU"	Intersection Capacity Utilization
"IPCC"	Intergovernmental Panel on Climate Change
"IPD"	Irvine Police Department
"IRP"	Installation Restoration Program
"Irvine CEQA Guidelines" (if adopted)	Local CEQA Guidelines adopted by the City (if adopted)
"Irvine"	The city as a geographic location, as opposed to the "City," a governmental agency
"IRWD"	Irvine Ranch Water District
"ISC3ST"	Industrial Source Complex 3 Short Term model, a localized air dispersion model developed by the USEPA
"ITAM"	Irvine Transportation Analysis Model
"ITEMS"	Irvine Traffic Engineering System

List of Defined Terms and Abbreviations

UPDATED - DEFINED TERMS AND ABBREVIATIONS FOR THE 2012 SSEIR	
NAME OR ABBREVIATION	TERM OR DEFINITION
"IUSD"	Irvine Unified School District
"IWRP"	Integrated Water Resources Plan
"kV"	Kilovolt
"kWh"	Kilowatt-hours
"LAX"	Los Angeles International Airport
"LBP"	Lead Based Paint
"lbs"	Pounds
"LCFS"	Low-Carbon Fuel Standard
"LESA"	Land Evaluation and Site Assessment Model
"LFTAM"	Lake Forest Traffic Analysis Model
"LIFOC"	Lease in Furtherance of Conveyance
"LLD"	Lifelong Learning District, the former designation (until 2009) for Districts 1, 4 and 8
"LOMR"	Letter of Map Revision
"LOS"	Level of Service
"LST"	Localized Significance Threshold
"LUE"	Land Use Element
"LUST"	Leaking Underground Storage Tank
"MAHP"	Master Affordable Housing Plan
"MCAS"	The Marine Corps Air Station (El Toro)
"MEP"	Maximum Extent Practicable
"mgd"	Million gallons per day
"Mitigation Measures ("MMs")"	A measure recommended in accordance with CEQA to reduce or avoid an environmental impact that is identified as significant.
"MMTons"	Million Metric Tons
"MPAH"	Orange County Master Plan of Arterial Highways
"MPO"	Metropolitan Planning Organization (in our case SCAG)
"MRZ"	Mineral Resource Zone
"MS4"	Municipal Separate Storm Sewer System
"MTons"	Metric Tons
"MWD"	Metropolitan Water District of Southern California
"MWDOC"	Municipal Water District of Orange County
"N ₂ O"	Nitrous Oxide, a greenhouse gas
"NAAQS"	Federal National Ambient Air Quality Standards
"NAT"	No Action Taken, a phrase used by CARB in its <i>Climate Change Scoping Plan</i> to refer to the scenario without any action taken to reduce GHG emissions
"NCCP/HCP"	Natural Communities Conservation Plan/Habitat Conservation Plan
"NEPA"	National Environmental Policy Act
"NITM"	North Irvine Transportation Mitigation Program
"NO"	Nitric Oxide
"NO ₂ "	Nitrogen Dioxide, a secondary air pollutant
"Notice of Availability/Notice of Completion ("NOA/NOC")"	A notice that the Draft SSEIR is completed and available for public review and comment
"Notice of Preparation ("NOP")"	A notice under CEQA that the lead agency has decided to prepare an EIR or SEIR and is soliciting comments from responsible and other agencies
"NO _x "	Nitrogen Oxides (federal and State criteria air pollutant), an Ozone precursor
"NPDES"	National Pollution Discharge Elimination System
"NTS"	Natural Treatment System
"O ₂ "	Oxygen
"O ₃ "	Ozone, a secondary air pollutant
"OCCOG"	Orange County Council of Governments

