

CITY OF IRVINE 2013-2021 HOUSING ELEMENT

General Plan Amendment 00558612-PGA

DRAFT INITIAL STUDY AND NEGATIVE DECLARATION

Prepared by:

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HOUSING ELEMENT UPDATE (File No. 00558612-PGA)

DRAFT INITIAL STUDY/NEGATIVE DECLARATION

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CITY OF IRVINE

INITIAL STUDY AND ENVIRONMENTAL EVALUATION FORM

1. Project Title:

2013-2021 Housing Element Update

2. Lead Agency Name and Address:

City of Irvine, Community Development Department, One Civic Center Plaza,
Irvine, CA 92606

3. Contact Person and Phone Number:

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4. Project Location:

Citywide

5. General Plan Designation:

Citywide - varies

6. Zoning Designations:

Citywide - varies

7. Description of Project:

State law requires each city and county to prepare and adopt a Housing Element as part of its General Plan. The Housing Element is subject to statutory requirements and mandatory review by the State Department of Housing and Community Development (HCD). Government Code Sections 65580-65589.8 outline the required contents of a Housing Element, the requirements for review and approval by the state, and how often the Housing Element must be updated. The City of Irvine's (City) current Housing Element was adopted by the City Council in 2012 and found by HCD to be in full compliance with state Housing Element law. The new Housing Element will cover the 2013-2021 planning period.

The aim of the proposed project is to adopt the 2013-2021 Housing Element consistent with state law. The Housing Element revision identifies the City's existing and projected housing needs and establishes goals and policies to guide

City officials in daily decision making to address these needs. The goal of providing decent, safe, sanitary and affordable housing to current and future residents of the City is a primary focus of the Housing Element. The Housing Element also emphasizes special needs groups requiring the most urgent attention in the City, such as the developmentally disabled, lower income households and the homeless. The Housing Element serves as a policy guideline for addressing defined issues, which may arise in meeting the housing needs of the community.

Regional Housing Needs

Housing Elements must identify and analyze existing and projected housing needs, effectiveness of the past Housing Element, constraints to the production of housing, and goals, policies, objectives, and scheduled programs for the preservation, improvement, and development of housing. In addition, the Housing Element must address its Regional Housing Needs Assessment (RHNA) allocation in terms of number of housing units and housing affordability. The RHNA is allocated by the Southern California Association of Governments (SCAG) and is meant to allocate a “fair share” of the region’s existing and forecasted housing needs to each individual jurisdiction, based on population and job growth, housing construction trends, commute patterns, infrastructure constraints, and household formation trends, among other factors.

To determine whether the City has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify “adequate sites.” Under state law “adequate sites” are those with appropriate zoning and development standards, with services and facilities needed to facilitate and encourage the development of a variety of housing for all income levels. Table 1 below shows Irvine’s RHNA allocation of 12,149 housing units broken down by income category for the 2013-2021 planning period.

**Table 1
2013-2021 Irvine Regional Housing Needs Allocation**

Income Category	RHNA
Extremely-Low/Very-Low (0% - 50% AMI ¹)	2,817
Low (51% - 80% AMI)	2,034
Moderate (81% - 120% AMI)	2,239
Above Moderate (over 120% AMI)	5,059
Total Units	12,149

Note: ¹ AMI refers to Area Median Income for Orange County.

It should be noted that Housing Element law does not require the City to build the allocated housing units, but rather to demonstrate that the City has the capacity for the units. If a city cannot demonstrate that the existing zoning and

General Plan designations can accommodate that city's RHNA allocation, the city is required to re-zone land in order to have sufficient capacity, among other programs that may be required to meet the goals and objectives of a Housing Element.

The Draft Housing Element demonstrates that the City has the capacity to meet the RHNA through vacant land capacity. The state has established "default" density standards for local jurisdictions. State law assumes that a density standard of 30 units per acre for metropolitan jurisdictions, such as Irvine, is adequate to facilitate the production of housing affordable to lower income households. In estimating potential units by income range the following assumptions are used:

- a density of 0 to 10 units per acre (primarily for single-family homes) to facilitate housing in the above-moderate income category;
- a density of 11 to 29 units per acre (primarily for medium density multi-family developments) to facilitate housing in the moderate-income category; and,
- a density of 30 or more units per acre (primarily for higher density multi-family developments) to facilitate housing in the very-low- and low-income category.

Housing Element Programs

The Goals, Policies, and Programs section of the Housing Element is the only portion of the project with potential to impact the environment. All other sections of the Housing Element, including the Residential Sites Inventory, provide information and analysis required by statute and do not commit the City to take any action. The goals, policies, and programs are provided to:

- Provide adequate sites for the development of affordable housing;
- Assist in the development of affordable housing;
- Conserve and improve the existing affordable housing stock;
- Preserve units at-risk of conversion to market rate uses;
- Address and remove or mitigate constraints; and
- Provide equal housing opportunities.

The broadly-worded goals and policies are intended to guide review of new residential development and allocation of housing-related resources, but do not commit the City to taking specific actions. Programs of the Housing Element identify actions to be taken by the City to facilitate and encourage the provision of housing and related services for all economic segments of Irvine. Some programs are carried over from the previous Housing Element and represent

actions taken by the City on an ongoing basis, whereas other programs are new to the 2013-2021 Housing Element update and commit the City to future amendments of the Zoning Ordinance to comply with recent changes in state law. Each proposed Housing Element program is summarized below:

Program 1: Residential Sites Inventory

The City will provide adequate residential and mixed-use designated sites to accommodate the City's RHNA of 12,149 units (2,817 very low, 2,034 low, 2,239 moderate and 5,059 above moderate income units). The City will do this by maintaining an inventory of sites in the City's Geographic Information Systems (GIS) database, continuing to pursue alternative options for meeting the RHNA (through preservation, legislative changes, and regional cooperation), and monitoring the rate of residential development to ensure that adequate infrastructure and facilities can keep up the pace of annual development.

Program 2: Irvine Community Land Trust

The City will coordinate with the Irvine Community Land Trust to actively pursue land acquisition opportunities for a range of affordable housing options during the time period of this Housing Element update. Affordable housing options include rental apartments, ownership housing, emergency shelters, transitional housing, supportive housing and single room occupancy (SRO) housing. The City will also partner with for-profit and nonprofit organizations to pursue permanent affordable housing opportunities.

Program 3: Inclusionary Zoning Ordinance

The City will continue to implement the Inclusionary Zoning Ordinance to require 15 percent of all new residential development be set aside as housing for very low, low- and moderate- income households. As appropriate, payment of in-lieu fees, alternative methods of meeting affordable housing requirements, or modification of affordability levels will be permitted, subject to approval by the Planning Commission and/or City Council.

Program 4: Mixed-Use and Transit-Oriented Development

The City promotes mixed-use and transit-oriented development as a means of coordinating residential and employment development, reducing traffic congestion, and enhancing the jobs-to-housing balance in the community. Three areas allow for mixed-use development: the Irvine Business Complex, the Irvine Spectrum Center, and the private Great Park Neighborhoods development surrounding the Orange County Great Park. Increased densities and height limits are offered in these areas. The City will continue to implement mixed-use and transit-oriented development plans and ordinances and monitor development trends to ensure adequate sites continue to be available to meet the RHNA and appropriate development standards and incentives are provided to encourage mixed-use and transit-oriented development.

Program 5: Financial Participation

The City will provide deferred payment loans and/or grants if available, to local housing developers to subsidize the cost of developing affordable housing units. There are sources available that must be used exclusively for the production of affordable housing. A priority for the funds will be housing that is permanently affordable. The City will also assist developers in accessing financing from state and federal housing programs to produce a mix of housing.

Program 6: Housing Rehabilitation

The Residential Rehabilitation Program provides financial assistance to low- and very-low-income Irvine homeowners for critical home improvement projects. Financial assistance through the program consists of deferred loans and emergency grants. This program assists homeowners in need of health and safety, building code, and accessibility-related repairs. The City's goal is to provide assistance to rehabilitate 80 owner-occupied units (10 households annually). Distribute program information via the City website and at public counters as well as through the City's Code Enforcement program on an ongoing basis. Update program information on a semi-annual basis.

Program 7: Affordable Housing Brochure

The City has made available to its residents an up-to-date brochure detailing the various affordable housing resources in Irvine, including rental and homeownership opportunities. The brochure is updated every four to six months (and as new projects come on-line) and is accessible on the City's website, as well as at the City Community Development Department counter and both City senior centers.

Program 8: Preservation of At-Risk Units

Between 2013 and 2021, the City will have 528 assisted rental units in seven developments that are at risk of converting to market-rate. The City of Irvine will work with property owners, interest groups and the state and federal governments to implement the following measures on an ongoing basis to conserve its affordable housing stock: Monitor at-risk units, work with potential purchasers or property owners to extend affordability covenants, and educate tenants about rights and resources available to them for assistance.

Program 9: Housing Choice Voucher

The federal Housing Choice Voucher Program extends rental subsidies to extremely low and very low-income households, including families, seniors and the disabled. The program offers a voucher that pays the difference between the current fair market rent as established by HUD and what a tenant can afford to pay (i.e. 30 to 40 percent of household income). The voucher allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost. In Irvine, the program is administered by the Orange County Housing Authority. Given the continued need for rental assistance, the City supports and encourages the provision of additional subsidies through the

Housing Choice Voucher Program. The City will continue to provide referrals to households and homeowners interested in participating in this program.

