

Appendix A

Notice of Preparation (NOP) and Initial Study

Appendices

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NOTICE OF PREPARATION

DATE: April 3, 2012

TO: Responsible Agencies and Interested Parties

FROM: City of Irvine

SUBJECT: Notice of Preparation of a Second Supplemental Environmental Impact Report for Heritage Fields 2012 - General Plan Amendment and Zone Change

The City of Irvine will be the Lead Agency and will prepare a Second Supplemental Environmental Impact Report (SSEIR) for the project identified below.

The City is seeking the views of your agency as to the scope and content of the environmental information which is relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the SSEIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the probable environmental effects are summarized below and contained in the project's initial study. A copy of the initial study is available for review online at www.cityofirvine.org/heritagefieldsnop or at Irvine City Hall by contacting Barry Curtis, Manager of Planning Services by phone at (949) 724-7453 or by email at bcurtis@ci.irvine.ca.us.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but **not later than 30 days** after receipt of this notice on **Friday, May 4, 2012 at 5:00 p.m.** Please send your response to Barry Curtis, Manager of Planning Services at the address shown below. Please include the name of a designated contact person in your agency.

Project Title: Heritage Fields Project 2012 - General Plan Amendment and Zone Change

Project Location: The Project is located in portions of City of Irvine Planning Area 51 and in Planning Area 30, part of the former Marine Corps Air Station, El Toro, now closed and subject to civilian reuse. The Project area consists of the Heritage Fields Development, also known as the Great Park Neighborhoods, which is divided into nine Districts, and approximately 132 acres zoned 1.4 (Preservation). The Project area also includes the Sports Park portion of the Orange County Great Park, which is comprised of approximately 169 acres, zoned 1.9 Orange County Great Park. The Project site is generally bordered on the south by Interstate 5 (Santa Ana Freeway) and the Southern California Regional Road Authority (SCRRA) rail lines; on the north generally by Irvine

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By TOM DALY, CLERK/RECORDER DEPUTY

Boulevard, Portola Parkway, the Foothill Transportation Corridor, and Planning Area 6; on the east by Irvine Spectrum 2 – Planning Area 35; and on the west by State Route 133, Planning Areas 9 and 40 and Irvine Spectrum 3 – Planning Area 32. The Proposed Project Site contains hazardous waste materials and is on the list of sites enumerated under California Government Code section 65962.5.

Project Description: The Project proposes to combine Planning Areas 30 and 51 into a single Planning Area, Planning Area 51, and include the approximately 11 acres between the current western boundary of Planning Area 51 and SR-133 between Trabuco Road and Irvine Blvd, currently in Planning Area 9, in Planning Area 51 so that the Project will be a cohesive development governed by a unified set of land use and development regulations.

Consistent with the goal of unified land use and development regulations, the development located in District 6 zoned 3.2 (Transit Oriented Development), and in District 2 and District 3, consisting of 3.2 Transit Oriented Development, 5.4 B General Industrial, and 4.3 Vehicle Related Commercial will be rezoned to 8.1 Trails and Transit Oriented Development, consistent with the balance of the Heritage Fields Development Districts. In addition, District 5 currently zoned 8.1 (Trails and Transit Oriented Development) and the 13-acres currently zoned 1.1 Agriculture will be rezoned to 8.1C Trails and Transit Oriented Development to allow for flexible placement of approximately 132 acre wildlife corridor within the area designated as 8.1C TTOD. The approximately 11 acres between the current western boundary of Planning Area 51 and SR-133 between Trabuco Road and Irvine Blvd will be zoned 8.1.

The proposal is also amending the Master Plan of Arterial Highways, General Plan Figure B-1, and other General Plan maps as necessary to eliminate the extension of Rockfield from the Project boundary to Marine Way.

Additionally, the Project also proposes to amend the General Plan and Zoning Ordinance to:

- Allow 3,412 multi-use residential units within Planning Area 51, in addition to the 4,606 units already allocated in Districts 1 North, 1 South, 4, 7, and 8.
- Modify non-residential uses to allow:
 - 3,364,000 square feet of Medical and Science
 - 1,318,200 square feet of Multi-Use
 - The Project proposal includes an option to convert up to 535,000 square feet of the proposed Multi-Use intensity to residential intensity for up to an additional 889 dwelling units within District 6 and Lot 48 of 2nd Amended VTTM 17008, subject to a vehicle trip limit.
 - 220,000 square feet of Community Commercial
- Grant, pursuant to State law, up to 1,194 additional Density Bonus units (35% of 3,412) plus any additional Density Bonus units associated with the optional conversion and granted pursuant to State law.
- Encourage Accessory Retail within Planning Area 51, as defined in the City of Irvine Zoning Code.

The Project consists of 4,894 already approved dwelling units plus 4,606 additional dwelling units (3,412 base units and 1,194 Density Bonus units). The project also includes the option to convert

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TOM DALY, CLERK-RECORDER

By  DEPUTY

up to 535,000 square feet of Multi-Use to up to 889 base units and 311 Density Bonus units, granted pursuant to State law. The Project will also designate 8.1C TTOD zoning. The current Great Park zoning includes a defined wildlife corridor location with a 1.4 Preservation zoning from Irvine Boulevard south to the boundary of the SCRRA rail lines, consisting of approximately 132 acres. This 8.1C TTOD zoning would provide flexibility for the wildlife corridor to be located appropriately considering planning and compatible land uses within a portion of District 5 and District 6. The wildlife corridor shall consist of approximately 132 acres. Once the exact location is finally determined, the Project would authorize the corridor to then be designated as 1.4 Preservation zoning and all other properties within the 8.1C TTOD zoning will be designated 8.1 (Trails and Transit Oriented Development) without the need for a subsequent zone change.

The Project will analyze two options for the "Main Street" development along Trabuco Road east of "O" Street. Option 1 will study Community Commercial and Multi-Use north of Trabuco Road with Residential south of Trabuco in District 1 South. Option 2 will study Residential north of Trabuco Road with Community Commercial, Multi-Use, and Residential south of Trabuco Road in District 1 South. Both options will include a 2,600 student high school in District 5.

The Project also proposes to implement and potentially enhance some of the improvements to the previously approved Sports Park, and the SSEIR will therefore analyze enhancements to the previously approved Sports Park district of the Orange County Great Park (Great Park) to include additional athletic fields and athletic facilities, additional seating within a previously approved soccer stadium, and site preparation associated with these additional Sports Park components.

Probable Environmental Effects: The following environmental factors may be potentially affected by the scope of this project and will be evaluated in the SSEIR:

- | | |
|--------------------------------------|---|
| • Aesthetics | • Noise |
| • Agricultural and Forest Resources | • Population/Housing |
| • Air Quality | |
| • Greenhouse Gas Emissions | • Public Services |
| • Hazards and Hazardous Materials | • Recreation |
| • Hydrology and Water Quality | • Transportation/Traffic |
| • Land use | • Utilities, Service Systems and Energy |
| • Mandatory Findings of Significance | |

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TOM DALY, CLERK/RECORDER

By  DEPUTY

Development in accordance with the requested entitlements will result in approximately the same amount of soil disturbance as required for development permitted by the existing entitlements, and will not increase the size of the development envelope. In addition, the requested entitlements permit development in the same locations as permitted under the existing entitlements. Therefore, the requested entitlements would not result in any impact to Aesthetics, Biological Resources, Cultural Resources, Mineral Resources, or Geological/Soils Resources different from those impacts already identified and analyzed in the 2003 Orange County Great Park EIR (SCH # 2002101020), the eight subsequent Addenda and the 2011 Supplemental Environmental Impact Report (the "Final 2011 Certified EIR").

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Previous Environmental Documentation:

TOM DALY, CLERK-RECORDER
By [Signature] DEPUTY

The Orange County Great Park (OCGP) Final Program EIR

The Final EIR was certified by the City of Irvine in May 2003 (the "2003 OCGP EIR"). The project analyzed in the 2003 OCGP EIR consisted of the following actions: (1) Annexation, General Plan Amendment, Pre-Zoning (prior to annexation), and Zoning of the unincorporated portion of Planning Area 51; (2) Annexation of the unincorporated portion of Planning Area 35 (James A. Musick Branch Jail and the Irvine Ranch Water District Parcel); (3) General Plan Amendment and Zone Change for Planning Area 30; and (4) Approval of the form of a Development Agreement vesting approval of overlay uses and intensities in consideration for (i) dedication for public purposes, (ii) developing and funding certain infrastructure improvements and maintenance of the public uses, and (iii) funding specific park, roadways, and other circulation facilities and infrastructure. Together, these actions established the policy and legislative structure to guide the development of the former Marine Corps Air Station El Toro (MCAS El Toro) property.

Since certification of the 2003 OCGP EIR, a variety of actions in furtherance of the project (i.e. OCGP Project) addressed therein have transpired. Those actions and their related environmental reviews under CEQA, are summarized below.

Addendum No. 1 to the 2003 OCGP EIR.

On May 18, 2006, the City of Irvine approved the Orange County Great Park Redevelopment Plan (OCGPRP). The OCGPRP was based upon a Preliminary Redevelopment Plan previously formulated and adopted by the City of Irvine Planning Commission and Irvine Redevelopment Agency on January 15, 2004 and January 27, 2004, respectively. The OCGPRP set forth a process and framework within which specific development plans would be presented and priorities for specific development projects would be established, and did not present specific plans for any redevelopment, rehabilitation, and/or revitalization activities for any areas within the Orange County Great Park project area. The OCGPRP covers approximately 3,905.6 acres within Planning Areas 30 and 51. The environmental review for the OCGPRP was documented in Addendum No. 1 and was approved by the City of Irvine on May 18, 2006. In overview, Addendum No.1 concluded that the OCGPRP would not result in any environmental effects not already addressed by the 2003 OCGP EIR.

Addendum No. 2 to the 2003 OCGP EIR.

On October 10, 2006, Addendum No. 2 was approved by the City of Irvine for General Plan Amendment (00416079-PGA) and Zone Change (00416080-PZC) for a Revised Overlay Plan. The General Plan Amendment and Zone Change was comprised of minor adjustments to the boundary between the public and private areas of the OCGP, revisions to text and figures related to Planning Areas 30 and 51, and the creation of a mixed-use zoning category called the Lifelong Learning District (LLD) within Planning Area 51. The General Plan Amendment also included minor technical changes to the General Plan. The LLD zoning allows for a combination of residential, commercial, and educational uses that promote and support a mixed-use environment.

The General Plan Amendment and Zone Change did not result in any changes to the approved land use intensities or allowable land uses in Planning Areas 30 and 51. Addendum No. 2 concluded that

the aforementioned modifications to the OCGP project would not result in any environmental effects not already adequately addressed in OCGP Program 2003 OCGP EIR.

Addendum No. 3 to the 2003 OCGP EIR.

Addendum No.3 was approved by the City of Irvine on May 17, 2007. Addendum No.3 addressed Vesting Tentative Tract Map ("VTTM") No. 17008 (Master Subdivision Map). VTTM subdivided 3,585 gross acres into 44 numbered lots and 13 lettered lots consistent with the minor boundary adjustments in Addendum No.2. It did not, however, authorize the construction of any trip-generating land uses, nor alter any land use or associated acreages to the approved project identified in the Final EIR, as augmented by Addendum No. 1 and Addendum No.2. In addition to the subdivision of land, the VTTM: 1) defined Backbone Infrastructure; 2) defined boundaries of areas for future subdivision (i.e. "B" level tentative tract maps) and development; and 3) delineated the limits of rough grading for the infrastructure requirements of development of the project analyzed in the 2003 OCGP EIR. In summary, Addendum No.3 concluded that the VTTM and attendant features would not result in any environmental effects not already adequately addressed in the 2003 OCGP EIR.

Addendum No. 4 to the 2003 OCGP EIR.

