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DRAFT**

IRVINE BUSINESS

COMPLEX VISION

PLAN AND MIXED USE

OVERLAY ZONING

CODE

ENVIRONMENTAL

IMPACT REPORT

VOLUME I

DRAFT EIR



prepared for:

CITY OF IRVINE

Contact:
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Principal Planner

prepared by:

**THE PLANNING
CENTER**

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Vice President,
Environmental Services

DECEMBER 2009

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Abbreviations and Acronyms

AAQS	Ambient Air Quality Standards
AB	Assembly Bill
ACM	asbestos-containing materials
ACWM	asbestos-containing waste materials
ADT	average daily traffic
AELUP	Airport Environs Land Use Plan
af	acre-foot
agl	above grade level
ALUC	Airport Land Use Commission
amsl	above mean sea level
AQMP	Air Quality Management Plan
ARIA	Aquatic Resource Integrity Area
ATCM	Airborne Toxic Control Measures
BAT	best available technology
BAU	business as usual
BCT	best control technology
BMP	best management practices
BP	before present
C&D	City of Irvine Construction and Demolition (C&D) Debris Recycling and Reuse Ordinance
CAA	Clean Air Act
CAAQS	California Ambient Air Quality Standards
CalARP	California Accidental Release Prevention Plan
Cal/OSHA	California Occupational Safety and Health Administration
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CBC	California Building Code
CCAA	California Clean Air Act
CCR	California Code of Regulations
CDFG	California Department of Fish and Game
CEC	California Energy Commission
CESA	California Endangered Species Act
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CFR	Code of Federal Regulations
cfs	cubic feet per second



Abbreviations and Acronyms

CGS	California Geologic Survey
CLOMR	Conditional Letter of Map Revision
CMP	Congestion Management Program
CNDDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CO	carbon monoxide
CO ₂	carbon dioxide
Corps	United States Army Corps of Engineers
CTR	California Toxics Rule
CUPA	Certified Unified Program Agency
CWA	Clean Water Act
DAMP	Drainage Area Management Plan
dB	decibel
dBA	A-weighted decibel
EIR	Environmental Impact Report
EMP	Emergency Management Plan
EPA	Environmental Protection Agency
EPCRA	Emergency Planning and Community Right-to-Know Act
FAA	Federal Aviation Administration
FAR	Federal Air Regulations
FEMA	Federal Emergency Management Agency
FESA	Federal Endangered Species Act
FHWA	Federal Highway Administration
FIND	Facility Information Detail
FIRM	Flood Insurance Rate Map
fps	feet per second
FRA	Federal Railroad Administration
FTA	Federal Transit Administration
GCP	General Construction Permit
GHG	greenhouse gas
GMP	Groundwater Management Plan
gpm	gallons per minute
HCM	Highway Capacity Manual
HCP	habitat conservation plan
HVAC	Heating, Ventilating, and Air Conditioning System

Abbreviations and Acronyms

IAWP	Interim Agricultural Water Program Reduction Guidelines
ICU	Intersection Capacity Utilization
ILP	Irvine Lake Pipeline
IPCC	Intergovernmental Panel on Climate Change
IRP	Integrated Water Resources Plan
IRWD	Irvine Ranch Water District
ITAM	Irvine Transportation Analysis Model
ITC	Irvine Technology Center
LAWRP	Los Alisos Water Reclamation Plant
LCP	Local Coastal Program
L_{dn}	day-night noise level
LEPC	Local Emergency Planning Committee
L_{eq}	equivalent continuous noise level
LID	low impact development
LIP	Local Implementation Program
LOMR	Letter of Map Revision
LOS	Level of Service
LRDP	Long Range Development Plan
LST	Localized Significance Thresholds
LTFP	Long Term Facilities Plan
MBTA	Migratory Bird Treaty Act
MCAS	Marine Corps Air Station
MEP	maximum extent practical
mgd	million gallons per day
MOU	Memorandum of Understanding
MPO	Metropolitan Planning Organization
MPR	Master Plan Report
MS4	municipal separate storm sewer systems
MWD	Metropolitan Water District of Southern California
MWDOC	Municipal Water District of Orange County
MWRP	Michelson Water Reclamation Plant
NAAQS	National Ambient Air Quality Standards
NCCP	natural communities conservation plan
NEPA	National Environmental Protection Act
NOI	Notice of Intent



Abbreviations and Acronyms

NO _x	nitrogen oxides
NPDES	National Pollution Discharge Elimination System
NPL	National Priority List
NSMP	Nitrogen Selenium Management Program
NTS	Natural Treatment System
O ₃	ozone
OCCOG	Orange County Council of Governments
OCFA	Orange County Fire Authority
OCFCD	Orange County Flood Control District
OCHCA	Orange County Health Care Agency
OCP-2006	2006 Orange County Projections
OCSD	Orange County Sanitation District
OCTAM	Orange County Transportation Analysis Model
OCWD	Orange County Water District
OPR	Governor's Office of Planning and Research
OSHA	Occupational Safety and Health Administration
Pb	lead
PCB	polychlorinated biphenyls
PDF	Project Design Feature
PHGA	peak horizontal ground acceleration
PM	particulate matter
PPP	Plans, Programs, and Policies
PPV	Peak Particle Velocity
RCB	reinforced concrete box
RCP	Reinforced Concrete Pipe
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Conditions
RMP	Risk Management Plans
RMS	root mean square
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
SAMP	Special Area Management Plan (Biological Resources)
SAMP	Subarea Master Plan (Utilities and Service Systems)
SARA	Superfund Amendments and Reauthorization Act
SB	Senate Bill

Abbreviations and Acronyms

SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SERC	State Emergency Response Commission
SFHA	Special Flood Hazard Areas
SoCAB	South Coast Air Basin
SO _x	sulfur oxides
SRA	Seismic Response Area (Geology and Soils)
SRA	Source Receptor Area (Air Quality)
STC	Sound Transmission Class
SWP	State Water Project
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TAC	Toxic Air Contaminants
TAZ	Traffic Analysis Zone
TCE	trichloroethylene
TDR	Transfer of Development Rights
TMDL	total maximum daily load
TRI	Toxic Release Inventory
TSS	total suspended solids
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
UST	Underground Storage Tank
UWMP	Urban Water Management Plan
V/C	volume-to-capacity ratio
VdB	velocity decibels
VMT	vehicle miles traveled
VOC	volatile organic compounds
WDR	waste discharge requirements
WQMP	Water Quality Management Plan
WRMP	Water Resources Master Plan
WSPG	Water Surface Pressure Gradient



Abbreviations and Acronyms

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