Program 10: Housing for the Homeless/Special Needs Populations/Extremely Low Income Households

Extremely low-income households and households with special needs typically have limited housing options. Special needs populations include persons with disabilities (developmental, physical or mental), senior households, large households, single-parent households, the homeless and farm workers. Housing types appropriate for these groups include: emergency shelters, transitional housing, supportive housing, residential care facilities, convalescent homes, congregate care facilities and SRO units. The City Zoning Ordinance allows housing types that serve special needs populations as residential uses subject only to those restrictions that apply to other residential uses of the same type in the same zoning district. The City has encouraged these uses by providing financial assistance to projects when feasible. Moreover, the City Council recently formed a task force to evaluate housing needs for developmentally disabled persons.

Program 11: Universal Design

The City's Universal Design Principle program is a voluntary program in which participating homebuilders may offer universal design features that simplify life by making homes and associated living environments more useable by more people including children, aging populations and persons with disabilities. These design features incorporate universal design principles and elements in the materials, technology and products used in the construction of a new home. The City provides basic information about the program on its website and provides links to sources of more detailed information. Program materials are also available at the Irvine City Hall in the Community Development Department. Typically Building and Safety staff respond to calls from developers interested in offering Universal Design features to potential homebuyers.

Program 12: Fair Housing

The City contracts with nonprofit organizations to provide fair housing and tenant/landlord mediation services. Activities provided by these organizations include: outreach and education, public presentation, advocacy, referral, fair housing investigations, mediation/dispute resolution, and legal representation. The City will distribute fair housing materials to minority populations, make materials available on the City website, at City counters, and other community locations, and participate in the regional Analysis of Impediments to Fair Housing Choice.

Program 13: Assist in Development of Extremely Low-income Households

The City shall work cooperatively with for-profit and nonprofit affordable housing developers to apply for state and federal monies for direct support of low-income housing construction and rehabilitation. The City shall continue to assess

potential funding sources, such as, but not limited to, the Community Development Block Grant and HOME Investment Partnership programs. The City shall also work cooperatively with for-profit and nonprofit affordable housing developers to seek state and federal funding specifically targeted for the development of housing affordable to extremely low-income households, such as the Local Housing Trust Fund program.

The Project in California Environmental Quality Act Context

The Housing Element (the project) is a policy-level document that is consistent with existing City of Irvine General Plan land use designations and densities. The environmental impacts associated with residential development under existing general plan land use designations and corresponding Zoning Ordinance development standards were considered under the following California Environmental Quality Act (CEQA) analyses:

- Planning Areas 18, 33 (Lot 109), 34, and 39 General Plan Amendment Zone Change Environmental Impact Report (SCH# 2005081099)
- Irvine Business Complex (IBC) Residential/Mixed Use Vision Plan and Overlay Zone (Planning Area 36) Environmental Impact Report (SCH# 2007011024)
- Orange County Great Park Environmental Impact Report (SCH# 2002101020)
- Planning Area 40 and Planning Area 12 General Plan Amendments and Zone Change Environmental Impact Report (SCH# 2000071014).
- Northern Sphere Area General Plan Amendment and Zone Change Environmental Impact Report (SCH# 2001051010).

This Negative Declaration incorporates by reference and tiers from these previously adopted CEQA analyses pursuant to CEQA Sections 21093-21094 and CEQA Guidelines Section 15183. Although the proposed project is intended to encourage and facilitate the development of housing through the 2013-2021 planning period, specific future projects are subject to regulations of the General Plan and applicable specific plans, performance standards and permitting processes of the Zoning Ordinance, and all mitigation measures contained in applicable CEQA documents. Furthermore, although the Housing Element includes programs that commit the City to future zoning code amendments, these future amendments are currently conceptual in nature. Evaluation of impacts at this time is too speculative to include in this Negative Declaration (see CEQA Guidelines Section 15145). These potential future zoning code amendments will undergo separate CEQA reviews when the scope of the changes is defined sufficiently to facilitate environmental analysis.

8. Surrounding Land Uses and Setting:

The City of Irvine and its sphere of influence are located within the coastal and foothill region of central Orange County, California. The City is approximately two miles inland from the Pacific Ocean, 40 miles south of the City of Los Angeles and 80 miles north of the City of San Diego. Irvine is accessible by ground transportation along Interstates 5 and 405. State highways 55 and 133 also pass through the City. Air travel is available at John Wayne Airport, located immediately adjacent to the Irvine Business Complex.

Irvine encompasses approximately 65 square miles and is bordered by the cities of Newport Beach and Laguna Woods to the south, Santa Ana and Tustin to the west; Orange and unincorporated area of the County of Orange to the north; and the City of Lake Forest to the east. A regional location map of Irvine is provided in Exhibit 1 and a jurisdictional boundary map is provided in Exhibit 2.

The City is divided into distinct neighborhoods called Planning Areas, with each Planning Area designed to serve a diversity of lifestyles. Each Planning Area has a unique theme, which provides a sense of identity through its design and connection with surrounding retail and other amenities. Existing neighborhoods include conveniently located retail, office and public facilities to support residential development.

Residential growth has been concentrated within the central and eastern portions of the City, with employment growth concentrated adjacent to regional transportation facilities (i.e., airport, freeways, and train stations) on the western and eastern edges.

The northern and southern hillside areas of the City are largely undeveloped lands. Portions of these hills will eventually be developed into residential units, while other portions will remain as permanent open space.

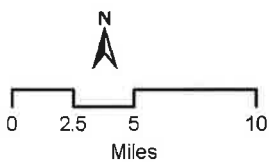
9. Other Public Agencies Whose Approval is Required:

None - state law requires jurisdictions to submit the Draft Housing Element to HCD for review, and that the City consider HCD's comments prior to its adoption. Review of specific development proposals by other governmental agencies may be required prior to development of new housing anticipated in the Housing Element. Appropriate public agency review will be determined at the time specific development applications are submitted.

Exhibit 1 – Regional Location Map



Exhibit 1



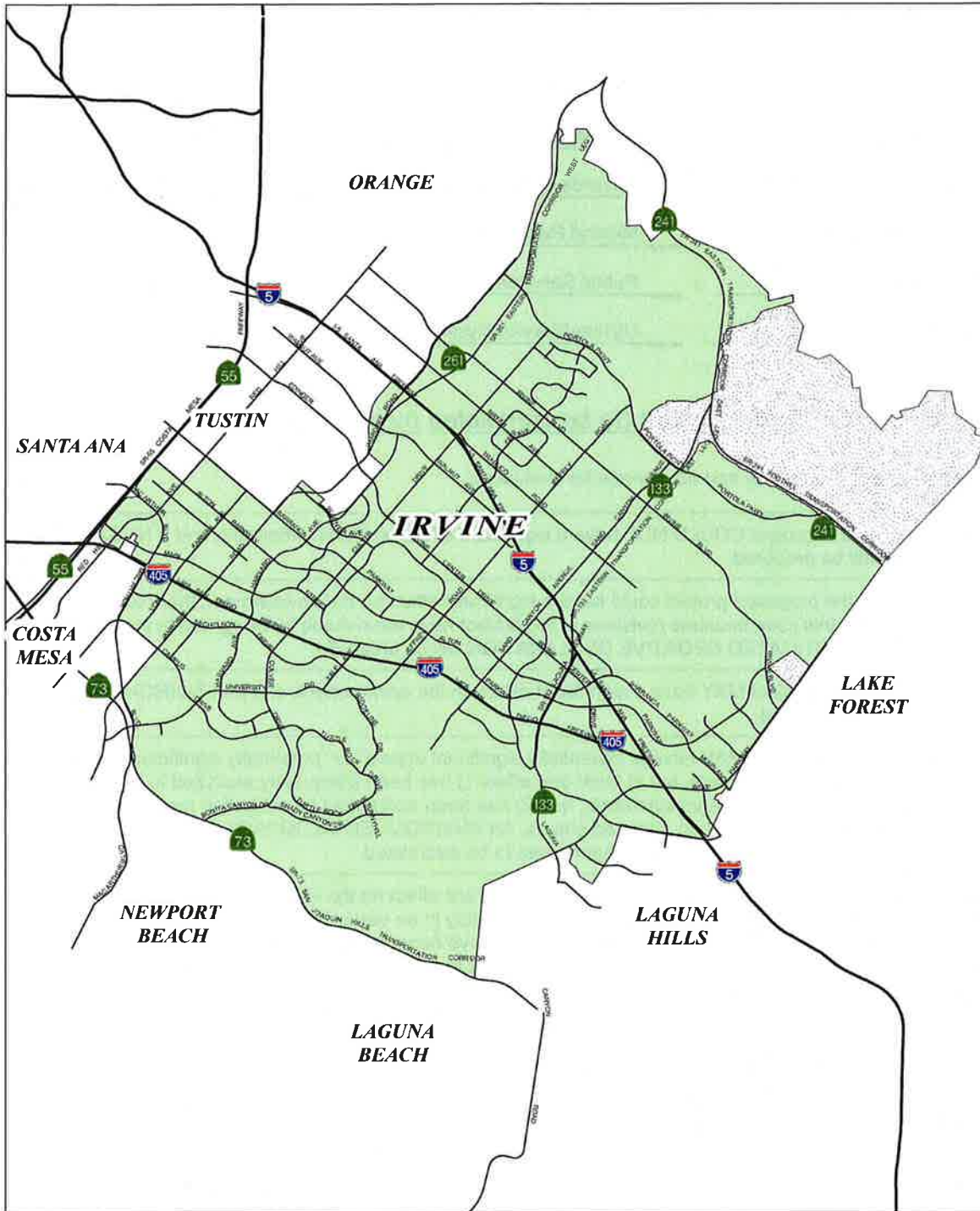
- CITY OF IRVINE
- IRVINE SPHERE OF INFLUENCE
- COUNTY BOUNDARY LINES

*City of Irvine 2013-2021 Housing Element
Initial Study/Negative Declaration
Regional Location Map*

DATE: Monday, July 01, 2013

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Exhibit 2 – Jurisdictional Boundary Map



CITY OF IRVINE
 IRVINE SPHERE OF INFLUENCE

Exhibit 2
 City of Irvine 2013-2021 Housing Element
 Initial Study/Negative Declaration
 City Jurisdictional Boundary

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Environmental Factors Potentially Affected

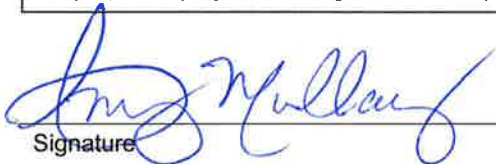
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages:

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

Determination (to be completed by the lead agency):

On the basis of this initial study and environmental evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	X
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

August 6, 2013

Date

Senior Planner

Title

City of Irvine

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 Section XVII, "Earlier Analyses," 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.