Addendum No.4 was approved by the City of Irvine on August 2, 2007. Addendum No.4 analyzed the OCGP Master Plan, which provided for the future buildout of the 1,145-acre multi-use public park facility located on the OCGP would include passive and active recreational uses, preservation-oriented, and institutional uses. Addendum No.4 concluded that the design would not result in any environmental effects not already adequately addressed in the 2003 OCGP EIR.

Addendum No. 5 to the 2003 OCGP EIR.

Addendum No. 5 was approved by the City of Irvine on July 22, 2008 for a General Plan Amendment (00468566-PGA) and Zone Change (00468567-PZC) to amend the appropriate figures in the General Plan to reflect the Bake Parkway/ Marine Way intersection relocation and the Rockfield Boulevard reconfiguration in the southern portion of Planning Area 30.

It also analyzed a General Plan Amendment (00470036-PGA) and Zone Change (00470039-PZA) to (1) reduce the number of golf course holes within OCGP from 45 to 18; (2) remove the requirement for 173 acres of Agricultural Preserve in the Lifelong Learning District; and (3) other minor changes to General Plan and Zoning Code text, tables, and figures.

In addition, Addendum No. 5 analyzed the Amended and Restated Development Agreement, which: (1) vested Heritage Fields' rights to develop under the General Plan and Zoning Code, as amended in the manner described above; (2) revised the funding mechanism for the Great Park maintenance; (3) shifted the CFD cost overruns from the City to Heritage Fields; (4) transferred 131 acres of land from Heritage Fields to the City of Irvine; (5) established the location of the police facility; (6) confirmed runway demolition and recycling protocols; and (7) reiterated the role of the Master Implementation Agreement in the establishment of the backbone infrastructure phasing. Addendum No.5 concluded that the General Plan Amendment and Zone Change would not result in any environmental effects not already adequately addressed in the 2003 OCGP EIR.

Addendum No. 6 to the 2003 OCGP EIR.

Addendum No. 6 was approved by the City of Irvine on October 16, 2008. It analyzed an Amended Vesting Tentative Tract Map (VTTM) No. 17008 (00474083-PTT), Vesting Tentative Tract Map No. 17283 (00467853-PTT), Modification to OCGP Streetscape Design Guidelines (00475427-PMP), Master Landscape and Trails Plan (MLTP) (00467322-PMP), and the Master Plan for Non-Residential Development within the Lifelong Learning District (00470483-PMP). The requested entitlements did not permit any new development or other changes to approved intensities. Addendum No.6 concluded that the VTTMs, Modification to the OCGP Streetscape Design Guidelines, MLTP, and the Master Plan would not result in any environmental effect not already adequately addressed in the 2003 OCGP EIR.

Addendum No.7 to the 2003 OCGP EIR.

Addendum No.7 was approved by the City of Irvine on June 29, 2010 to update the North Irvine Transportation Mitigation Program. In 2007, the NITM Five Year Review was initiated for the purpose of updating cost allocations, proposing alternative mitigation measures, or eliminating specific traffic and/or transportation improvements that are no longer necessary. The NITM Five-Year Review Traffic Study determined that traffic mitigation measures were no longer needed for seven intersections (Alton Parkway/Barranca Parkway, Lake Forest Drive/Irvine Center Drive, Ridge route Drive/Moulton Parkway, Santa Maria Drive/Moulton Parkway, Los Alisos Boulevard/Trabuco Road, Moulton Parkway/Glenwood Drive-Indian Creek Lane, and Moulton Parkway/Laguna Hills Drive) and one ramp (SR-241 at Lake Forest Drive)(Figure 1-1). These intersections were found to operate within an acceptable level of service (LOS) under baseline interim and long-term conditions. The improvements were therefore deleted from the List of NITM Improvements. Since improvements at these locations were incorporated in the 2003 OCGP EIR as mitigation, an addendum to the 2003 OCGP EIR was required to evaluate the removal of the improvements from the list of mitigation measures. Addendum No.7 concluded that the NITM update would not result in any environmental effects not already adequately addressed in the 2003 OCGP EIR.

2011 Supplemental Environmental Impact Report to the 2003 OCGP EIR

As discussed herein, between 2003 and 2009, the City made various changes to residential and non-residential development at the Property. The 2011 Supplemental Environmental Impact Report ("SEIR") was certified by the City of Irvine on August 30, 2011 for the purpose of modifying the approved project by : locating 1,100 low- density residential units, previously located within Districts 5 and 7, in the locations depicted on the Vesting Tentative Tract Maps ("VTTMs"), and changing the General Plan land use designation and the associated zoning of these units from Low Density (0-5 du/ac) to Multi-Use (0-40 du/ac); locating 1,500 residential units, previously located on in the portion of the Transit Oriented District ("TOD") located within Planning Areas 51, to the locations depicted on the VTTMs; locating the 1,269 density bonus units, which had not previously been located in the locations depicted on the VTTMs; locating the remaining 1,025 residential units on the VTTMs; transferring non-residential development intensities between certain zones; realigning Ridge Valley and "O" Street at Irvine Boulevard; and other minor text/graphic modifications to the General Plan and Zoning Code. These changes were achieved and implemented through the approved General Plan Amendment, Zone Change, five VTTMs, VTTM and VTPM amendments and Master Plans pursuant to Zoning Code 2-17, Comprehensive Parks Plans, Master

Landscape and Trails Plan and Master Wall and Fence Plan amendment, analyzed in the SEIR and approved by the City in September 2011. The approved SEIR project includes a total of 4,894 dwelling units and 6,585,594 square feet of non-residential uses (including OCGP and other institutional uses).

The entitlements that implement the above are as follows:

- General Plan Amendment
- Zone Change
- 2nd Amendment to VTTM 17008
- Amendments to Master Landscape and Trails Plan
- 2nd Amendment to Vesting Tentative Tract Map 17283
- Master Plan and Comprehensive Park Plan for District 1-North
- Vesting Tentative Tract Map 17368
- Master Plan and Comprehensive Park Plan for District 1-South
- Vesting Tentative Tract Map 17366
- Master Plan and Comprehensive Park Plan for District 4
- Vesting Tentative Tract Map 17202
- Master Plan and Comprehensive Park Plan for District 7
- Vesting Tentative Tract Map 17364
- Master Plan and Comprehensive Park Plan for District 8

The SEIR was also used as environmental clearance for the following:

- 2nd Amended Tentative Parcel Map 2006-271
- Amendment to the Master Affordable Housing Plan to locate the 544 affordable residential units in AVTTM 17283
- First Amendment to the Density Bonus Housing Agreement to implement the changes to the Master Affordable Housing Plan and other minor modifications.

The SEIR concluded that, like the 2003 OCGP EIR and seven addenda, the proposed modified project's impacts to Air Quality and Population and Housing impacts would be significant and unavoidable, even after mitigation. The impacts to Transportation/Traffic would be significant and unavoidable, even after mitigation, but only if certain mitigation measures requiring improvements that are within the responsibility and jurisdiction of a public agency over which the City of Irvine has no control, are not implemented for reasons beyond the City of Irvine's control.

Addendum No. 8 to the 2003 OCGP EIR.

In 2011, the Great Park Corporation (GPC) sought approval of a Minor Modification to the approved Orange County Great Park Master Plan and a Park Design, which were associated with implementation of the Western Sector Park Development Plan ("Western Sector Park Development Plan Project"). The Western Sector Park Development Plan Project consists of minor modifications to the approved Orange County Great Park Master Plan that would result in: the transfer of non-residential square footage from the northeastern area to the southwestern area of the park; remove the Air Museum and Concessions/Retail, and replace them with the Artist in Residency Facility, the

proposed Community Ice Facility, and the proposed Nature Education Garden; and replacement of the existing Air Museum Hangar with Hangar 244. The Western Sector Park Development Plan Project was approved by the GPC Board and the Irvine City Council on October 20, 2011. The CEQA compliance for the Western Sector Park Development Plan Project was established via Addendum No. 8 dated October 2011 and approved on October 20, 2011.

Addendum No.8 concluded that, as designed, the matters discussed immediately above would not result in any additional significant environmental effects not already adequately addressed in the 2003 OCGP EIR and SEIR, or any substantial increase in the severity of previously identified significant effects, or any change in circumstances, and that there was no new information of substantial importance.

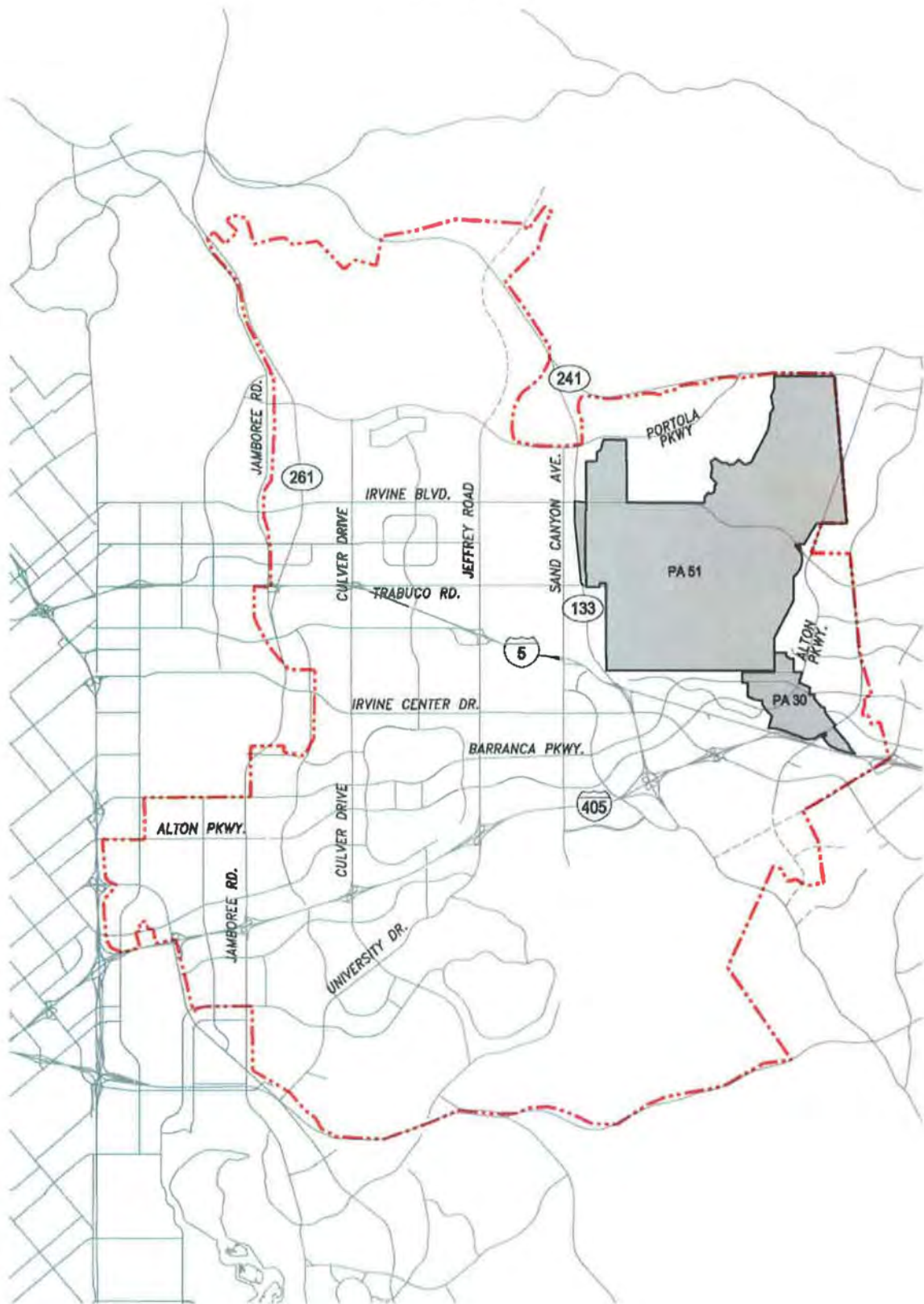
Project Applicant: Five Point Communities Management, Inc. on behalf of Heritage Fields El Toro, LLC

Send Responses to: Barry Curtis, Manager of Planning Services
City of Irvine
Community Development Department
PO Box 19575
Irvine, CA 92623

Planning Areas Map



Vicinity Map



Location Map

GREAT PARK NEIGHBORHOODS DEVELOPMENT DISTRICTS



NOTE
DEVELOPMENT DISTRICT LIMITS MAY BE
ADJUSTED ADMINISTRATIVELY TO REFLECT
PROPERTIES EXCHANGED BETWEEN
HERITAGE FIELDS AND THE CITY

CITY OF IRVINE
INITIAL STUDY AND ENVIRONMENTAL EVALUATION FORM

SECTION I. PROJECT INFORMATION

PROJECT TITLE AND NUMBER: Heritage Fields Project 2012 - General Plan
Amendment and Zone Change

PROGRAM EIR NAME:
Orange County Great Park
Final Environmental Impact Report

EIR NUMBER:
SCH #2002101020

LEAD AGENCY NAME AND ADDRESS: City of Irvine, One Civic Center Plaza,
Irvine, CA 92623-9575.