List of Defined Terms and Abbreviations

UPDATED - DEFINED TERMS AND ABBREVIATIONS FOR THE 2012 SSEIR	
NAME OR ABBREVIATION	TERM OR DEFINITION
"OCFA"	Orange County Fire Authority
"OCFCD"	Orange County Flood Control District
"OCGP Master Plan"	The Orange County Great Park Master Plan, first adopted in 2007 via Addendum 4, and revised in 2011 via Addendum 8
"OCGPRP"	The Orange County Great Park Redevelopment Plan, approved by the City on May 18, 2006
"OCHCA"	Orange County Health Care Agency
"OCP"	Orange County Projections (demographics)
"OCPL"	Orange County Public Library
"OCTA"	Orange County Transportation Authority
"OCWD"	Orange County Water District
"OCWR"	Orange County Waste & Recycling, a governmental agency that operates and regulates the local Orange County landfills
"OWS"	Oil-water separators
"PA"	Planning Area, a land designation for areas within Irvine
"Pb"	Lead (federal and State criteria air pollutant)
"PCB"	Polychlorinated Biphenyls
"PFCs"	Perfluorocarbons, a category of greenhouse gases
"PM ₁₀ "	Coarse Inhalable Particulate Matter (federal and State criteria air pollutant)
"PM _{2.5} "	Fine Inhalable Particulate Matter (federal and State criteria air pollutant)
"POTW"	Publicly Owned Treatment Works
"ppb"	Parts per billion, a measure of air pollutants
"ppm"	Parts per million, a measure of air pollutants
"Project Design Feature ("PDF")"	Features or components of the 2012 Modified Project that are specifically intended and designed to reduce or avoid one or more significant environmental impact
"Proposed Project Site"	The site of the 2012 Modified Project, including the "Heritage Fields Development" (as defined above), together with the "City Parcels" (defined above), the "Relocated Wildlife Corridor Feature" (defined below) and the portion of the Great Park known as the "Sports Park District" (defined below)
"R&D"	Research and Development, a land use category. Sometimes referred to as Research and Development/ Medical Science
"RCNM"	Federal Highway Association's Roadway Construction Noise Model
"RCP"	Regional Comprehensive Plan, a major advisory plan prepared by SCAG that addresses important regional issues such as housing, traffic/transportation, water and air quality
"RCRA"	Resource Conservation and Recovery Act
"Redevelopment Agency"	The former Redevelopment Agency of the City
"Relocated Wildlife Corridor Feature"	The 132-acre portion of the Approved Wildlife Corridor Feature between Irvine Boulevard and Southern California Regional Rail Authority rail that is proposed to be relocated under the 2012 Modified Project to the eastern portion of the Proposed Project Site, adjacent to Borrego Canyon Channel within Districts 5 and 6, as shown in Figure 3-5 of this DSSEIR
"RHNA"	Regional Housing Needs Assessment
"ROD"	Record of Decision
"RPS"	Renewable Portfolio Standard
"RTP"	Regional Transportation Plan, a regional transportation investment framework prepared by SCAG to address the region's transportation and related challenges
"RUWMP"	Regional Urban Water Management Plan
"RWQCB"	Regional Water Quality Control Board

List of Defined Terms and Abbreviations

UPDATED - DEFINED TERMS AND ABBREVIATIONS FOR THE 2012 SSEIR	
NAME OR ABBREVIATION	TERM OR DEFINITION
"SAMP"	Sub-Area Master Plan
"SARWQCB"	California Regional Water Quality Control Board, Region 8, Santa Ana
"SB"	"Senate Bill"
"SCAG"	Southern California Association of Governments
"SCAQMD"	South Coast Air Quality Management District
"SCE"	Southern California Edison
"SCGC"	Southern California Gas Company
"SCREC"	UCI South Coast Research and Extension Center
"SCRRA"	Southern California Regional Rail Authority
"SCS"	Sustainable Communities Strategy, an advisory land use plan to be adopted by MPOs pursuant to SB 375 as part of their next RTP
"SF ₆ "	Sulfur Hexafluoride
"SIP"	California State Implementation Plan (air quality)
"SO ₂ "	Sulfur Dioxide (federal and State criteria air pollutant)
"SoCAB"	Southern California Air Basin
"SO _x "	Sulfur Oxides
"SP"	Service Population, a population measure (including residents, employees and, in the SEIR, adult students) used to determine the efficiency metric used as a GHG significance threshold under the SCAQMD's draft methodology
"Sports Park District"	The portion of the Great Park approved to be developed with sports fields, courts and stadiums and other sports-related attractions, as described in the OCGP Master Plan (and Addendum No. 4) and the Western Sector Park Development Plan (Addendum No. 8).
"sq. ft."	Square feet
"SR-133"	State Route 133
"SR-241"	State Route 241
"SRA"	Seismic Response Area
"SUSMP"	Standard Urban Water Management Plan
"SVUSD"	Saddleback Valley Unified School District
"SWP"	State Water Project
"SWPPP"	Storm Water Pollution Prevention Plan
"SWRCB"	State Water Resources Control Board
"TAC"	Toxic Air Contaminant (as defined in the California Health and Safety Code, including HAPs)
"TAZs"	Traffic Analysis Zones
"TCA Parcel"	11 acres located between the current western boundary of Existing PA 51 and SR-133 between Trabuco Road and Irvine Boulevard
"TCE"	Trichloroethylene
"TIC"	The Irvine Company
"TMDL"	Total Maximum Daily Load
"TOD"	Transit Oriented District
"TPM"	Tentative Parcel Map
"TTM"	Tentative Tract Map
"TTOD"	Trails and Transit Oriented Development
"USDOE"	United States Department of Energy
"USEPA"	United States Environmental Protection Agency
"USFWS"	United States Fish and Wildlife Service
"UST"	Underground Storage Tank
"UWMP"	Urban Water Management Plan
"V/C"	Volume to Capacity
"VMT"	Vehicle miles traveled

List of Defined Terms and Abbreviations

UPDATED - DEFINED TERMS AND ABBREVIATIONS FOR THE 2012 SSEIR	
NAME OR ABBREVIATION	TERM OR DEFINITION
"VOC"	Volatile Organic Compound (federal and State criteria air pollutant), an ozone precursor
"VTPM"	Vesting Tentative Parcel Map
"VTTM"	Vesting Tentative Tract Map
"WQMP"	Water Quality Management Plan
"WRMP"	Water Resources Management Plan
"WSA"	Water Supply Assessment (per SB610)
"ZC"	Zone Change
"Zoning Ordinance"	City of Irvine Zoning Ordinance

List of Defined Terms and Abbreviations

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