ISSUES:	Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
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I.	<u>AESTHETICS</u> Would the project:			
a)	Have a substantial adverse effect on a scenic vista?			X
	<p>Source: 1</p> <p>The <i>City of Irvine General Plan's</i> Land Use Element identifies "major views" on Figure A-4, Scenic Highways.</p> <p>Any proposed development would be similar in height to adjacent residential uses and would not obstruct existing views of scenic vistas. Therefore, residential development facilitated by the proposed project that is consistent with the General Plan will not impact scenic vistas. No impact will occur.</p>			
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?			X
	<p>Source: 1, 2</p> <p>There are no state-designated scenic highways within the City or vicinity of the planning area. Therefore, the Project will not impact scenic resources, including trees, rock outcroppings and historical buildings, within a state scenic highway. No impact will occur.</p>			
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?		X	
	<p>Source: 1, 3</p> <p>The Housing Element itself does not create physical residential growth but only identifies available sites for residential development during the 2013 – 2021 planning period. An overall capacity of 12,729 housing units are identified in the Sites Inventory (Appendix B of the Housing Element) to meet the RHNA. These sites have been previously zoned for residential development under existing General Plan and Zoning designations, including the 2012 Housing Element. Potential visual character impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description. General Plan Conservation Element policies that support Objective L-5 are intended to minimize visual impacts and retain aesthetic value of natural landforms within the City. Compliance with the City's General Plan, development standards, and any CEQA review would reduce potential impacts relating to degrading the visual character of the site or surrounding area. Impacts associated with adoption of the 2013-2021 Housing Element will be less than significant.</p>			
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X	
	<p>Source: 1, 3, 4</p> <p>Development of projects consistent with General Plan land use designations would create new sources of light and glare in the City. As potential units are developed, greater intensity and density of development would result in increased light and glare in the City due to exterior lighting, lighting of streets and walkways, and interior lighting that could be visible from the outside of residences. These impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description.</p> <p>Future development would be subject to the City's development standards and project level environmental review to adequately address, and mitigate if necessary, any specific light and glare impacts that may result from a site specific design proposal. These impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description.</p> <p>Compliance with existing program-level and future project-level CEQA mitigation measures, as well as Zoning Ordinance Chapter 3-16, will reduce light and glare impacts. Impacts associated with adoption of the 2013-2021 Housing Element will be less than significant.</p>			
II.	<p><u>AGRICULTURE AND FORESTRY RESOURCES</u></p> <p>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</p>			

ISSUES:	Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
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	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
	Source: 1, 3, 4			
	All vacant sites identified in the Sites Inventory (Appendix B of the Housing Element) to meet the RHNA have existing residential zoning designations. Although some vacant sites are located within Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, they have been addressed and mitigated under previously approved Environmental Impact Reports for the Northern Sphere (SCH# 2001051010), Planning Area 40/12 (SCH# 2000071014) and The Great Park (SCH#2002101020). The Northern Sphere consists of Planning Areas 1, 5B, 6, 8A, 9, & 9A and The Great Park consists of Planning Areas 30 & 51. The remainder of existing agricultural land within the City of Irvine (including all of the existing agricultural land within the vacant sites) is designated for urban uses, and agriculture is only designated as an interim use until the land is developed. Compliance with existing program-level and future project-level CEQA mitigation measures related to farmland conversion will reduce impacts. Impacts associated with adoption of the 2013-2021 Housing Element will be less than significant.			
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X
	Source: 1, 4			
	There are no Williamson Act contracts on any lands identified in the Sites Inventory. In addition, all sites have existing residential zoning designations in the City's General Plan and the Zoning Code. Therefore, no conflicts with existing zoning for agricultural use or a Williamson Act contract are anticipated. No impact will occur. Portions of the Northern Sphere Area property were originally enrolled in the Williamson Act program pursuant to an agreement between The Irvine Company and the County of Orange dated February 18, 1969. The Irvine Company removed all of the property from the Williamson Act contract in three steps, filing notices of non-renewal on September 27, 1984, September 29, 1987 and September 29, 1989. By January 1, 1999 all of the property had been removed from the Williamson Act contract and the contract had expired. All of the identified agricultural land within PAs 51 and 30 is currently in governmental ownership and is exempt from taxes; no agricultural land within the project area is currently covered by Williamson Act contracts. Williamson Act contracts with private landowners in the vicinity of the project area have been noticed for non-renewal by the landowners and all contracts have terminated as of July 1999.			
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))?			X
	Source: 1, 4			
	All vacant sites identified in the Sites Inventory (Appendix B of the Housing Element) to meet the RHNA have existing residential zoning designations. The surrounding areas are highly urbanized and developed with various uses, and are not used as forest land or timberland. There are no zoning designations in the City for forest land or timberland. Therefore, no associated impacts are anticipated.			
d)	Result in the loss of forest land or conversion of forest land to non-forest use?			X
	Source: 1, 4			
	All vacant sites identified in the Sites Inventory (Appendix B of the Housing Element) to meet the RHNA have existing residential zoning designations and are not located within forest land. Accordingly, the Housing Element update would not			

ISSUES:		Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
	result in the loss of forest land or conversion of forest land to non-forest use and, therefore, no such impacts are anticipated.				
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or conversion of forest land to non-forest use?			X	
	Source: 1, 3, 4				
	All vacant sites identified in the Sites Inventory (Appendix B of the Housing Element) to meet the RHNA have existing residential zoning designations. Although some vacant sites are located within Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, they have been addressed and mitigated under previously approved Environmental Impact Reports for the Northern Sphere (SCH# 2001051010) and The Great Park (SCH#2002101020). Compliance with existing program-level and future project-level CEQA mitigation measures related to farmland conversion will reduce impacts. Impacts associated with adoption of the 2013-2021 Housing Element will be less than significant.				
III.	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?				X
	Source: 5				
	The City of Irvine lies in the South Coast Air Basin (SoCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is the agency principally responsible for comprehensive air pollution control in the SoCAB. The air quality plan in effect in the SoCAB is the SCAQMD's 2007 Air Quality Management Plan (AQMP). The regional emissions inventory for the SoCAB is compiled by the SCAQMD and SCAG. Regional population, housing, and employment projections developed by SCAG, which are based on the land use designations of the City's General Plan form, in part, the foundation for the emissions inventory of the AQMP. Projects that are consistent with the growth anticipated by the City's General Plan are therefore consistent with AQMP emissions assumptions. The draft Housing Element designates adequate sites for development that could potentially accommodate any unmet portion of the RHNA through 2021. Since the housing assessment in the RHNA is determined by SCAG, any future development of vacant sites would accommodate increases in population based on SCAG's demographic projections. The project is consistent with the AQMP because it is based on demographic projections for the City of Irvine from which SCAQMD creates the regional emissions inventory. Therefore, no impact will occur.				
b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
	Source: 3, 5				
	The City of Irvine is located within SCAQMD's South Coast Air Basin, which is a nonattainment area for ozone and particulate matter. Local levels of particulate matter are high enough that excessive contributions from new sources could contribute to a projected air quality violation. The AQMP establishes the strategy to reduce emissions through regulatory controls. The Housing Element is a policy-level document that is consistent with existing general plan land use designation and zoning and therefore does not include specific development proposals. Adoption of the 2013-2021 Housing Element will, therefore, not directly result in any pollutant emissions. The Housing Element establishes City direction for facilitating housing development pursuant to adopted land use plans. Residential development facilitated by implementation of Housing Element programs has the potential to result in pollutant emissions. These impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description. Any future development of vacant sites identified in the Housing Element will comply with all SCAQMD requirements as well as any mitigation measures required as a result of project-level CEQA analysis, including those applicable to short-term construction activities. Implementation of the mitigation measures required from past program-level and future project-level CEQA analyses will ensure short-term construction and long-term operation emissions will be below SCAQMD				