PROJECT APPLICANT: Five Point Communities Management, Inc. on behalf of
Heritage Fields El Toro, LLC

PROJECT LOCATION (SPECIFIED): The Project is located in portions of City of Irvine Planning Area 51 and in Planning Area 30, part of the former Marine Corps Air Station, El Toro, now closed and subject to civilian reuse. The Project area consists of the Heritage Fields Development, also known as the Great Park Neighborhoods, which is divided into nine Districts, and approximately 132 acres zoned 1.4 (Preservation). The Project area also includes the Sports Park portion of the Orange County Great Park, which is comprised of approximately 169 acres, zoned 1.9 Orange County Great Park. The Project site is generally bordered on the south by Interstate 5 (Santa Ana Freeway) and the Southern California Regional Road Authority (SCRRA) rail lines; on the north generally by Irvine Boulevard, Portola Parkway, the Foothill Transportation Corridor, and Planning Area 6; on the east by Irvine Spectrum 2 – Planning Area 35; and on the west by State Route 133, Planning Areas 9 and 40 and Irvine Spectrum 3 – Planning Area 32. The Project Site contains hazardous waste materials and is on the list of sites enumerated under California Government Code section 65962.5.

PROJECT LOCATION (CITY): Irvine

PROJECT LOCATION (COUNTY): Orange

PROJECT DESCRIPTION: The Project proposes to combine Planning Areas 30 and 51 into a single Planning Area, Planning Area 51, and include the approximately 11 acres between the current western boundary of Planning Area 51 and SR-133 between Trabuco Road and Irvine Blvd, currently in Planning Area 9, in Planning Area 51 so that the Project will be a cohesive development governed by a unified set of land use and development regulations.

Consistent with the goal of unified land use and development regulations, the development located in District 6 (zoned 3.2 Transit Oriented Development), and in District 2 and District 3, consisting of 3.2 Transit Oriented Development, 5.4 B General Industrial, and 4.3 Vehicle Related Commercial will be rezoned to 8.1 Trails and Transit Oriented Development, consistent with the balance of the Heritage Fields Development Districts. In addition, District 5 currently zoned 8.1 Trails and Transit Oriented Development and 13 acres of Heritage Fields property currently zoned 1.1 Agriculture will be rezoned to 8.1C Trails and Transit Oriented Development (TTOD) to allow for flexible placement of approximately 132 acre wildlife corridor within the area designated as 8.1C TTOD. The approximately 11 acres between the current western boundary of Planning Area 51 and SR-133 between Trabuco Road and Irvine Blvd will be zoned 8.1 TTOD.

The proposal is also amending the Master Plan of Arterial Highways, General Plan Figure B-1, and other General Plan maps as necessary to eliminate the extension of Rockfield from the Project boundary to Marine Way.

Additionally, the Project also proposes to amend the General Plan and Zoning Ordinance to: 3,412 multi-use residential units within Planning Area 51, in addition to the 4,894 units already allocated in Districts 1 North, 1 South, 4, 7, and 8.

- Revise non-residential uses to the following:
 - 3,364,000 square feet of Medical Science
 - 1,318,200 square feet of Multi-Use

- The Project proposal includes an option to convert up to 535,000 square feet of the proposed Multi-Use intensity to residential intensity for up to an additional 889 dwelling units within District 6 and Lot 48 of 2nd Amended VTTM 17008, subject to a vehicle trip limit.
- 220,000 square feet of Community Commercial
- Grant, pursuant to State Law, up to 1,194 additional Density Bonus units (35% of 3,412), plus any additional Density Bonus units associated with the optional conversion and granted pursuant to State law.
- Encourage Accessory Retail within Planning Area 51 as defined in the City of Irvine Zoning Code.

The Project consists of 4,894 already approved dwelling units plus 4,606 additional dwelling units (3,412 base units and 1,194 Density Bonus units). The project also includes the option to convert up to 535,000 square feet of Multi-Use to up to 889 base units and 311 Density Bonus units, granted pursuant to State law.

The Project will also designate 8.1C zoning. The current Great Park zoning includes a defined wildlife corridor location with a 1.4 Preservation zoning from Irvine Boulevard south to the boundary of the SCRRA rail lines, consisting of approximately 132 acres. This 8.1C zoning would provide flexibility for the wildlife corridor to be located appropriately considering planning and compatible land uses within a portion of District 5 and District 6. The wildlife corridor shall consist of approximately 132 acres. Once the exact location is finally determined, the Project would authorize the corridor to then be designated as 1.4 Preservation zoning and all other properties within the 8.1C zoning will be designated 8.1 (Trails and Transit Oriented Development) without further the need for a subsequent zone change.

The project will study two options for the “Main Street” development along Trabuco Road east of “O” Street. Option 1 will study Community Commercial and Multi-Use north of Trabuco Road with Residential south of Trabuco in District 1 South. Option 2 will study Residential north of Trabuco Road with Community Commercial, Multi-Use, and Residential south of Trabuco in District 1 South. Both options will include a 2,600 student high school in District 5.

The Project also proposes to implement and potentially enhance some of the improvements to the previously approved Sports Park, and the SSEIR will therefore analyze enhancements to the previously approved Sports Park district of the Orange County Great Park (Great Park) to include additional athletic fields and athletic facilities, additional seating within a previously approved soccer stadium, and site preparation associated with these additional Sports Park components.

ZONING DESIGNATIONS:

USE DESIGNATION: Orange County Great Park

Existing: 1.1 (Agriculture), 1.4 (Preservation), 3.2 (Transit Oriented Development), 4.3 (Vehicle Related Commercial), 5.4 B (General Industrial), and 8.1 (Trails and Transit Oriented Development)

Proposed: All Heritage Fields property not already zoned 8.1 (Trails and Transit Oriented Development) and the City property currently zoned 3.2 (Transit Oriented Development) will be rezoned to 8.1 (Trails and Transit Oriented Development). In addition, a portion of property currently zoned 8.1 (Trails and Transit Oriented Development), Heritage Fields property currently zoned 1.1 (Agriculture) and a portion of property currently zoned 1.4 (Preservation) will be rezoned to 8.1C (Trails and Transit Oriented Development).

SURROUNDING LAND USES AND SETTING: The Project is within the former Marine Corps Air Station, El Toro, now closed and subject to civilian reuse. The boundaries of Planning Area 51 generally include the Eastern Transportation Corridor to the west; the Foothill Transportation Corridor to the east; the SCRRA rail lines to the south; and Irvine Boulevard and the storm channel near Alton Parkway to the north. Planning Area 51 abuts Planning Areas 30 and 32 to the south; Irvine Spectrum 2 – Planning Area 35 to the east; and Planning Areas 9 and 40 to the west. The boundaries of Planning Area 30 generally include Interstate 5 (Santa Ana Freeway) to the south, the SCRRA rail lines to the north, and the Irvine Spectrum to the east and west (Irvine Spectrum 2- Planning Area 35 and Irvine Spectrum 3 - Planning Area 32).

OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED:

[_____]

PREPARED BY:

APPROVED BY:

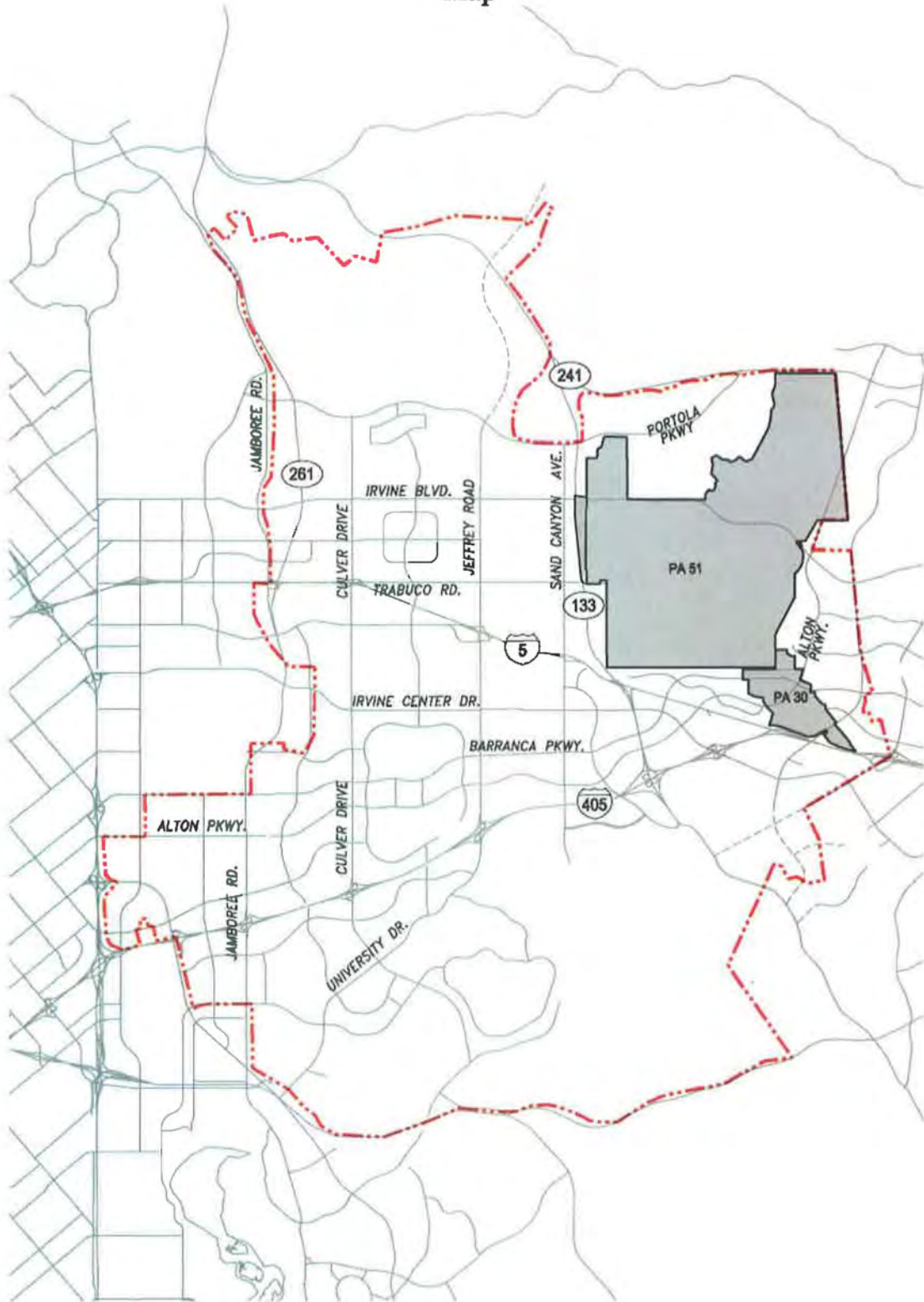
PS

DATE:

DATE: 4/15/12



Vicinity Map



Location Map

GREAT PARK NEIGHBORHOODS DEVELOPMENT DISTRICTS



NOTE

DEVELOPMENT DISTRICT LIMITS MAY BE ADJUSTED ADMINISTRATIVELY TO REFLECT PROPERTIES EXCHANGED BETWEEN HERITAGE FIELDS AND THE CITY

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

Aesthetics		Agriculture and Forestry Resources		Air Quality	
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Geology /Soils
<input checked="" type="checkbox"/>	Greenhouse Gas Emissions	<input checked="" type="checkbox"/>	Hazards & Hazardous Materials	<input checked="" type="checkbox"/>	Hydrology / Water Quality
<input checked="" type="checkbox"/>	Land Use / Planning	<input type="checkbox"/>	Mineral Resources	<input checked="" type="checkbox"/>	Noise
<input checked="" type="checkbox"/>	Population / Housing	<input checked="" type="checkbox"/>	Public Services	<input checked="" type="checkbox"/>	Recreation
<input checked="" type="checkbox"/>	Transportation/Traffic	<input checked="" type="checkbox"/>	Utilities / Service Systems	<input checked="" type="checkbox"/>	Mandatory Findings of Significance

DETERMINATION

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☒ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Printed Name

For

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

SECTION II: PROGRAM EIR CHECKLIST

		Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
1.	<u>AESTHETICS.</u> Would the project:				
	A. Have a substantial adverse effect on a scenic vista?				X
	B. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?				X
	C. Substantially degrade the existing visual character or quality of the site and its surroundings?		X		
	D. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area		X		
2.	<u>AGRICULTURE AND FORESTY RESOURCES.</u> In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
	A. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use	X			
	B. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	X			
	C. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
	D. Result in the loss of forest land or conversion of forest land to non-forest use?				X

		Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
	E. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to Non-agricultural use?				X
3.	<u>AIR QUALITY.</u> Would the project:				
	A. Conflict with or obstruct implementation of the applicable air quality plan?		X		
	B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	X			
	C. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	X			
	D. Expose sensitive receptors to substantial pollutant concentrations?		X		
	E. Create objectionable odors affecting a substantial number of people?				X
4.	<u>BIOLOGICAL RESOURCES.</u> Would the project:				
	A. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Services?				X
	B. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Services?				X
	C. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
	D. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife				X

		Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
	nursery sites?				
	E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
	F. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X
5.	<u>CULTURAL/SCIENTIFIC RESOURCES.</u> Would the project:				
	A. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				X
	B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?				X
	C. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
	D. Disturb any human remains, including those interred outside of formal cemeteries?				X
6.	<u>GEOLOGY AND SOILS.</u> Would the project:				
	A. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
	i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
	ii. Strong seismic ground shaking?				X
	iii. Seismic-related ground failure, including liquefaction?				X
	iv. Landslides?				X
	B. Result in substantial soil erosion or loss of topsoil?				X

		Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
	C. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
	D. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
	E. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
7.	<u>GREENHOUSE GAS EMISSIONS.</u> Would the project:				
	A. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.		X		
	B. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses.		X		
8.	<u>HAZARDS AND HAZARDOUS MATERIALS.</u> Would the project:				
	A. Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?				X
	B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
	C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter mile of an existing or proposed school?				X
	D. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?		X		
	E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport,				X

		Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
	would the project result in a safety hazard for people residing or working in a project area?				
	F. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
	G. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
	H. Expose people or structures to a significant risk of loss, injury or death involving wildfires, including where wildlands are adjacent to urbanized areas or where residents are intermixed with wildlands?				X
9.	<u>HYDROLOGY AND WATER QUALITY.</u> Would the project:				
	A. Violate any water quality standards or waste discharge requirements?		X		
	B. Substantially deplete groundwater supplies or substantially interfere with groundwater recharge such that there would be a net deficient in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
	C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?		X		
	D. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?		X		
	E. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?		X		
	F. Otherwise substantially degrade water quality?		X		
	G. Place housing within a 100-year flood hazard area as mapped on federal Flood Hazard Boundary or Flood		X		

		Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
	Insurance Rate Map or other flood hazard delineation map?				
	H. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?		X		
	I. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
	J. Inundation by seiche, tsunami, or mudflow?				X
10.	LAND USE. Would the project:				
	A. Physically divide an established community?				X
	B. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?		X		
	C. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
11.	MINERAL RESOURCES. Would the project:				
	A. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
	B. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
12.	NOISE. Would the project result in:				
	A. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
	B. Exposure of persons to or generation of excessive groundborne vibration or ground borne noise levels?			X	
	C. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?		X		
	D. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above		X		

		Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
	levels existing without the project?				
	E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
	F. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
13.	POPULATION AND HOUSING. Would the project:				
	A. Induce substantial population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)?		X		
	B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
	C. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
14.	PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision 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 any of the public services:				
	A. Fire protection?		X		
	B. Police protection?		X		
	C. Schools?		X		
	D. Parks?		X		
	E. Other public facilities?		X		

		Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
15.	<u>RECREATION.</u> Would the project:				
	A. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?		X		
	B. Does the project include recreation facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?		X		
16.	<u>TRANSPORTATION/CIRCULATION.</u> Would the project:				
	A. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, an mass transit?		X		
	B. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures or other standards established by the county congestion management agency for designated roads or highways?		X		
	C. Result in a change in air traffic patterns, including either an increase in traffic level or a change in location that results in substantial safety risks?				X
	D. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
	E. Result in inadequate emergency access?				X
	F. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.		X		
17.	<u>UTILITIES, SERVICE SYSTEMS AND ENERGY.</u> Would the project:				
	A. Exceed wastewater treatment requirements of the			X	

		Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
	applicable Regional Water Quality Control Board?				
	B. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
	C. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		X		
	D. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?		X		
	E. Results in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?		X		
	F. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?		X		
	G. Comply with federal, state, and local statutes and regulations related to solid waste?			X	
18.	<u>MANDATORY FINDINGS OF SIGNIFICANCE.</u>				
	A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
	B. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probably future projects)?	X			
	C. Does the project have environmental effects which will cause substantial adverse effects on human		X		

		Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
	beings, either directly or indirectly?				

Program EIR Checklist Discussion		
Environmental Issue	Initial Study Determination	Discussion
1. AESTHETICS. Would the project:		
A) Have a substantial adverse effect on a scenic vista?	No Impact	As described in the 2011 Certified EIR, there are no scenic vistas on or in the vicinity of the Proposed Project Site. Compared to the 2011 Approved Project, the 2012 Modified Project would increase the number of residential units but decrease the non-residential uses being developed. However, development under the 2012 Modified Project would occur within the same envelope (i.e. the Proposed Project Site) analyzed in the 2011 Certified EIR for the 2011 Approved Project, with the exception of the 11-acres located between the current western boundary of existing Planning Area 51 and SR-133 between Trabuco Road and Irvine Boulevard. Those 11 acres do not contain any scenic vista, and development on them together with the development of the rest of the 2012 Modified Project would not interfere with public views of any scenic vista. Further, development of the 2012 Modified Project would be largely of the same scale and height as the 2011 Approved Project. No additional impacts are associated with the 2012 Modified Project as compared to the 2011 Approved Project.
B) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	No Impact	As described in the 2011 Certified EIR, there are no scenic resources on or in the vicinity of the Proposed Project Site. Compared to the 2011 Approved Project, the 2012 Modified Project would increase the number of residential units but decrease the non-residential uses being developed. However, development under the 2012 Modified Project would occur within the same envelope (i.e. the Proposed Project Site) analyzed in the 2011 Certified EIR for the 2011 Approved Project, with the exception of the 11-acres located between the current western boundary of Existing Planning Area 51 and SR-133 between Trabuco Road and Irvine Boulevard. Those 11 acres do not contain any scenic resources. Further, development of the 2012 Modified Project would be largely of the same scale and height as the 2011 Approved Project. No additional impacts are associated with the 2012 Modified Project as compared to the 2011 Approved Project.
C) Substantially degrade the existing visual character or quality of the site and its surroundings?	Less Than Significant Impact with Mitigation Incorporated	According to the 2011 Certified EIR, impacts on the visual character of the Proposed Project Site and its surroundings were determined to be less than significant assuming compliance with existing City ordinances and policies. The 2012 Modified Project would not develop any areas that were not previously identified for development in the 2011 Approved Project, with the exception of the 11-acres located between the current western boundary of Existing Planning Area 51 and SR-133 between Trabuco Road and Irvine Boulevard. Adding those 11 acres, which are currently vacant, to the development envelope as part of the 2012 Modified Project would not change the level of the impact. Therefore, no additional aesthetic impacts are associated with the 2012 Modified Project as compared to the 2011 Approved Project.

Program EIR Checklist Discussion

Environmental Issue	Initial Study Determination	Discussion
D) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Less Than Significant Impact with Mitigation Incorporated	According to the 2011 Certified EIR, impacts related to light and glare were determined to be less than significant assuming compliance with existing City ordinances and policies. The 2012 Modified Project would not develop any areas that were not previously identified for development in the 2011 Approved Project, with the exception of the 11-acres located between the current western boundary of Existing Planning Area 51 and SR-133 between Trabuco Road and Irvine Boulevard. Adding those 11 acres to the development envelope as part of the 2012 Modified Project would not change the level of the impact. In addition, the 2012 Modified Project's conversion of the 2011 Approved Project's non-residential/commercial uses to residential uses would likely reduce potential light and glare impacts since the extent of the lighting that would be necessary for residential development will likely be less intense than that required for non-residential development. Therefore, no additional aesthetic impacts are associated with the 2012 Modified Project as compared to the 2011 Approved Project.

2. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

A) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	Potentially Significant Impact	A 13-acre area in District 6 (former District 9) that is currently zoned 1.1 (Exclusive Agriculture) per the 2011 Approved Project would be rezoned to 8.1.C (Trails and Transit Oriented Development), by the 2012 Modified Project to allow for development of either the wildlife corridor or Multi-Use uses. As a result, potential impacts to agricultural resources will be analyzed in the SSEIR for the 2012 Modified Project.
B) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	Potentially Significant Impact	A 13-acre area in District 6 (former District 9) that is currently zoned 1.1 (Exclusive Agriculture) per the 2011 Approved Project would be rezoned to Zone 8.1.C, Trails and Transit Oriented Development, by the 2012 Modified Project, and would be developed with either the wildlife corridor or Multi-Use uses. As a result, potential impacts to agricultural resources will be analyzed in the SSEIR for the 2012 Modified Project.
C) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	No Impact	No areas within the Proposed Project Site are zoned for forest land, timberland, or timberland production. Therefore, neither the 2012 Modified Project nor the 2011 Approved Project would create any impact.

Program EIR Checklist Discussion

Environmental Issue	Initial Study Determination	Discussion
D) Result in the loss of forest land or conversion of forest land to non-forest use?	No Impact	Three woodland plant communities were identified onsite in the 2011 Certified EIR: Mexican elderberry woodland, coast live oak woodland, and riparian vegetation. The 2012 Modified Project does not propose to develop any forest land areas that were not previously planned for development by the 2011 Approved Project. Thus, the 2012 Modified Project would not result in any new impacts to forest land as compared to the 2011 Approved Project. Mitigation Measure Bio-4 in the 2011 Certified EIR requires a tree survey by an arborist; trees greater than six inches in diameter at chest height, and trees designated significant by the arborist, would be protected under the City of Irvine's Urban Forestry Ordinance. Mitigation Measure Bio-4 is incorporated into the 2012 Modified Project. Therefore, no new impacts associated with the 2012 Modified Project 11-acres located between the current western boundary of Existing Planning Area 51 and SR-133 between Trabuco Road and Irvine Boulevard as compared to the 2011 Approved Project would occur with regard to forest land.
E) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	No Impact	The 2012 Modified Project would only affect a 13-acre area in District 6 (formerly District 9). This area is not surrounded by any existing agricultural uses that would be affected by the 2012 Modified Project. Therefore, no additional conversion of farmland to a non-agricultural uses would be associated with the 2012 Modified Project as compared to the 2011 Approved Project.