ISSUES:	Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:	
regional and local thresholds. Therefore, impacts will be less than significant.					
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	
Source: 5					
<p>Refer to responses III. a) and III. b).</p> <p>The regional emissions inventory for the SoCAB is compiled by the SCAQMD and SCAG. Regional population, housing, and employment projections developed by SCAG, which are based on the land use designations of the City's General Plan form, in part, the foundation for the emissions inventory of the AQMP. The AQMP considers the cumulative contributions of development throughout the region and establishes a strategy to reduce emissions through regulatory controls. The proposed 2013-2021 Housing Element relies on existing General Plan land use designations and is consistent with SCAG's regional growth projections. Therefore, adoption of the 2013-2021 Housing Element will not result in a cumulatively considerable net increase of ozone or particulate matter. The impact will be less than significant.</p>					
d)	Expose sensitive receptors to substantial pollutant concentrations?			X	
Source: 3, 6, 7					
<p>The City's housing needs would be accommodated within vacant land permitted for residential use. Construction activities for residential projects would generate pollutant emissions, including but not limited to site grading, operation of construction equipment, and vehicle activities. The future housing units would generate pollutant stationary and mobile source emissions due to uses of stationary equipment, new vehicular trips, off-site power and natural gas generation, etc. Non criteria pollutants such as Hazardous Air Pollutants (HAPs) or Toxic Air Contaminants (TACs) are regulated by the SCAQMD. SCAQMD Rule 1401 (New Source Review of Toxic Air Contaminants) requires evaluation of potential health risks for any new, relocated, or modified emission unit which may increase emissions of one or more toxic air contaminants. The rule specifies limits for maximum individual cancer risk (MICR), cancer burden, and non-cancer acute and chronic hazard index (HI) from new permit units, relocations, or modifications to existing permit units which emit toxic air contaminants. The 2013-2021 Housing Element will not directly result in the emission of HAPs or TACs, and as new potential sources of these pollutants and contaminants are regulated by the SCAQMD. These impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description. Thus, less than significant impacts are anticipated in this regard. It is also important to note the conceptual nature of the anticipated residential development associated with the Housing Element. Future development proposals would be analyzed individually for potential impacts to air quality and to determine compliance with applicable state and federal ambient air quality standards. If necessary, mitigation would be recommended to reduce potential air quality impacts to a less than significant level.</p> <p>The "Air Quality and Land Use Handbook: A Community Health Perspective," a joint-agency publication from the California Environmental Protection Agency (EPA) and California Air Resources Board (ARB), provides recommendations for evaluating potential health effects of siting sensitive land uses near high traffic freeways and urban roads. Specifically, the handbook recommends siting new sensitive land uses (including residential land uses) a minimum of 500 feet of freeways and urban roads with more than 100,000 vehicles per day. No local arterial is expected to exceed 100,000 vehicles per day during the planning period and none of the residential sites identified in the 2013-2021 Housing Element are located within 500 feet of a freeway. Therefore, no impact will occur.</p>					
e)	Create objectionable odor affecting a substantial number of people?			X	
Source: 8, 9					
<p>Odors are one of the most obvious forms of air pollution to the general public. Although offensive odors seldom cause physical harm, they can be a nuisance to the general public. Most people determine an odor to be offensive (objectionable) if it is sensed longer than the duration of a human breath, typically two to five seconds. The SCAQMD CEQA handbook states that land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. Because the project involves policy planning for residential uses, it does not involve development of uses associated with odors and operational impacts are less than significant.</p>					

ISSUES:	Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
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Construction activities associated with residential projects consistent with General Plan land use designations may generate objectionable odors from heavy-duty equipment exhaust or from application of paint and asphalt. All new development would be subject to compliance with standards established for the SCAQMD for odor control. Projects would require consistency with SCAQMD Rule 402, *Public Nuisance*, which prohibits the discharge of air contaminants or other materials (including odors), which can cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public at large. Any impacts to adjacent land uses would likely be short-term and low intensity as odors disperse over distance and are considered less than significant. Notwithstanding, due to the conceptual nature of the future residential development, proposals would be analyzed individually to evaluate the potential creation of objectionable odors. If necessary, mitigation would be required to reduce potential air quality impacts to a less than significant level.

IV. 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?			X	
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Source: 1, 3

Implementation of the Housing Element would not directly impact any riparian, wetland, or other sensitive natural community, because the Housing Element does not confer direct development rights. However, the residential development consistent with General Plan land use designations that is anticipated and encouraged by the Housing Element could impact existing riparian, wetland, or other sensitive natural communities if located on a site which contained these resources. These impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description.

Due to the conceptual nature of the future residential development, site specific proposals would require individual assessments of potential impacts to biological resources, including impacts to endangered, threatened, rare, or locally designated species and their habitats. Policies that support General Plan Conservation Element Objectives L-2 and L-3 are intended to reduce impacts to biotic resources. All projects would be subject to General Plan Conservation Element policies, the City's entitlement review process, and project level environmental review to adequately address, and mitigate if necessary, any impacts to biological resources.

Compliance with Conservation Element policies as well as existing program-level and future project-level CEQA mitigation measures related to protection of candidate, sensitive, or special status species located will reduce impacts. Impacts associated with adoption of the 2013-2021 Housing Element will be less than significant.

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?			X	
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Source: 1, 3
Refer to response IV. a)

c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but no limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
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Source: 1, 3
Refer to response IV. a)

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?			X	
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ISSUES:	Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
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	Source: 1, 3			
	<p>The residential development consistent with General Plan land use designations could remove natural areas that presently allow relatively unrestricted wildlife movement through a variety of habitats, if located on a site which contained movement corridors. These impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description.</p> <p>Policies that support General Plan Conservation Element Objectives L-2 and L-3 are intended to reduce impacts to biotic resources. Residential development on any sites identified in the Sites Inventory would be subject to the City's entitlement review process, and project level environmental review to adequately address, and mitigate if necessary, any impacts to wildlife.</p> <p>Compliance with Conservation Element policies as well as existing program-level and future project-level CEQA mitigation measures related to protection of wildlife corridors and use of native wildlife nursery sites will reduce impacts. Impacts associated with adoption of the 2013-2021 Housing Element will be less than significant.</p>			
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinances?			X
	Source: 1, 3, 10			
	<p>The residential development consistent with General Plan land use designations could result in the removal of ornamental trees and/or street trees in order to construct public sidewalks and driveways. These impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description.</p> <p>The City Municipal Code's Urban Forestry Ordinance (Municipal Code Title 5, Division 7, Chapter 4) requires preservation of specific trees of significant value. The City's Urban Forestry Ordinance also requires that any removed trees are replaced on a one-to-one ratio. Site specific proposals would require individual assessments of potential impacts to trees. If necessary, mitigation would be required to reduce potential impacts to a less than significant level.</p> <p>The 2013-2021 Housing Element does not include policies or programs that would conflict with or obstruct implementation of the City's Municipal Code's Urban Forestry Ordinance. Therefore, no impact will occur.</p>			
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
	Source: 1 (Figure L-3)			
	<p>In 1996, the U.S. Fish and Wildlife Service (USFWS) and CDFG approved the Orange County Central and Coastal Sub-region NCCP/HCP. This sub-region is bound by SR-55 and SR-91 freeways to the north; the Orange County boundary to the east; El Toro Road and I-5 to the south; and the Pacific coast to the west. The NCCP/HCP addresses protection and management of coastal sage scrub habitat; coastal sage scrub-obligate species; and other covered habitats and species. It mitigates anticipated impacts to those habitats and species on a programmatic, sub-regional level rather than on a project-by-project, single species basis.</p> <p>As part of the NCCP/HCP, a Reserve in excess of 37,000 acres was established for the protection of coastal sage scrub, other upland habitats, the coastal California gnatcatcher, and other primarily coastal sage scrub-dependent species identified in the NCCP/HCP. Specifically, the NCCP/HCP, the USFWS, and CDFG authorize "take" of 39 "Target" and "Identified" species of plants and animals (including "covered" and "conditionally covered" species). Thus, the NCCP/HCP provides for the protection and management of a broad range of plant and animal populations, while providing certainty to the public and affected landowners with respect to the location of future development and open space in the sub-region.</p> <p><u>Special Area Management Plan/Watershed Streambed Alteration Agreement Process for the San Diego Creek Watershed</u></p> <p>As part of an ongoing effort to manage aquatic resources within the San Diego Creek Watershed, the Regulatory Division of the USACE's Los Angeles District is in the process of finalizing implementation of a Special Area Management Plan (SAMP) in coordination with the CDFG's Watershed Streambed Alteration Agreement (WSAA) Process. A SAMP is designed to protect aquatic resources of special sensitivity (e.g., the riparian ecosystem within a geographic area under intense development pressure). The main goals of the SAMP/WSAA Process are to establish regulatory and non-regulatory mechanisms to balance the need for aquatic resource protection and reasonable economic development</p>			

ISSUES:	Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
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and infrastructure needs. The SAMP/WSAA Process entails an analytical framework to support improved decision making, permitting procedures, and a strategic mitigation plan to minimize individual and cumulative impacts of future projects in the subject watershed. With the finalization of the SAMP process, there will be aquatic resources within areas of the watershed identified as "aquatic resource integrity areas" to be targeted for protection, including preservation and jurisdictional areas where future regulated activities that meet specific criteria could be permitted under more efficient permitting procedures.

This process has involved coordination with a number of other resource agencies, including the California Regional Water Quality Control Board, Santa Ana Region (RWQCB); the USFWS, Region 1; and the U.S. Environmental Protection Agency (USEPA), Region IX. Local participating applicants involved in the SAMP/WSAA Process include the Irvine Company, the Irvine Ranch Water District, the City of Irvine, and the County of Orange.

Portions of The Great Park and The Northern Sphere are located within the NCCP/HCP. Although residential development is anticipated by the Housing Element in these Planning Areas, vacant parcels are not located within the NCCP/HCP designated areas. In addition, there are no aquatic resource integrity areas within the sites identified in the Sites Inventory of the Housing Element.

Therefore, implementation of the Housing Element would not conflict with provisions of the NCCP/HCP, the SAMP/WSAA for the San Diego Creek Watershed or other approved local, regional, or state habitat conservation plan.

V. CULTURAL RESOURCES

Would the project:

a)	Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?			X
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Source: 1 (Figure E-1), 3

Policies that support General Plan Cultural Resources Element Objectives E-1 and E-2 are intended to protect cultural resources. The City's Cultural Resource Element identifies several historical/archaeological landmarks within Planning Area 6 in the Northern Sphere: the Lambert Reservoir, Portola Campsite, Route of the Portola Expedition, and the "Tomato Springs Bandit." Barton's Mound is the only landmark listed in the California Inventory of Historic Resources. No known cultural resources are found in any other Planning Areas where residential development is anticipated by the Housing Element. Mitigation measures to address any potential impacts on historical resources are identified in the Northern Sphere EIR. Future development will be required to comply with Cultural Resources Element policies, program-level mitigation measures, and any new mitigation measures required by project-level CEQA review. Therefore impacts to cultural resources, including historic resources, will less than significant.

b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?			X
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Source: 1 (Figure E-1), 3

See response V. b). Impacts to cultural resources, including archaeological resources, will less than significant.

c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X
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Source: 1 (Figure E-2), 3

Policies that support General Plan Cultural Resources Element Objectives E-1 and E-2 are intended to protect cultural resources, including paleontological resources. Direct impacts to paleontological resources can occur when earthwork activities, such as grading and trenching operations, cut into the geologic deposits (formations) within which fossils are buried. These impacts could occur during build out of a project area. These direct impacts are in the form of physical destruction of fossil remains and could result in the loss of paleontological resources, including, an undetermined number of unrecorded fossil sites, associated geologic and geographic site data, and fossil bearing rocks. Future grading for residential development consistent with General Plan land use designations has the potential to impact paleontological resources. However, future residential development must be consistent with General Plan Cultural Resources Element policies and implement mitigation measures identified in previously certified EIR's listed in the Project Description.

Compliance with Cultural Resources Element policies and existing program-level and future project-level CEQA mitigation measures related to protection of paleontological resources and unique geologic features will reduce impacts. Impacts associated with adoption of the 2013-2021 Housing Element will be less than significant.

ISSUES:	Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
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d)	Disturb any human remains, including those interred outside of formal cemeteries?			X	
Source: 3					
<p>There are no known human remains on the vacant sites identified in the Sites inventory. However, future grading activities from housing development consistent with General Plan land use designations could uncover previously unknown human remains. These impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description.</p> <p>If human remains were found, those remains would require proper treatment, in accordance with applicable laws. State of California Public Resources Health and Safety Code Section 7050.5-7055 describe the general provisions for human remains. Specifically, Health and Safety Code Section 7050.5 describes the requirements if any human remains are accidentally discovered during excavation of a site. As required by State law, the requirements and procedures set forth in Section 5097.98 of the California Public Resources Code would be implemented, including notification of the County Coroner, notification of the Native American Heritage Commission, and consultation with the individual identified by the Native American Heritage Commission to be the "most likely descendant." If human remains are found during excavation, excavation must stop in the vicinity of the find and any area that is reasonably suspected to overly adjacent remains until the County coroner has been called out, and the remains have been investigated and appropriate recommendations have been made for the treatment and disposition of the remains. Following compliance with state regulations, which details the appropriate actions necessary in the event human remains are encountered, impacts in this regard would be considered less than significant.</p> <p>Compliance with existing program-level and future project-level CEQA mitigation measures related to protection of human remains will reduce impacts. Impacts associated with adoption of the 2013-2021 Housing Element will be less than significant.</p>					

VI. 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?				X

Source: 1 (Figure D-1)

As with all of Southern California, the project sites are within a seismically active region. There are no major or active faults mapped at the sites that could result in surface rupture, nor are the sites located in an Alquist-Priolo Fault Rupture Hazard Zone.. The nearest regional active fault to the City of Irvine is the Newport-Inglewood fault. There are no known active or potentially active faults crossing or projecting in areas anticipated by the Housing Element for residential development. Therefore, no impact will occur.

ii)	Strong seismic ground shaking?			X	
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Source: 1, 3, 10

Residential development consistent with General Plan land use designations is located in seismically active Southern California and is subject to ground shaking from regional earthquake activity. More specifically, the City of Irvine is located within Seismic Zone 4, as identified by the California Building Code (CBC) that is incorporated in the City's Municipal Code. Seismic Zone 4 is characterized by the most stringent requirements for building design. These impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description.

Policies that support General Plan Seismic Element Objective D-2 are intended to reduce seismic hazards. Construction of any future residential development anticipated by the Housing Element will be required to comply with all seismic design parameters set forth in the CBC. Compliance with the seismic design parameters contained in the CBC ensures that project-level impacts will be reduced.

Compliance with Conservation Element policies and existing program-level and future project-level CEQA mitigation measures related to strong seismic ground shaking will reduce impacts. Impacts associated with adoption of the

ISSUES:	Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
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	2013-2021 Housing Element will be less than significant.			X	
iii)	Seismic-related ground failure, including liquefaction?			X	
	Source: 1 (Figure D-3), 3				
	<p>Liquefaction refers to loose, saturated sand or silt deposits that lose their load supporting capability when subjected to intense shaking. According to the City's General Plan, the potential for liquefaction hazards ranges from very low in the northeastern portion of the City to very high in the western portion of the City. These impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description.</p> <p>Policies that support General Plan Seismic Element Objective D-2 are intended to reduce seismic hazards. Any future development that occurs under the draft Housing Element would be subject to future CEQA review and consideration of potential soil related impacts. Compliance with Seismic Element policies and existing program-level and future project-level CEQA mitigation measures related to seismic ground failure, including liquefaction will reduce impacts. Impacts associated with adoption of the 2013-2021 Housing Element will be less than significant.</p>				
iv)	Landslides?				X
	Source: 1, 3				
	<p>The City is relatively flat and there are no significant slopes or hills in the vicinity of future development sites. It is anticipated that cut-and-fill grading would be necessary during project development, but no significant slopes are anticipated. These impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description. Additionally, future projects would be required to comply with CBC standards. Landslide impacts are not anticipated as a result of the 2013-2021 Housing Element. No impact will occur.</p>				
b)	Result in substantial soil erosion or the loss of topsoil?			X	
	Source: 3				
	<p>Future residential development consistent with General Plan land use designations will involve the removal of any unsuitable surface soils and the replacement of these soils with compacted fills. These impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description. Compliance with existing program-level and future project-level CEQA mitigation measures related to soil erosion or topsoil loss will reduce impacts. Future development projects would be required to prepare erosion control plans and/or incorporate best management practices to minimize potential erosion and sedimentation impacts. Impacts to soil erosion due to the adoption of the Housing Element will be less than significant.</p>				
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	
	Source: 1, 3, 10				
	<p>Policies that support General Plan Seismic Element Objective D-2 are intended to reduce seismic hazards. Potential residential development sites identified in the Housing Element consist of small and large parcels of vacant land. Depending on its location and site characteristics, future residential development of these sites consistent with General Plan land use designations could expose people or structures to potential substantial adverse effects involving unstable geologic units. These impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description.</p> <p>Development of properties in these areas would be subject to compliance with the goals and policies of the General Plan, including policies that support Seismic Element Objective D-2. Additionally, all grading operations would be conducted in conformance with the City's Grading Ordinance and the most recent version of the CBC. Specifically, as part of the City's development review process, geotechnical studies would be prepared to identify necessary improvements to ensure long-term geotechnical stability. Any residential development that occurs in conjunction with the Housing Element would be designed to resist seismic forces in accordance with the criteria and design parameters contained in the most current version of the Uniform Building Code Title 24 of the California Building Code, and the standards of the Structural Engineers Association of California. Compliance with these building standards and site-specific recommendations (if any) would mitigate project-level impacts related to unstable geologic units and landslides.</p> <p>Compliance with existing Seismic Element policies and program-level and future project-level CEQA mitigation measures related to seismic ground failure, including liquefaction will reduce impacts. Impacts associated with adoption of the 2013-</p>				

ISSUES:	Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
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2021 Housing Element will be less than significant.

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	
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Source: 1 (Figure D-3), 3

Expansive soils are materials that, when subject to a constant load, are prone to expand when exposed to water, and shrink or swell as the moisture content decreases or increases. Structures built on these soils may experience shifting, cracking, and breaking as soils shrink and subside or expand. These impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description.

Policies that support General Plan Seismic Element Objective D-2 are intended to reduce seismic hazards. Any future development that occurs under the draft Housing Element would be subject to future CEQA review and consideration of potential soil-related impacts. Necessary improvements to ensure long term geotechnical stability would be required.

Compliance with Seismic Element policies and existing program-level and future project-level CEQA mitigation measures related to expansive soils will reduce impacts. Impacts associated with adoption of the Housing Element will be less than significant.

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
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Source: 1

Any future residential development anticipated by the Housing Element would connect with the municipal sewer system and would not involve the use of septic systems or alternative wastewater disposal systems. Therefore, no impact will occur.

VII. GREENHOUSE GAS EMISSIONS

Would the project:

a)	<u>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</u>			X	
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Source: 1

Future residential development in Irvine will be designed and constructed in accordance with the provisions of the City's Zoning Ordinance and the land use policies of the General Plan. The 2013-2021 Housing Element does not change any land use policy or any building regulations that would raise or otherwise change development levels that could contribute to an increase in greenhouse gases.