3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

A) Conflict with or obstruct implementation of the applicable air quality plan??	Less Than Significant Impact with Mitigation Incorporated	The 2012 Modified Project converts some of the existing non-residential intensity to residential uses. An evaluation in the SSEIR is required to determine whether the 2012 Modified Project would conflict with the adopted South Coast Air Quality Management Plan (AQMP) and, if so, to identify mitigation measures to reduce any significant impact to below a level of significance, if feasible.
B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Potentially Significant Impact	An air quality analysis is required to determine if the potential mobile and stationary air emissions associated with the 2012 Modified Project would violate any air quality standard or contribute substantially to an existing or projected air quality violation. If any potential violation is identified, further evaluation in the SSEIR is required to identify mitigation measures to reduce impacts to below a level of significance, if feasible.

Program EIR Checklist Discussion

Environmental Issue	Initial Study Determination	Discussion
C. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	Potentially Significant Impact	An air quality analysis is required to determine if the potential mobile and stationary air emissions associated with the 2012 Modified Project would result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors). If any such result is identified, further evaluation in the SSEIR is required to identify mitigation measures to reduce impacts to below a level of significance, if feasible.
D. Expose sensitive receptors to substantial pollutant concentrations?	Less Than Significant Impact with Mitigation Incorporated	An air quality analysis is required to determine if the potential mobile and stationary air emissions associated with the 2012 Modified Project could result in exposure of sensitive receptors to significant concentrations of air pollutants. If the potential for such exposure is identified, further evaluation in the SSEIR is required to identify mitigation measures to reduce impacts to below a level of significance, if feasible.
E) Create objectionable odor affecting a substantial number of people?	No Impact	As described in the 2011 Certified EIR, no land uses handling large amounts of solid waste, chemicals associated with heavy industry, or other uses that may generate objectionable odors were proposed by the 2011 Approved Project. The 2012 Modified Project generally proposes the same land uses as the 2011 Approved Project, none of which would generate offensive odors affecting substantial numbers of people. No new impacts relating to odors are associated with the 2012 Modified Project as compared to the 2011 Approved Project.

4. BIOLOGICAL RESOURCES. Would the project:

A) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	No Impact	Impacts to the Southern tarplant, a federal species of concern, were identified in the 2011 Certified EIR as less than significant after implementation of Mitigation Measure Bio-1, which is incorporated into the 2012 Modified Project. The 2012 Modified Project would not develop any areas that were not previously identified for development in the 2011 Approved Project, with the exception of the 11-acres located between the current western boundary of Existing Planning Area 51 and SR-133 between Trabuco Road and Irvine Boulevard and the 13 acres in District 6 (former District 9). Development of the 11 acres would not impact any such species. Development of the 13 acres previously zoned for agriculture also would not impact such species. Therefore, no additional biological impacts are associated with the 2012 Modified Project as compared to the 2011 Approved Project.
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Program EIR Checklist Discussion

Environmental Issue	Initial Study Determination	Discussion
B) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	No Impact	The 2011 Certified EIR found that coastal sage scrub is considered sensitive in regards to the habitat it provides for the California gnatcatcher, and that, due to the large amount of land designated for habitat preserve and protected in perpetuity, no significant impact would occur. It further found that small portions of the habitat preserve have been or may be conveyed to other agencies for non-habitat uses, but that the City did not have any control over those transfers. The 2012 Modified Project would not develop any areas that were not previously identified for development in the 2011 Approved Project or are otherwise disturbed. Therefore, no additional biological impacts are associated with the 2012 Modified Project as compared to the 2011 Approved Project.
C) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	No Impact	Impacts to federally protected wetlands were evaluated in the 2011 Certified EIR and determined to be less than significant with incorporation of Mitigation Measure Bio-2, which is incorporated in the 2012 Modified Project. The Modified Project would not develop any areas containing wetlands that were not previously identified for development in the 2011 Approved Project. Therefore, no new impacts to federally protected wetlands would occur with the 2012 Modified Project as compared to the 2011 Approved Project.
D) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	No Impact	No impacts to wildlife corridors or wildlife movement were identified in the 2011 Certified EIR. Even so, the 2011 Certified EIR included Mitigation Measure B-3, related to implementation of the wildlife corridor, which is incorporated in the 2012 Modified Project. All of the areas proposed for development on the Proposed Project Site under the 2012 Modified Project were already proposed for development under the 2011 Approved Project, with the exception of the 11-acres located between the current western boundary of Existing Planning Area 51 and SR-133 between Trabuco Road and Irvine Boulevard and the 13 acres located in District 6 (former District 9) which do not contain any wildlife corridor or native wildlife nursery site. Under the 2012 Modified Project, the 13 acres will be rezoned to allow for development of either the wildlife corridor or Multi-Use uses. Both the 2011 Approved Project and the 2012 Modified Project includes a wildlife corridor and drainage corridors. No additional impacts would occur related to wildlife corridors or movement of species within the 2012 Modified Project as compared to the 2011 Approved Project.

Program EIR Checklist Discussion

Environmental Issue	Initial Study Determination	Discussion
E) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	No Impact	Impacts to tree resources were evaluated in the 2011 Certified EIR and identified as less than significant after implementation of Mitigation Measure Bio-4, which requires a tree survey by an arborist, and which has been incorporated into the 2012 Modified Project. Trees greater than six inches in diameter at chest height, and trees designated significant by the arborist, would be protected under the City's Urban Forestry Ordinance. The 2012 Modified Project would not develop any areas containing tree resources that were not previously identified for development in the 2011 Approved Project, with the exception of the 11-acres located between the current western boundary of Existing Planning Area 51 and SR-133 between Trabuco Road and Irvine Boulevard which do not contain tree resources. Therefore, no additional biological impacts are associated with the 2012 Modified Project as compared to the 2011 Approved Project.
F) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	No Impact	No significant impacts to Natural Community Conservation Plans (NCCPs) or Habitat Conservation Plans (HCPs) were identified in the 2011 Certified EIR. Approximately 974 acres offsite, in PAZ 3 of Existing Planning Area 51, have been designated habitat preserve in accordance with the Orange County Central-Coastal NCCP. The habitat preserve has been conveyed to the Federal Aviation Administration ("FAA"), and it is expected that it will be managed in the future by the US Fish and Wildlife Service. The 2012 Modified Project would not develop any areas designated as habitat preserve in the 2011 Approved Project, or on the Proposed Project Site. Therefore, development of the 2012 Modified Project would not conflict with an NCCP or Habitat Conservation Plan and no impacts would occur with the 2012 Modified Project as compared to the 2011 Approved Project.
5. CULTURAL RESOURCES. Would the project:		
A) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	No Impact	Impacts to historical resources were identified as less than significant in the 2011 Certified EIR. Structures on the former Air Station were evaluated and found not to be eligible for listing on the National Register of Historic Places (NRHP), or as Legacy Cold War sites (the Legacy Cold War Project aids in the preservation of properties and objects from the Cold War period, 1945-1991). The 2012 Modified Project would not develop any areas containing cultural resources that were not part of the 2011 Approved Project, with the exception of the 11-acres located between the current western boundary of Existing Planning Area 51 and SR-133 between Trabuco Road and Irvine Boulevard. The 11 acres do not contain any historical resources. Therefore, no additional impacts to historic resources would occur as a result of the 2012 Modified Project as compared to the 2011 Approved Project.

Program EIR Checklist Discussion

Environmental Issue	Initial Study Determination	Discussion
B) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	No Impact	Impacts to archaeological resources were evaluated in the 2011 Certified EIR and determined to be less than significant after implementation of Mitigation Measures Cult-1 through Cult-4, which are incorporated into the 2012 Modified Project. The 2012 Modified Project would not develop any areas containing archaeological resources that were not part of the 2011 Approved Project, with the exception of the 11 acres located between the current western boundary of Existing Planning Area 51 and SR-133 between Trabuco Road and Irvine Boulevard. The incorporation of Mitigation Measures Cult-1, Cult-2 and Cult-3 from the 2011 Certified EIR into the 2012 Modified Project, including the abovementioned 11 acres, would reduce any potential impacts of the 2012 Modified Project on archeological resources to a less than significant level. Therefore, no additional impacts to archaeological resources would occur as a result of the 2012 Modified Project as compared to the 2011 Approved Project.
C) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	No Impact	<p>As discussed in the 2011 Certified EIR, there are no unique geological features onsite. The majority of the Proposed Project Site, including the 11 acres located between the current western boundary of Existing Planning Area 51 and SR-133 between Trabuco Road and Irvine Boulevard, have little topographic relief, with 1.5 to 2.5-percent-grade slope to the west and southwest, and a gently sloping to steep hillside area at the eastern section of the Proposed Project Site.</p> <p>The 2011 Certified EIR found that impacts to paleontological resources would be less than significant after mitigation. Mitigation Measure P-1 from the 2011 Certified EIR would also be incorporated into the 2012 Modified Project. This Mitigation Measure would also reduce any potential impact of the 2012 Modified Project on paleontological resources to a less than significant level. Therefore, no additional impacts to archaeological resources would occur as a result of the 2012 Modified Project as compared to the 2011 Approved Project.</p>
D) Disturb any human remains, including those interred outside of formal cemeteries?	No Impact	<p>The 2011 Certified EIR found that impacts to cultural resources, including human remains, would be less than significant after mitigation.</p> <p>The 2012 Modified Project incorporates Mitigation Measure Cult-4 from the 2011 Certified EIR, which would reduce impacts to human remains to a less than significant level. This Mitigation Measure would also reduce any potential impact of the 2012 Modified Project on paleontological resources to a less than significant level. Therefore, no new impacts to cultural resources are associated with the 2012 Modified Project as compared to the 2011 Approved Project.</p>

Program EIR Checklist Discussion		
Environmental Issue	Initial Study Determination	Discussion
6. GEOLOGY AND SOILS. Would the project:		
A) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:		
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Source: Division of Mines and Geology Special Publication 42)	No Impact	<p>The 2012 Modified Project would potentially develop two additional areas that were not previously identified for development in the 2011 Approved Project. These include a 13-acre area within District 6 and 11 acres located between the current western boundary of Existing Planning Area 51 and SR-133 between Trabuco Road and Irvine Boulevard. However, no earthquake faults have been identified within these two areas or otherwise in the Proposed Project Site, pursuant to General Plan Figure D-2 and the 2011 Certified EIR.</p> <p>The risk of surface rupture of a fault affecting the 2012 Modified Project is extremely low due to the lack of active faults crossing through or projecting into the Proposed Project Site, as demonstrated by the 2011 Project Soil and Geology Update to Support the 2011 SEIR (ENGEO 2011) (the "Updated Geotechnical Opinion") prepared for the 2011 Approved Project (ENGEO 2011). The two nearest active faults to the Proposed Project Site shown on the California Geological Survey (CGS) 2010 Fault Activity Map of California are a branch of the Newport-Inglewood Fault approximately 11.8 miles west of the Proposed Project Site, and the Elsinore Fault approximately 12.4 miles northeast of the Proposed Project Site (CGS 2011). An active fault shows evidence of displacement within the last 11,700 years.</p> <p>Therefore, no additional fault rupture impacts would occur as a result of the 2012 Modified Project as compared to the 2011 Approved Project.</p>
ii) Strong seismic ground shaking?	No Impact	<p>The 2011 Certified EIR and the subsequent 2011 ENGEO geotechnical study within the roughly 11-acre site located between the current western boundary of Existing Planning Area 51 and SR-133 between Trabuco Road and Irvine Boulevard found that hazards arising from strong ground shaking would be less than significant after implementation of Mitigation Measures GS-1 through GS-3, which are incorporated into the 2012 Modified Project. The Updated Geotechnical Opinion affirmed the conclusion in the 2011 SEIR, and subsequent 2011 ENGEO study for the roughly 11-acre site, that implementation of Mitigation Measure GS-1 would reduce hazards from seismic ground shaking to less than significant levels. All structures developed pursuant to the 2012 Modified Project would be required to comply with California Building Code seismic safety provisions. Therefore, no additional impacts related to ground shaking would occur as a result of the 2012 Modified Project as compared to the 2011 Approved Project.</p>

Program EIR Checklist Discussion

Environmental Issue	Initial Study Determination	Discussion
iii) Seismic-related ground failure, including liquefaction?	No Impact	<p>Hazards arising from liquefaction were identified as less than significant in the 2003 OCGP EIR.</p> <p>Unlike the 2003 OCGP EIR, the Updated Geotechnical Opinion for the 2011 Approved Project stated that liquefaction hazard impacts are potentially significant, but that implementation of one or more measures and current code-prescribed design methodology would reduce the liquefaction hazard impacts to less than significant. The selection of the appropriate methods to be used would be based on development type and local ground conditions (ENGEO 2011).</p> <p>Thus, the potential for liquefaction will be analyzed by site-specific geological investigations prior to grading and construction of individual projects in accordance with the City's Grading Ordinance. With implementation of recommendations for reducing liquefaction hazard to be contained in geotechnical investigation reports done for individual areas within the 2012 Modified Project, and design of structures according to current code-prescribed methods, liquefaction hazard impacts would be less than significant, as they are for the 2011 Approved Project.</p> <p>Therefore, no additional impacts related to seismic-related ground failure, including liquefaction, would occur as a result of the 2012 Modified Project as compared to the 2011 Approved Project.</p>
iv) Landslides?	No Impact	<p>Landslide hazards were identified as a potentially significant impact in the 2011 Certified EIR and the subsequent 2011 ENGEO geotechnical study within portions of the roughly 11-acre site located between the current western boundary of Existing Planning Area 51 and SR-133 between Trabuco Road and Irvine Boulevard. The 2011 Certified EIR and 2011 ENGEO study for the roughly 11-acre site concluded that hazards related to landslides would be less than significant after implementation of Mitigation Measure GS-2, which has already been imposed and is incorporated in the 2011 Approved Project, and conformance with the City's Grading Ordinance, both of which are applicable to the 2012 Modified Project. Therefore, no additional impacts related to landslides would occur as a result of the 2012 Modified Project as compared to the 2011 Approved Project.</p>

Program EIR Checklist Discussion

Environmental Issue	Initial Study Determination	Discussion
B) Result in substantial soil erosion or the loss of topsoil?	No Impact	<p>Soil erosion impacts were determined in the 2011 Certified EIR and the subsequent 2011 ENGEO geotechnical study for the roughly 11-acre site located between the current western boundary of Existing Planning Area 51 and SR-133 between Trabuco Road and Irvine Boulevard to be less than significant after implementation of Mitigation Measures GS-2 and GS-4. Mitigation Measures GS-2 and GS-4 are incorporated into the 2012 Modified Project.</p> <p>The Updated Geotechnical Opinion affirmed the conclusion in the 2011 SEIR, and subsequent 2011 ENGEO study for the roughly 11-acre site, that implementation of Mitigation Measures GS-2 and GS-4 would reduce soil erosion impacts to less than significant. Therefore, no additional impacts related to soil erosion are associated with the 2012 Modified Project as compared to the 2011 Approved Project.</p>

Program EIR Checklist Discussion

Environmental Issue	Initial Study Determination	Discussion
C) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	No Impact	<p>As stated in the 2011 Certified EIR and the subsequent 2011 ENGEO geotechnical study for the roughly 11-acre site located between the current western boundary of Existing Planning Area 51 and SR-133 between Trabuco Road and Irvine Boulevard, most soils on the Proposed Project Site are considered well suited for grading and construction. Potential impacts related to soil instability were identified to be less than significant impact in the 2011 Certified EIR.</p> <p>The Updated Geotechnical Opinion concluded that:</p> <ul style="list-style-type: none"> • Landslide hazards for the 2011 Approved Project and roughly 11-acre site would be reduced to less than significant levels by implementation of Mitigation Measure GS-2 from the 2011 Certified EIR and by corrective grading in PA-30 and PA-51. • Lateral spreading hazards do not appear to be present for the majority of PA-30 and PA-51 in the 2011 Approved Project based on the level of geotechnical explorations to date along select drainage corridors. Based on a 2011 study for the roughly 11-acre site located between the current western boundary of Existing Planning Area 51 and SR-133 between Trabuco Road and Irvine Boulevard, lateral spreading is a potential hazard if hydrostatic conditions in proximity to the top of cut slope are not controlled. Lateral spreading hazards at the 11-acre site and site-wide would be reduced to less than significant levels by implementation of Mitigation Measure GS-2 from the 2011 Certified EIR through design and corrective grading in PA-30 and PA-51. • Potential liquefaction hazards exist in District 7 of PA-51, portions of PA-30, and in the including the roughly 11-acre site located between the current western boundary of Existing Planning Area 51 and SR-133 between Trabuco Road and Irvine Boulevard if hydrostatic conditions in proximity to the top of cut slope are not controlled. Liquefaction hazards would be reduced to less than significant levels by implementation of Mitigation Measure GS-2 from the 2011 Certified EIR through design and corrective grading in PA-30 and PA-51. • Potential subsidence hazards are present on the Proposed Project Site in the existing undocumented fill area under the former officers housing area of District 7 and in various locations in PA-51 and PA-30, and the roughly 11-acre site located between the current western boundary of Existing Planning Area 51 and SR-133 between Trabuco Road and Irvine Boulevard, where there are less extensive undocumented fills or compressible surface soils. These hazards will be mitigated to less-than-significant levels by implementation of corrective grading recommendations for subexcavation and replacement of unsuitable soils as well as by implementation of Mitigation Measure GS-2 from the 2011 Certified EIR and 2011 ENGEO study for the 11-acre site. <p>Therefore, no additional impacts related to soil instability are associated with the 2012 Modified Project as compared to the 2011 Approved Project.</p>

Program EIR Checklist Discussion

Environmental Issue	Initial Study Determination	Discussion
D) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	No Impact	<p>Some expansive soils may be present in localized areas within the Proposed Project Site. However, the 2011 Certified EIR and the subsequent 2011 ENGEO geotechnical study for the roughly 11-acre site located between the current western boundary of Existing Planning Area 51 and SR-133 between Trabuco Road and Irvine Boulevard concluded that hazards arising from expansive soils would be less than significant after implementation of Mitigation Measure GS 2, which has already been imposed and is incorporated into the 2012 Modified Project.</p> <p>The Updated Geotechnical Opinion stated that expansive soils hazards would be reduced to less than significant levels through implementation of recommendations contained in six previous ENGEO reports (2010) prepared for the 2011 Approved Project and the 2011 report by ENGEO for the 11-acre site located between the current western boundary of Existing Planning Area 51 and SR-133 between Trabuco Road and Irvine Boulevard and referenced in the updated opinion.</p> <p>Therefore, no additional impacts related to expansive soils are associated with the 2012 Modified Project as compared to the 2011 Approved Project.</p>
E) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	No Impact	<p>All future development in the 2011 Approved Project and in the 2012 Modified Project would include sewer connections. No septic tanks or alternative wastewater disposal systems would be used, and therefore no additional impacts related to the use of septic tanks would occur within the 2012 Modified Project as compared to the 2011 Approved Project.</p>

7. GREENHOUSE GAS EMISSIONS. Would the project:

A. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.	Less Than Significant Impact with Mitigation Incorporated	<p>A greenhouse gas emissions analysis is required to determine if the potential greenhouse gas emissions associated with the 2012 Modified Project would have a significant impact on the environment. If a potentially significant impact is found, further evaluation in the SSEIR is required to identify mitigation measures to reduce impacts to below a level of significance, if feasible.</p>
B. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses.	Less Than Significant Impact with Mitigation Incorporated	<p>The 2012 Modified Project converts some of the existing non-residential intensity in the 2011 Approved Project to residential units. An evaluation is required to determine whether the 2012 Modified Project will conflict with applicable plans, policies, or regulations adopted for the purpose of reducing greenhouse gas emissions, and, if so, to identify mitigation measures to reduce impacts to below a level of significance, if feasible.</p>

Program EIR Checklist Discussion

Environmental Issue	Initial Study Determination	Discussion
8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:		
A) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	No Impact	As described in the 2011 Certified EIR, the potential impacts related to the transport, use, or disposal of hazardous materials would be less than significant. The 2012 Modified Project would convert some of the existing non-residential intensity in the 2011 Approved Project to residential uses. As a result, the potential transport, use or disposal of hazardous materials would be reduced. Therefore, no impact related to the use or disposal of hazardous materials would occur within the 2012 Modified Project as compared to the 2011 Approved Project.
B) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	No Impact	As described in the 2011 Certified EIR, the potential impacts of the 2011 Approved Project related to potential release of hazardous materials into the environment would be mitigated to a less than significant level through implementation of PPPs 4-2, 4-4, 4-5 4-6, 4-7, 4-8 and Mitigation Measures HH1, HH5, and HH6. These PPPs and MMs would also be applicable to the 2012 Modified Project. Therefore, no impacts related to the potential release of hazardous materials would occur within the 2012 Modified Project as compared to the 2011 Approved Project.
C) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	No Impact	As described in the 2011 Certified EIR, the 2011 Approved Project's potential impacts related to potential release of hazardous materials within one-quarter mile of an existing or proposed school would be mitigated to a less than significant level through implementation of PPPs 4-2, 4-4, 4-5 4-6, 4-7, 4-8 and Mitigation Measures HH1 and HH5. These PPPs and MMs would also be applicable to the 2012 Modified Project. Therefore, no impacts related to the potential release of hazardous materials within one-quarter mile of an existing or proposed school would occur within the 2012 Modified Project as compared to the 2011 Approved Project.
D) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Less Than Significant Impact with Mitigation Incorporated	As described in the 2011 Certified EIR, the 2011 Approved Project's potential impacts related to the location on a list of hazardous materials sites would be mitigated to a less than significant level through implementation of PPP 4-1 and Mitigation Measure HH2. These PPPs and this MM would also be applicable to the 2012 Modified Project. However, the conversion of non-residential land to residential uses will be addressed in the SSEIR.
E) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	No Impact	The Proposed Project Site is not located within two miles of a public airport. Therefore, no impacts related to safety hazards would occur within the 2012 Modified Project as compared to the 2011 Approved Project.
F) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	No Impact	The Proposed Project Site is not located within or near any private airstrip or airport. Therefore, no impacts related to private airstrips would occur within the 2012 Modified Project as compared to the 2011 Approved Project.

Program EIR Checklist Discussion

Environmental Issue	Initial Study Determination	Discussion
G) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	No Impact	As described in the 2011 Certified EIR, the 2011 Approved Project's potential impacts related to emergency response plans would be less than significant. The 2012 Modified Project's conversion of non-residential intensity to residential uses would not conflict with any emergency response plans adopted by the City of Irvine or County of Orange. Therefore, no impacts related to emergency plans would occur within the 2012 Modified Project as compared to the 2011 Approved Project.
H) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	No Impact	As described in the 2011 Certified EIR, the potential impacts related to wildland fires would be mitigated to a less than significant level through implementation of PPP 4-3 and Mitigation Measure HH3. These PPPs and this MM would also be applicable to the 2012 Modified Project. The changes associated with the 2012 Modified Project are not located adjacent to any high wildland fire hazard areas. Therefore, no impacts related to wildland fire hazards would occur within the 2012 Modified Project as compared to the 2011 Approved Project.