The Irvine General Plan identifies goals and policies that will contribute to better air quality in the City. In addition, the Irvine Business Complex Vision Plan and Great Park Plan are intended to reduce air pollution and increase livability, and will also decrease greenhouse gas emissions by establishing a mix of land uses in proximity to transit that would reduce vehicle miles traveled. The proposed Housing Element encourages implementation of these plans. General Plan implementation measures that reduce greenhouse gas emissions include:

- Circulation Element**
- Policy B-3(a): Link residences with schools, shopping centers, and other public facilities, both within a planning area and to adjacent planning areas, through an internal system of trails.
 - Policy B-3(b): Require development to provide safe, convenient, and direct pedestrian access to surrounding land uses and transit stops.
 - Policy B-3(c): Design and locate land uses to encourage access to them by nonautomotive means.
 - Policy B-4(b): Require a system of bicycle trails, both on- and off-street, in each planning area.

Policy B-4(d): Require bicycle train linkages between residential areas, employment areas, schools, parks, community facilities, commercial centers, and transit facilities.

Policy B-4(e): Require pedestrian and bicycle circulation plans detailing access to the subject property and adjacent to properties in conjunction with new development.

Policy B-6(a): Plan residential, commercial, and industrial areas to enable effective use of public transit.

Policy B-6(c): Coordinate with OCTA to:

- Implement a bus service network in and to the City as a feasible alternative to the use of the automobile.
- Provide bus service to existing land uses to maximize patronage.
- Pursue additional transit service to the City.

Energy Element

Policy I-1(a): Consider the following or comparable design features, to the extent feasible, in developments at time of concept plan, subdivision, or development review:

- Encourage optimum solar access, natural ventilation and energy efficient landscaping.
- Encourage east/west alignment for local streets and building orientation which maximizes solar access, natural ventilation, and which minimizes conflicts with the solar access of adjacent structures or properties.
- Encourage cluster residential development when feasible.

Policy I-1(b): Encourage and promote incorporation of energy conservation measures. The measures should be developed in conjunction with the applicant and may include:

- Active solar water and/or space heating.
- Passive design features for heating and cooling.
- Use of energy efficient devices.

Policy I-2(a): Encourage voluntary retrofit energy programs for residential, commercial, and industrial buildings including energy conservation measures.

Growth Management Element

Policy M-4(a): Support programs promulgated in the Air Quality Management Plan (AQMP) and City programs such as Spectrumotion and the Trip Reduction Facilities Ordinance which are aimed at increasing the vehicle occupancy rate and reducing vehicle trips and vehicle miles traveled (VMT).

Policy M-5(g): Plan commercial, industrial, and residential areas so that the use of transit systems could be implemented if and where deemed viable.

Policy M-6(c): Participate with the County of Orange in cooperative efforts to coordinate strategies to meet housing and employment land use mix objectives.

Land Use Element

Policy A-1(f): Promote sustainable development through energy and water conservation, reduced reliance on non-renewable resources, and the use of native trees, shrubs, and grasses with low maintenance costs.

Policy A-2(b): Provide neighborhood retail and service centers within walking or biking distance of residential communities and employment centers.

Policy A-7(d): Ensure that each planning area contains an internal system of trails linking schools, shopping centers, and other public facilities with residences.

The 2013-2021 Housing Element does not change or conflict with any of these policies. In fact, the proposed Housing Element implements these policies. The Housing Element does not include any regulations or other policies that would encourage inefficient building practices that could affect the volume of greenhouse gas emissions that would otherwise occur under existing General Plan policies. Additionally, as discussed in detail in the Project Description, the proposed Housing Element does not create the ability for any new development to occur that would not otherwise occur, and does not authorize any specific development project. As such, its adoption would not directly generate any greenhouse gas emissions. The 2013-2021 Housing Element is specifically intended to facilitate the development of housing as allowed by existing land use policies and in a manner that encourages improvement of jobs-housing balance, higher density development in proximity to transit, and mixed-use development.

Similarly, implementation of the proposed Housing Element would not affect building energy demands or generate any additional vehicle trips, and more miles traveled, beyond those that would be associated with the existing General Plan. In addition, environmental review of future projects will continue be carried out to ensure that the projects are consistent with all General Plan goals, objectives, and policies, including those that help the City contribute to regional greenhouse gas reduction efforts.

Future residential development in the City will be required to comply with Title 24 energy efficiency requirements of the California Building Code (CBC) as well as the California Green Building Standards Code (CGBSC). Compliance with these codes will further increase energy efficiency in new residential buildings, thus reducing total energy demand and thereby reducing the level of greenhouse gas emissions generated from coal, natural gas, and oil-based energy sources. Adherence to such policies and guidelines will reduce potential impacts to a less-than-significant level.

Assembly Bill 32, the California Climate Solutions Act of 2006 (AB 32), is considered the most important legislation designed to decrease greenhouse gas emissions in California history. AB 32 requires that statewide greenhouse gas emissions be reduced to 2000 levels by the year 2010, 1990 levels by the year 2020, and to 80 percent less than 1990 levels by year 2050. These reductions will be accomplished through an enforceable statewide cap on greenhouse gas emissions that will be phased in starting in 2012. In 2008, Senate Bill 375 was adopted to implement AB 32 goals for reduction of transportation-based greenhouse gas emissions through the direct linkage between regional transportation and land use/housing planning.

The housing sites identified in the 2013-2021 Housing Element are all already designated for housing or mixed use development in the City's General Plan. The strategy is to encourage mixed use development near transit and employment places. As such, the targeted housing sites will help achieve the goals of reducing vehicular trips and thereby help reduce total vehicular-based greenhouse gas emissions. The proposed 2013-2021 Housing Element is consistent with the City's General Plan. Housing Element programs that commit the City to future Zoning Ordinance amendments to address SB 2 and AB 2634 will not introduce new uses in the City where similar uses are not already either permitted or conditionally permitted. As such the proposed Housing Element does not conflict with AB 32, SB 375, or any plans or programs that have been adopted to achieve those legislative mandates. In addition, the City's approach is consistent with SCAG's 2-Percent Strategy for smart growth development. Therefore, impacts will be less than significant.

b)	<u>Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</u>				X
Source: 1, 11					
<p>Refer to VII. a). There are currently no established regulatory thresholds for greenhouse gas (GHG) emissions on a local, state, or national basis. Current State of California goals for reductions in GHG emissions are contained in Assembly Bill 32 (AB 32). AB 32 establishes a goal of reaching 1990 GHG levels by 2020 and describes a process for achieving that goal.</p> <p>SB 375 requires Metropolitan Planning Organizations (MPOs) to prepare a Sustainable Communities Strategy (SCS) in Regional Transportation Plans. The Orange County Council of Governments (OCCOG) and the Orange County Transportation Authority (OCTA) adopted a sub-regional SCS in June 2011. The Orange County Sustainable Communities Strategy (OC SCS) sets forth a development pattern for the region, which, when integrated with the transportation network and other transportation measures and policies, would reduce GHG emissions from transportation (excluding goods movement). The SCS is meant to provide individual jurisdictions with growth strategies that, when taken together, achieve the regional GHG emissions reduction targets. The OC SCS was sent to the Southern California Association of Governments (SCAG) to be incorporated into a regional strategy to reducing greenhouse gas emissions. SCAG is responsible for developing an overall strategy for the region including Orange, Los Angeles, Riverside, San Bernardino, Ventura, and Imperial counties.</p> <p>The draft 2013-2021 Housing Element is consistent with and advances the goals and objectives of the OC SCS. For example, the Housing Element includes policies to ensure a mix of housing types is available to meet the City's regional share of the housing need for all economic segments of the community and to improve the City's jobs-housing balance. Encouraging a mix of housing types and densities and improving the balance between jobs and housing will reduce automobile trips and other sources of GHG emissions. Since the Housing Element will not conflict with a greenhouse gas emissions plan, policy or regulation, no impact will occur.</p>					

ISSUES:	Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
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VIII.	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Source: 1, 3			
	<p>The potential areas for residential development that is consistent with General Plan land use designations are located throughout the City and are surrounded by urbanized development. Construction activities associated with future development would involve the use of chemical substances such as solvents, paints, fuel for equipment, and other potentially hazardous materials. These materials are common to typical construction activities and do not pose a significant hazard to the public or the environment. Long-term operation of the future residential land uses would not involve substantial amounts of hazardous substances during operation. Future development of the sites would be consistent with the type and intensity of surrounding residential development, and typical hazardous substances that may be used include household cleaning agents, building maintenance and pool chemicals, and motor vehicle fuels and lubricants.</p> <p>The potential for hazardous materials impacts has been evaluated at a program or policy-level in the CEQA documents listed in the Project Description. Policies that support General Plan Land Use Element Objective A-6 and Integrated Waste Management Element Objective H-1 are intended to reduce impacts associated with transport, use, or disposal of hazardous materials. Although it is not expected that significant amounts of hazardous materials would be transported, used, or disposed of in conjunction with development of future properties to implement the Housing Element, such projects would be subject to subsequent CEQA review and regulatory requirements. Compliance with Land Use Element and Integrated Waste Management Element policies and existing program-level and future project-level CEQA mitigation measures related to transport, use, or disposal of hazardous materials, will reduce impacts. Impacts associated with adoption of the 2013-2021 Housing Element will be less than significant.</p>			
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Source: 1, 3			
	<p>Future residential development that is consistent with General Plan land use designations may be located in the vicinity of sites where hazardous materials are contained. Releases of hazardous materials may occur during a natural disaster. Likewise, improperly stored containers of hazardous substances may overturn or break, pipelines may rupture, and storage tanks may fail. These impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description. Policies that support General Plan Land Use Element Objective A-6 and Integrated Waste Management Element Objective H-1 are intended to reduce impacts associated with release of hazardous materials into the environment. Future development projects would be subject to CEQA review and analyzed for the potential release of hazardous materials into the environment. Compliance with Land Use Element and Integrated Waste Management Element policies and existing program-level and future project-level CEQA mitigation measures related to release of hazardous materials into the environment will reduce impacts. Impacts associated with adoption of the 2013-2021 Housing Element will be less than significant.</p>			
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Source: 1, 3			
	<p>The proposed project consists of an updated determination of housing needs within the City, and revisions to the policies and procedures the City uses in addressing those needs. The proposed project would not directly emit hazardous emissions, and would not involve the handling of hazardous or acutely hazardous materials. However, development consistent with General Plan land use designations could emit hazardous emissions and involve the handling of hazardous or acutely hazardous materials. These potential impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description. Policies that support General Plan Land Use Element Objective A-6 and Integrated Waste Management Element Objective H-1 are intended to reduce hazardous materials impacts. Through the City's environmental review process, future development projects would be evaluated for the potential release of hazardous materials into the environment. Compliance with Land Use Element and Integrated Waste Management Element policies and existing program-level and future project-level CEQA mitigation measures related to hazardous</p>			