9. HYDROLOGY AND WATER QUALITY. Would the project:

A) Violate any water quality standards or waste discharge requirements?	Less Than Significant Impact with Mitigation Incorporated	The 2012 Modified Project would convert some of the existing non-residential entitlement to residential uses. A hydrological analysis of the 2011 Approved Project and the 2012 Modified Project hydrology is required to determine whether the 2012 Modified Project could result in the violation of any water quality standards or waste discharge requirements, and, if any potential violations are identified, to identify mitigation measures to reduce impacts to below a level of significance, if feasible.
B) Substantially deplete groundwater supplies or substantially interfere with groundwater recharge such that there would be a net deficient in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	Less Than Significant Impact	The 2012 Modified Project would convert some of the existing non-residential entitlement to residential uses. The conversion of land planned for commercial/industrial land uses to residential land is expected to provide additional landscaped areas available for groundwater recharge as compared to the 2011 Approved Project. Therefore, potential impacts to groundwater recharge associated with the 2012 Modified Project would be reduced as compared to the 2011 Approved Project.
C) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	Less Than Significant Impact with Mitigation Incorporated	As described in the 2011 Certified EIR, the 2011 Approved Project's potential impacts related to erosion or siltation would be mitigated to a less than significant level through implementation of PPPs 5-1, 5-2, 5-3, and 5-4, and Mitigation Measures H/WQ1 and H/WQ2. These PPPs and MMs would also be incorporated into the 2012 Modified Project. The conversion of non-residential entitlement to residential uses would not substantially alter drainage patterns of the site. Therefore, no significant impacts to drainage patterns would occur within the 2012 Modified Project as compared to the 2011 Approved Project.

Program EIR Checklist Discussion

Environmental Issue	Initial Study Determination	Discussion
D) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner in which would result in flooding on- or off-site?	Less Than Significant Impact with Mitigation Incorporated	The 2012 Modified Project would convert some of the existing non-residential entitlement to residential uses. A hydrological analysis of the 2011 Approved Project and the 2012 Modified Project hydrology is required to determine whether the 2012 Modified Project could increase projected runoff, and, if so, to identify mitigation measures to reduce impacts to below a level of significance, if feasible.
E) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	Less Than Significant Impact with Mitigation Incorporated	As described in the 2011 Certified EIR, the 2011 Approved Project's potential impacts related to the volume and quality of the runoff water would be mitigated to a less than significant level through implementation of PPPs 5-1, 5-2, 5-3, and 5-4, and Mitigation Measures H/WQ1 and H/WQ2. These PPPs and MMs would also be incorporated into the 2012 Modified Project. The 2012 Modified Project's conversion of non-residential entitlement to residential uses would not substantially the volume and quality of the runoff water from the site. Therefore, no runoff impacts would occur within the 2012 Modified Project as compared to the 2011 Approved Project.
F. Otherwise substantially degrade water quality?	Less Than Significant Impact with Mitigation Incorporated	The 2012 Modified Project would convert some of the existing non-residential entitlement to residential uses. A hydrological analysis of the 2011 Approved Project and the 2012 Modified Project hydrology is required to determine whether the 2012 Modified Project could result in the substantial degradation of water quality, and, if so, to identify mitigation measures to reduce impacts to below a level of significance, if feasible.
G) Place housing within a 100-year flood hazard area as mapped on federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	Less Than Significant Impact with Mitigation Incorporated	The 2012 Modified Project would convert some of the existing non-residential entitlement to residential uses. A hydrological analysis of the 2011 Approved Project and the 2012 Modified Project hydrology is required to determine whether the 2012 Modified Project could result in the placement of structures within the 100-year floodplain, and, if so, to identify mitigation measures to reduce impacts to below a level of significance, if feasible.
H. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	Less Than Significant Impact with Mitigation Incorporated	The 2012 Modified Project would convert some of the existing non-residential entitlement to residential uses. A hydrological analysis of the 2011 Approved Project and the 2012 Modified Project hydrology is required to determine whether the 2012 Modified Project could result in the placement of structures within the 100-year floodplain, and, if so, to identify mitigation measures to reduce impacts to below a level of significance, if feasible.
I) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	No Impact	As discussed in the 2011 Certified EIR, there are no levees or dams near the Proposed Project Site. Therefore, the 2011 Certified EIR concluded that the 2011 Approved Project would result in no significant impact with respect to risk of loss, injury, or death involving flooding. For this same reason, no impacts regarding flooding due to levees or dams would occur with the 2012 Modified Project as compared to the 2011 Approved Project.

Program EIR Checklist Discussion

Environmental Issue	Initial Study Determination	Discussion
J) Inundation by seiche, tsunami, or mudflow?	No Impact	<p>The 2011 Certified EIR concluded that there would not be in any significant impacts with respect to inundation by seiche, tsunami or mudflow.</p> <p>A seiche is a surface wave created when an inland water body is shaken, usually by an earthquake. As the 2011 Certified EIR concluded, there are no inland bodies of water, dams or levees that could pose a substantial flood hazard to the Proposed Project Site due to a seiche.</p> <p>A mudflow is a landslide composed of saturated rock debris and soil with a consistency of wet cement. There are no slopes on the Proposed Project Site that could pose a substantial flood hazard due to a mudflow.</p> <p>A tsunami is a series of ocean waves caused by a sudden displacement of the ocean floor, most often due to earthquakes. The Proposed Project Site is located nine miles inland from the Pacific Ocean and protected by the San Joaquin Hills, and is thus not at risk of flooding due to a tsunami.</p> <p>For these same reasons, the 2012 Modified Project would not result in any significant impacts with respect to inundation by seiche, tsunami or mudflow as compared to the 2011 Approved Project.</p>

10. LAND USE AND PLANNING. Would the project:

A) Physically divide an established community?	No impact	The 2011 Certified EIR stated that there were no residents living at the site of the 2011 Approved Project, and that, as a result, the 2011 Approved Project would not physically divide an established community. There are no residents living on the Proposed Project Site currently. Therefore, the 2012 Modified Project also would not physically divide an established community. Therefore, no impacts related to division of an established community would occur with the 2012 Modified Project as compared to the 2011 Approved Project.
B. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	Less Than Significant Impact with Mitigation Incorporated	The 2012 Modified Project would convert some of the existing non-residential entitlement to residential uses. An evaluation of this conversion in the SSEIR is required to determine if it conflict with any such plan, policy or regulation and, if so, to identify mitigation measures to reduce impacts to below a level of significance, if feasible.

Program EIR Checklist Discussion

Environmental Issue	Initial Study Determination	Discussion
C) Conflict with any applicable habitat conservation plan or natural community conservation plan?	No Impact	No significant impacts to Natural Community Conservation Plans (NCCPs) or Habitat Conservation Plans (HCPs) were identified in the 2011 Certified EIR, and none have been identified for the 2012 Modified Project (see above). Approximately 974 acres, located in PAZ 3 of PA 51, have been designated habitat preserve in accordance with the Orange County Central-Coastal NCCP. The 2012 Modified Project would not develop any NCCP/HCP areas that were not previously identified for development in the 2011 Approved Project. Therefore, development of the 2012 Modified Project would not conflict with an NCCP or Habitat Conservation Plan as compared to the 2011 Approved Project.
11. MINERAL RESOURCES. Would the project:		
A) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?	No Impact	The 2011 Certified EIR concluded that the 2011 Approved Project would not result in any impact on mineral resources as its site did not contain any such resources. Most of the Proposed Project Site is mapped as Mineral Resource Zone 1 (MRZ-1) by the California Geological Survey, designating areas where available geologic information indicates there is little likelihood that significant mineral resources are present. The central and eastern parts of District 7 are mapped as MRZ-3, designating areas containing known or inferred mineral resources of unknown significance (CDGM 1994). For these same reasons, implementation of the 2012 Modified Project would not cause a loss of availability of mineral resources as compared to the 2011 Approved Project, and no impact would occur.
B) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	No Impact	As noted immediately above, the 2011 Certified EIR concluded that the 2011 Approved Project would not result in any impact on mineral resources as its site did not contain any such resources. For these same reasons, no impact would occur relating to the loss of availability of a locally important mineral resource with the 2012 Modified Project as compared to the 2011 Approved Project.
12. NOISE. Would the project result in:		
A. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Less Than Significant Impact with Mitigation Incorporated	The 2012 Modified Project would convert some of the existing non-residential entitlement to residential uses. A Noise Study is required to determine if the 2012 Modified Project would, as compared to the 2011 Approved Project, result in substantial changes in future traffic-related noise levels along the adjacent roadways and freeways, and in construction-related noise levels where construction activities would occur near existing sensitive receptors. An evaluation in the SSEIR is required to determine the level of significance of any impacts and to identify mitigation measures to reduce any identified significant impacts to below a level of significance, if feasible.

Program EIR Checklist Discussion

Environmental Issue	Initial Study Determination	Discussion
B) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	Less Than Significant Impact	Ground vibrations from construction activities rarely reach levels that can damage structures, but can achieve the audible and perceptible ranges in buildings close to a construction site. Building damage is not a factor for normal projects, with the occasional exception of blasting and pile-driving during construction (FTA 2006), but these activities would not occur with the 2011 Approved Project or the 2012 Modified Project. As is true for the 2011 Approved Project, construction activities associated with the 2012 Modified Project will be subject to the limitations and requirements of Section 6-8-205(a) of the City's Noise Ordinance (7:00 AM and 7:00 PM Mondays through Fridays, and 9:00 AM and 6:00 PM on Saturdays). Therefore, no additional impacts related to vibration would occur as a result of the 2012 Modified Project as compared to the 2011 Approved Project.
C. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	Less Than Significant Impact with Mitigation Incorporated	The 2012 Modified Project would convert some of the existing non-residential entitlement to residential uses. A Noise Study is required to determine if the 2012 Modified Project, as compared to the 2011 Approved Project, would result in substantial changes in future traffic-related noise levels along the adjacent roadways and freeways, and in construction-related noise levels where construction activities would occur near existing sensitive receptors. An evaluation in the SSEIR is required to determine the level of significance of any impacts, and to identify mitigation measures to reduce any identified significant impacts to below a level of significance, if feasible.
D. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	Less Than Significant Impact with Mitigation Incorporated	The 2012 Modified Project would convert some of the existing non-residential entitlement to residential uses. A Noise Study is required to determine if the 2012 Modified Project, as compared to the 2011 Approved Project, would result in substantial changes in future traffic-related noise levels along the adjacent roadways and freeways, and in construction-related noise levels where construction activities would occur near existing sensitive receptors. An evaluation in the SSEIR is required to determine the level of significance of any impacts, and to identify mitigation measures to reduce any identified significant impacts to below a level of significance, if feasible.
E) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	No Impact	The Proposed Project Site is not within an airport land use plan or within two miles of a public-use airport. As a result, neither the 2011 Approved Project nor the 2012 Modified Project would expose people residing or working in the Proposed Project Site to excessive noise levels. Therefore, no airport-related noise impacts would occur with the 2012 Modified Project as compared to the 2011 Approved Project.
F) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	No Impact	There are no private airstrips located near the Proposed Project Site, and no corresponding impacts would occur. As a result, neither the 2011 Approved Project nor the 2012 Modified Project would expose people residing or working in the Proposed Project Site to excessive noise levels. Therefore, no impacts related to an airstrip would occur with the 2012 Modified Project as compared to the 2011 Approved Project.

Program EIR Checklist Discussion		
Environmental Issue	Initial Study Determination	Discussion
13. POPULATION AND HOUSING. Would the project:		
A. Induce substantial population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)?	Less Than Significant Impact with Mitigation Incorporated	The 2012 Modified Project would convert some of the existing non-residential entitlement to residential uses. An evaluation in the SSEIR is required to determine whether the 2012 Modified Project would induce such substantial population growth as compared to the 2011 Approved Project, and, if so, to identify mitigation measures to reduce impacts to below a level of significance, if feasible.
B) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	No Impact	According to the 2011 Certified EIR, there are no residents currently living on the site of the 2011 Approved Project, and therefore the 2011 Approved Project did not create an adverse impact to housing supply. As is true for the 2011 Approved Project, implementation of the 2012 Modified Project would not require construction of replacement housing. To the contrary, the 2012 Modified Project would permit construction of additional housing units as compared to the 2011 Approved Project, and would thus have a favorable impact on housing supply in Irvine. Therefore, no impacts related to displacement of housing would occur with the 2012 Modified Project as compared to the 2011 Approved Project.
C) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	No Impact	According to the 2011 Certified EIR, there are no residents currently living on the site of the 2011 Approved Project, and therefore the 2011 Approved Project would not result in any adverse impact related to displacement of people. There are also no residents living on the Proposed Project Site, as stated above. Therefore, no impacts related to displacement of people would occur with the 2012 Modified Project as compared to the 2011 Approved Project.
14. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision 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 any of the public services:		
A. Fire protection?	Less Than Significant Impact with Mitigation Incorporated	The 2012 Modified Project would convert some of the existing non-residential entitlement to residential uses. An evaluation in the SSEIR is required to determine if the 2012 Modified Project, as compared to the 2011 Approved Project, would result in a substantial adverse impact with respect to fire protection, and, if so, to identify mitigation measures to reduce any identified significant impacts to below a level of significance, if feasible.
B. Police protection?	Less Than Significant Impact with Mitigation Incorporated	The 2012 Modified Project would convert some of the existing non-residential entitlement to residential uses. An evaluation in the SSEIR is required to determine if the 2012 Modified Project, as compared to the 2011 Approved Project, would result in a substantial adverse impact with respect to police protection, and, if so, to identify mitigation measures to reduce any identified significant impacts to below a level of significance, if feasible.

Program EIR Checklist Discussion

Environmental Issue	Initial Study Determination	Discussion
C. Schools?	Less Than Significant Impact with Mitigation Incorporated	The 2012 Modified Project would convert some of the existing non-residential entitlement to residential uses. An evaluation in the SSEIR is required to determine the impact of the 2012 Modified Project, as compared to the 2011 Approved Project, and to identify mitigation measures to reduce impacts to below a level of significance, if feasible.
D. Parks?	Less Than Significant Impact with Mitigation Incorporated	The 2012 Modified Project would convert some of the existing non-residential entitlement to residential uses. An evaluation in the SSEIR is required to determine if the 2012 Modified Project, as compared to the 2011 Approved Project, would result in a substantial adverse impact with respect to parks, and, if so, to identify mitigation measures to reduce any identified significant impacts to below a level of significance, if feasible.
E. Other public facilities?	Less Than Significant Impact with Mitigation Incorporated	The 2012 Modified Project would convert some of the existing non-residential entitlement to residential uses. An evaluation in the SSEIR is required to determine if the 2012 Modified Project, as compared to the 2011 Approved Project, would result in a substantial adverse impact with respect to other public facilities, and, if so, to identify mitigation measures to reduce any identified significant impacts to below a level of significance, if feasible.
15. RECREATION. Would the project:		
A. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Less Than Significant Impact with Mitigation Incorporated	The 2012 Modified Project would convert some of the existing non-residential entitlement to residential uses. Dedication of land for community parks has already been addressed by the Amended and Restated Development Agreement (ARDA) between Heritage Fields and the City. Future residential uses will be required to dedicate land for neighborhood parks. Therefore, it is expected that any potential impacts of the 2012 Modified Project will be mitigated through compliance with the City's parkland dedication ordinance for neighborhood parks, as was true for the 2011 Approved Project. An evaluation in the SSEIR is required to determine the 2012 Modified Project's neighborhood park dedication requirement to reduce its potential impacts to below a level of significance.

Program EIR Checklist Discussion

Environmental Issue	Initial Study Determination	Discussion
B. Does the project include recreation facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment??	Less Than Significant Impact with Mitigation Incorporated	The 2012 Modified Project would convert some of the existing non-residential entitlement to residential uses. Dedication of land for community parks has already been addressed by the Amended and Restated Development Agreement (ARDA) between Heritage Fields and the City. Future residential uses will be required to dedicate land for neighborhood parks. Therefore, it is expected that any potential impacts of the 2012 Modified Project will be mitigated through compliance with the City's parkland dedication ordinance for neighborhood parks. An evaluation in the SSEIR is required to determine the 2012 Modified Project's neighborhood park dedication requirement to reduce its potential impacts to below a level of significance. The 2012 Modified Project also includes enhancements to the previously approved Sports Park, including additional sports fields, and additional seating in the soccer stadium. However, Sports Park facilities were previously analyzed as components of the Great Park and only the changes will be analyzed in the SSEIR.

16. TRANSPORTATION/TRAFFIC. Would the project:

A. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, a mass transit?	Less Than Significant Impact with Mitigation Incorporated	The 2012 Modified Project would convert some of the existing non-residential entitlement to residential uses. A comprehensive traffic impact study is required to evaluate the traffic generation and distribution associated with this potential level of development to determine where significant congestion is likely to occur. An evaluation of the 2012 Modified Project in the SSEIR is required to determine if the 2012 Modified Project will create any impacts as compared to the 2011 Approved Project and, if so, to identify mitigation measures to reduce any identified significant impacts to below a level of significance, if feasible.
B. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures or other standards established by the county congestion management agency for designated roads or highways?	Less Than Significant Impact with Mitigation Incorporated	The 2012 Modified Project would convert some of the existing non-residential entitlement to residential uses. A comprehensive traffic impact study is required to evaluate the traffic generation and distribution associated with this potential level of development to determine where significant congestion is likely to occur. An evaluation of the 2012 Modified Project in the SSEIR is required to determine if the 2012 Modified Project will create any impacts as compared to the 2011 Approved Project, and, if so, to identify mitigation measures to reduce any identified significant impacts to below a level of significance, if feasible.
C) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	No Impact	The nearest airport to the Proposed Project Site is John Wayne Airport, located six miles to the west. The 2011 Certified EIR identified no significant impacts relating to air traffic. Implementation of the 2012 Modified Project on the Proposed Project Site would not require a change in location of air traffic patterns. Therefore, no air traffic impacts would occur with the 2012 Modified Project as compared to the 2011 Approved Project.

Program EIR Checklist Discussion

Environmental Issue	Initial Study Determination	Discussion
D) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	No Impact	According to the 2011 Certified EIR, the 2011 Approved Project would not increase any hazards impact due to a design feature. Like the 2011 Approved Project, the 2012 Modified Project includes proposed improvements to area roadways and new roadways within the Proposed Project Site. All new roadways and improvements to existing roadways would be designed and built in compliance with local, regional, and state agency requirements. Therefore, no hazards impacts would occur with the 2012 Modified Project as compared to the 2011 Approved Project.
E) Result in inadequate emergency access?	No Impact	According to the 2011 Certified EIR, the 2011 Approved Project would not result in any impacts related to emergency access. As set forth in Section 5.9 of this DSSEIR, adequate police and fire services are available to serve the 2012 Modified Project. Like the 2011 Approved Project, the existing and proposed roadway system in the 2012 Modified Project would provide adequate emergency access to all uses on-site and would not affect off-site emergency access. Therefore, no additional emergency access impacts are associated with the 2012 Modified Project as compared to the 2011 Approved Project.
F) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.	Less Than Significant Impact with Mitigation Incorporated	The 2012 Modified Project would convert some of the existing non-residential entitlement to residential uses. A comprehensive traffic impact study is required to evaluate the traffic generation and distribution associated with this potential level of development to determine where significant congestion is likely to occur. An evaluation of the 2012 Modified Project in the SSEIR is required to determine if the 2012 Modified Project would create any such conflicts, and, if so, to identify mitigation measures to reduce impacts to below a level of significance, if feasible.
17. UTILITIES AND SERVICE SYSTEMS. Would the project:		
A) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	Less Than Significant Impact	Both the 2012 Modified Project and the 2011 Approved Project would be required to comply with the wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board. Therefore, no impacts to wastewater treatment would occur with the 2012 Modified Project as compared to the 2011 Approved Project, would occur.
B) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Less Than Significant Impact	The 2012 Modified Project would convert some of the existing non-residential entitlement to residential uses. An evaluation in the SSEIR is required to determine if the 2012 Modified Project, as compared to the 2011 Approved Project, would require or result in the construction of new or expanded facilities, and, if so, to identify mitigation measures to reduce impacts to below a level of significance, if feasible.

Program EIR Checklist Discussion

Environmental Issue	Initial Study Determination	Discussion
C) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Less Than Significant Impact with Mitigation Incorporated	The 2012 Modified Project would convert some of the existing non-residential entitlement to residential uses. A hydrological analysis is required to determine whether the 2012 Modified Project could increase projected runoff as compared to the 2011 Approved Project so as to require new or expanded facilities, and, if so, to identify mitigation measures to reduce any identified significant impacts to below a level of significance, if feasible.
D) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Less Than Significant Impact with Mitigation Incorporated	The 2012 Modified Project would convert some of the existing non-residential entitlement to residential uses. An evaluation in the SSEIR is required to determine whether the 2012 Modified Project would result in new or more severe impacts on water supplies as compared to the 2011 Approved Project, and, if, so, to identify mitigation measures to reduce any identified significant impacts to below a level of significance, if feasible.
E) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Less Than Significant Impact with Mitigation Incorporated	The 2012 Modified Project would convert some of the existing non-residential entitlement to residential uses. An evaluation in the SSEIR is required to determine whether the 2012 Modified Project would result in new or more severe impacts on wastewater treatment capacity as compared to the 2011 Approved Project, and, if, so, to identify mitigation measures to reduce any identified significant impacts to below a level of significance, if feasible.
F) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	Less Than Significant Impact with Mitigation Incorporated	The 2012 Modified Project would convert some of the existing non-residential entitlement to residential uses. An evaluation in the SSEIR is required to determine whether the 2012 Modified Project would result in new or more severe impacts on landfill capacity as compared to the 2011 Approved Project, and, if, so, to identify mitigation measures to reduce any identified significant impacts to below a level of significance, if feasible.
G) Comply with federal, state, and local statutes and regulations related to solid waste?	Less than Significant Impact	The 2011 Approved Project's impacts relating to solid waste disposal were identified in the 2011 Certified EIR as being less than significant with implementation of Mitigation Measures SW-1 through SW-5; those Mitigation Measures are incorporated into the 2012 Modified Project. Additionally, the 2012 Modified Project would, like the 2011 Approved Project, comply with laws and regulations governing solid waste disposal. Therefore no impacts related to solid waste would occur with the 2012 Modified Project as compared to the 2011 Approved Project.

Program EIR Checklist Discussion		
Environmental Issue	Initial Study Determination	Discussion
18. MANDATORY FINDINGS OF SIGNIFICANCE.		
A) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	No Impact	For the reasons stated above, the 2012 Modified Project would not create any new or more severe impacts related to biological resources and cultural resources as compared to the 2011 Approved Project, and, therefore, the 2011 Certified EIR adequately addressed potential impacts related to biological resources and cultural resources. Therefore, no impacts to biological or cultural resources would occur with the 2012 Modified Project as compared to the 2011 Approved Project.
B. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probably future projects)?	Potentially Significant Impact	The 2012 Modified Project would convert some of the existing non-residential entitlement to residential uses. An evaluation in the SSEIR is required to determine if the 2012 Modified Project would result in new or more severe cumulatively considerable impacts as compared to the 2011 Approved Project, and, if so, to identify mitigation measures to reduce any such impacts to below a level of significance, if feasible.
C. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	Less Than Significant Impact with Mitigation Incorporated	The 2012 Modified Project would convert some of the existing non-residential entitlement to residential uses. An evaluation in the SSEIR is required to determine if the 2012 Modified Project would result in new or more severe substantial impacts on human beings as compared to the 2011 Approved Project, and, if so, to identify mitigation measures to reduce any such impacts to below a level of significance, if feasible.