ISSUES:	Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
emissions or handling of hazardous materials within one-quarter mile of an existing or proposed school will reduce impacts. Impacts associated with adoption of the 2013-2021 Housing Element will be less than significant.				
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	
Source: 3				
Future residential development that is consistent with the General Plan land use designations may be located in the vicinity of known hazardous materials sites. These potential impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description. Furthermore, through the City's environmental review process, it would be determined if a potential development site is on or within the immediate vicinity of any known hazardous material site. Where appropriate, mitigation measures would be required for specific projects to reduce potential hazards to the public. Compliance with existing program-level and future project-level CEQA mitigation measures related to development on hazardous materials sites will reduce impacts. Impacts associated with adoption of the 2013-2021 Housing Element will be less than significant.				
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?			X	
Source: 1, 3, 13				
Development in the Irvine Business Complex anticipated by the Housing Element will be in close proximity to the John Wayne Airport. The Orange County Airport Land Use Commission (ALUC) is required to prepare and adopt an airport land use plan for each of the airports within its jurisdiction. The ALUC prepared the Airport Environs Land Use Plan (AELUP) for John Wayne Airport, which safeguards the general welfare of the inhabitants within the vicinity of the airport and to ensure the continued operation of the airport. The AELUP requires land use within the planning area boundaries to conform to noise, safety, and height restrictions. The potential impacts related to this issue have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description. Policies that support General Plan Safety Element Objective J-1 and Conservation Element Objective L-6 are intended to reduce airport operations impacts. Future development anticipated by the Housing Element would be required to comply with the City's Safety Element and the AELUP. Compliance with the Safety Element and Conservation Element policies and existing program-level and future project-level CEQA mitigation measures related to airport hazards resulting from development within the John Wayne Airport AELUP will reduce impacts. Impacts associated with adoption of the 2013-2021 Housing Element will be less than significant.				
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
Source: 1				
No project anticipated by the Housing Element will be located within the vicinity of a private airstrip. Therefore, there will be no associated safety hazards. No impact will occur.				
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
Source: 1 (Figure J-4), 3				
The City of Irvine has prepared an Emergency Management Plan to provide guidance for the City's response to emergency situations such as natural disasters, technological incidents, and national security emergencies. Technological incidents include those ranging from failure of major computer systems managing backbone infrastructure and vital services, to spills of hazardous materials used in technology or manufacturing processes. The City's Emergency Services Ordinance (Title 4 Division 9 of the City's Municipal Code) provides for "the preparation and carrying out of plans for the protection of persons and property...in the event of an emergency; the direction of the emergency organization; and the coordination of emergency functions...."				

ISSUES:	Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
<p>The City's Emergency Management Plan does not address day-to-day emergencies, design of development projects, or land use planning efforts such as General Plan Amendments and Zone Changes. Instead, it focuses on potential large-scale disasters that would require unusual emergency responses, such as mass evacuations. Future development of residential uses as a result of the implementation of the Housing Element would not interfere with the implementation of the current plan. Should an emergency occur on the project sites that would necessitate evacuation, the internal street system would provide egress points along which would provide access to the outlying arterial roadway system.</p> <p>Policies that support General Plan Safety Element Objective J-2 are intended to reduce emergency response impacts. Implementation of the draft Housing Element will not directly conflict with the City of Irvine's emergency response or evacuation plans. Development that is consistent with General Plan land use designations could require alteration of existing emergency response and evacuation plans. These potential impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description. Additionally, future development will be subject to CEQA review and be evaluated regarding interference with adopted emergency response and evacuation plans. Compliance with the Safety Element and existing program-level and future project-level CEQA mitigation measures related to emergency response and evacuation plans will reduce impacts. Adoption of the Housing Element will have a less than significant impact on emergency response plans.</p>				
h) Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?			X	
Source: 1 (Figure J-2) , 3				
<p>Residential development in the northern part of the City anticipated by the Housing Element will be adjacent to urbanized areas and residences intermixed with wild lands. Wild land fires represent safety hazards in brushy, undeveloped hillsides. Dense chaparral vegetation burns quickly and can cause fires to spread to adjacent development. Residential development consistent with General Plan land use designations could expose people or structures to a significant risk involving wild land fires. The potential impacts of future residential development related to this issue have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description.</p> <p>Policies that support General Plan Safety Element Objectives J-1 and J-2 are intended to reduce wildfire hazards. Any residential development that occurs in conjunction with the Housing Element would be designed to minimize fire risks by meeting or exceeding current Fire Code requirements. Future development located within or adjacent to a wild land fire area would be required to prepare and implement a comprehensive fuel modification program in accordance with the City of Irvine and County of Orange Fire Authority. Compliance with Safety Element policies and existing program-level and future project-level CEQA mitigation measures related to wildfire hazards will reduce impacts. Impacts associated with adoption of the 2013-2021 Housing Element will be less than significant.</p>				
IX. <u>HYDROLOGY AND WATER QUALITY</u>				
Would the project:				
a) Violate any water quality standards or waste discharge requirements?			X	
Source: 3				
<p>Discharge from construction and occupancy of residential development consistent with General Plan land use designations could violate water quality standards or waste discharge requirements. These potential impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description.</p> <p>Any future development anticipated by the Housing Element, both during the construction phase and during long-term operation, will be subject to the water quality regulations and requirements of the Santa Ana Regional Water Quality Control Board (SARWQCB) regarding waste discharge for stormwater runoff. The City of Irvine has adopted regulations that require a Stormwater Pollution Prevention Plan (SWPPP) to be submitted in order to minimize construction-related pollutants entering the storm water system. Compliance with these requirements would prevent violation of water quality standards and waste discharge requirements at project sites.</p> <p>Standard City conditions of approval of any future residential project will require the submittal of a final Water Quality Management Plan (WQMP) that must identify the Best Management Practices (BMPs) that will be used on the site to control predictable pollutant runoff. Review and approval of the final WQMP at permit issuance and requisite compliance with SARWQCB regulations will ensure that a project does not violate water quality standards and waste discharge requirements.</p>				

ISSUES:	Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
Compliance with existing program-level and future project-level CEQA mitigation measures related to water quality standards and waste discharge requirements will reduce impacts. Impacts associated with adoption of the 2013-2021 Housing Element will be less than significant.				
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit 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	
Source: 1, 3				
Residential development that is consistent with General Plan land use designations would increase water consumption in the City as well as increase dependence on local and imported supplies of groundwater. These potential impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description. Policies that support General Plan Conservation Element Objective L-5 are intended to protect water resources, including groundwater. Any future residential development would be subject to CEQA review. Potential impacts to groundwater supply and recharge would be analyzed and, if necessary, mitigated. Compliance with Conservation Element policies and existing program-level and future project-level CEQA mitigation measures related to groundwater recharge will reduce impacts. Impacts associated with adoption of the 2013-2021 Housing Element will be less than significant.				
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	
Source: 1, 3				
Development of future residential units will require grading and installation of additional drainage infrastructure to connect to existing drainage facilities. These potential impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description. Policies that support General Plan Conservation Element Objectives L-5 and L-12 and Integrated Waste Management Element Objective H-3 are intended to address project drainage. Future development projects would be subject to CEQA review and would adhere to the City's standard practices designed to prevent erosion and siltation during the construction phase. Compliance with Conservation Element and Integrated Waste Management Element policies and existing program-level and future project-level CEQA mitigation measures related to drainage patterns and erosion or siltation will reduce impacts. Impacts associated with adoption of the 2013-2021 Housing Element will be less than significant.				
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?			X	
Source: 1, 3				
Approval of the Housing Element would not modify land uses, but implementation relies on future development assumptions. Future developments consistent with General Plan land use designations may involve slight changes to the existing on-site drainage network. These potential impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description. Policies that support General Plan Conservation Element Objectives L-5 and L-12 and Integrated Waste Management Element Objective H-3 are intended to address project drainage. Additionally, any future development would be subject to CEQA review and potential drainage patterns and surface runoff impacts would be analyzed. Compliance with Conservation Element and Integrated Waste Management Element policies and existing program-level and future project-level CEQA mitigation measures related to drainage patterns and erosion or siltation will reduce impacts. Therefore, impacts due to the adoption of the Housing Element will be less than significant.				
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	
Source: 1, 3				

ISSUES:		Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
	Approval of the Housing Element would not modify land uses, but implementation relies on future development assumptions. Future developments consistent with General Plan land use designations will contribute runoff to the stormwater drainage systems. These potential impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description. Policies that support General Plan Conservation Element Objectives L-5 and L-12 and Integrated Waste Management Element Objective H-3 are intended to address project drainage. Additionally, future development would be subject to CEQA review and would comply with the City and NPDES regulations regarding stormwater pollution prevention measures during construction and operation. Compliance with Conservation Element and Integrated Waste Management Element policies and existing program-level and future project-level CEQA mitigation measures related to stormwater runoff will reduce impacts. Impacts associated with adoption of the 2013-2021 Housing Element will be less than significant.				
f)	Otherwise substantially degrade water quality?			X	
	Source: 1, 3				
	Construction activities and long-term operation of future development consistent with General Plan land use designations have the potential to degrade water quality through an increase in water pollutants, including sediments. These potential impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description. Policies that support General Plan Conservation Element Objective L-5 is intended to protect the quality of water resources. Future projects would be evaluated on an individual basis for their potential to degrade water quality, and projects must comply with any applicable water quality standards and regulations. Compliance with Conservation Element policies and existing program-level and future project-level CEQA mitigation measures related to water quality will reduce impacts. Impacts to water quality due to the adoption of the 2013-2021 Housing Element will be less than significant.				
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?			X	
	Source: 1 (Figure J-3), 3				
	The Federal Emergency Management Agency (FEMA) prepares and maintains Flood Insurance Rate Maps (FIRMs), which show the extent of Special Flood Hazard Areas (SFHAs) and other thematic features related to flood risk, in participating jurisdictions. General Plan Figure J-3, Flood Hazard Areas, presents the detailed floodplain area for the City. As indicated in Figure J-3, portions of the City are located within the 100-year flood zone where the potential for private property flooding exists. The 100-year flood (one percent annual chance flood), also known as the base flood, is the flood that has a one percent chance of being equaled or exceeded in any given year. Development consistent with General Plan land use designations could place structures or housing within a 100-year flood hazard area. However, exposure of people or structures to potential substantial adverse effects involving flood hazards was adequately addressed in previously certified EIR's for any vacant sites anticipated for future residential development. Additionally, future development would be subject to CEQA review. Compliance with existing program-level and future project-level CEQA mitigation measures related to drainage patterns and erosion or siltation will reduce impacts. Impacts associated with adoption of the 2013-2021 Housing Element will be less than significant.				
h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X	
	Source: 1 (Figure J-3), 3				
	Refer to response IX. g). Impacts associated with adoption of the 2013-2021 Housing Element will be less than significant.				
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
	Source: 1				
	Residential development anticipated by implementation of the Housing Element will be not located within a dam inundation area, therefore no impacts would occur.				
j)	Inundation by seiche, tsunami, or mudflow?			X	
	Source: 1, 10				
	Residential development consistent with General Plan land use designations could expose people or structures to risk from inundation by sieche and/or mudflow. Mudflows can occur as a result of heavy rainfall, and unstable soils or steep				

ISSUES:		Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
	<p>topography. These potential impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description.</p> <p>Compliance with the City's Grading Code (Municipal Code Title 5, Division 10, Chapter 1), which would avoid over-steepened slopes and provide erosion control, would substantially minimize mudslide risks. Although it is unlikely that anticipated development would be impacted by seiche, tsunami or mudflows, any future development would be evaluated on an individual basis.</p> <p>Compliance with the City's Grading Code and existing program-level and future project-level CEQA mitigation measures related to inundation by seiche, tsunami, or mudflow will reduce impacts. Impacts associated with adoption of the 2013-2021 Housing Element will be less than significant.</p>				
X.	<u>LAND USE AND PLANNING</u>				
	Would the project:				
a)	Physically divide an established community?				X
	Source: 1				
	The residential development anticipated by the Housing Element would be accommodated within vacant land currently designated by the General Plan for residential use. Future residential development anticipated by the Housing Element would replace some vacant lands with residential uses throughout the City; however, future residential development on vacant parcels would be located within existing residential neighborhoods or mixed-use areas such as the Irvine Business Complex. Therefore, housing development anticipated by the Housing Element would not physically divide an established community. No impact will occur.				
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
	Source: 1				
	Local plans, policies, and regulations applicable to all future residential projects include, but are not limited to the <i>City of Irvine General Plan</i> ; the Zoning Ordinance; and Initiative Resolution 88-1, entitled "An Initiative Resolution of the City of Irvine Directing the Amendment of the Conservation and Open Space Element and the Land Use Element of the Irvine General Plan" (Open Space Initiative). Regional plans include the Southern California Association of Governments' (SCAG's) Regional Transportation Plan (RTP) and Compass Growth Vision Report. Additionally, due to the conceptual nature of the future residential development, proposals would require individual assessments to ensure consistency with the City's General Plan, Zoning Code, and other relevant planning documents. If necessary, appropriate mitigation would be required to avoid or reduce impacts. California Government Code Section 65300.5 requires internal consistency among various elements of the General Plan. City staff has reviewed the other elements of the General Plan and has determined that the proposed Housing Element provides this necessary consistency. No impact will occur.				
c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
	Source: 1 (Figures L-3 and L-4)				
	Vacant land identified in the Housing Element as having the potential for housing development is not located within any NCCP designation areas or habitat conservation plans. Therefore, the residential development anticipated by the Housing Element would not conflict with any applicable conservation plans. No impact will occur.				
XI.	<u>MINERAL RESOURCES</u>				
	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
	Source: 1 (Figure D-1), 3				

ISSUES:		Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
	Important mineral resource areas are recognized at the federal and State levels through environmental resource management plans and adopted mineral resource mapping; they are recognized at the local level through land use planning documents such as general plans that incorporate such information. Based on a review of the <u>Aggregate Resources in the Los Angeles Metropolitan Area</u> map prepared by the Department of Conservation, Division of Mines and Geology, there are no known mineral resources that would be of value to the region and the residents of the state. No mineral resources impacts would occur, and therefore adoption of the Housing Element would have no impact on availability of mineral resources.				
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	
	Source: 1 (Figure D-1), 3				
	Refer to response XI a). Impacts associated with adoption of the 2013-2021 Housing Element will be no impact.				
XII.	<u>NOISE</u> 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	
	Source: 1, 3, 10				
	Development of additional housing units consistent with General Plan land use designations would generate both short-term and long-term noise impacts. Short-term noise impacts could occur during grading and construction. Construction activities have the potential to expose adjacent land uses to noise levels between 70 and 90 decibels at 50 feet from the noise source. Construction activities associated with future residential projects are anticipated to temporarily exceed the City's noise standards. The degree of noise impact would be dependent upon the distance between the construction activity and the noise sensitive receptor. Long-term noise impacts would be associated with vehicular traffic to/from the site (including residents and visitors), outdoor activities, and stationary mechanical equipment on site. These impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description. Policies that support General Plan Noise Element Objectives F-1, F-2, and F-3, and Land Use Element Objective A-6, are intended to reduce sources of mobile and stationary noise and abate excessive noise levels. Future residential development would be required to comply with the City's Noise Ordinance (Municipal Code Title 6, Division 8, Chapter 2) and applicable state and federal guidelines regarding vehicle noise, roadway construction, noise abatement and insulation standards. This would ensure that noise levels in Irvine are maintained within acceptable standards that prevent extensive disturbance, annoyance, or disruption. In addition, future residential development would require individual assessments of potential impacts from project-related noise sources. If necessary, mitigation would be required to reduce potential impacts to a less than significant level. Compliance with Noise Element and Land Use Element policies, the City's Municipal Code, and existing program-level and future project-level CEQA mitigation measures related to noise levels will reduce impacts. Impacts associated with adoption of the 2013-2021 Housing Element will be less than significant.				
b)	Exposure of persons to or generation of excessive ground borne vibration or ground-borne noise levels?			X	
	Source: 3				
	It is possible that ground borne vibration or ground borne noise would occur during the construction phase of future development projects consistent with General Plan land use designations. These potential impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description. Although ground-borne vibration and noise are common results of the construction phase, each development would be subject to CEQA review and consideration of potential ground borne vibration and ground borne noise impacts. Compliance with existing program-level and future project-level CEQA mitigation measures related to noise levels will reduce impacts. Impacts regarding noise due to the adoption of the Housing Element would be less than significant.				
c)	A substantially permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
	Source: 1, 3				

ISSUES:	Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
<p>The Housing Element designates adequate sites for potential future development that could accommodate any unmet portion of the RHNA through 2021. Traffic related associated with future developments consistent with General Plan land use designations would result in long-term increases in ambient noise levels. However, depending on the size of each development, this increase may be noticeable for some people but may not significantly impact surrounding sensitive uses and may not generate a substantial increase in ambient noise levels. These potential impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description.</p> <p>Policies that support General Plan Noise Element Objectives F-1 and F-2, and Land Use Element Objective A-6, are intended to reduce noise sources that contribute to permanent increases in ambient noise levels. Future development would be subject to CEQA review and consideration of potential noise impacts. Compliance with Noise Element and Land Use Element policies and existing program-level and future project-level CEQA mitigation measures related to ambient noise levels will reduce impacts. Therefore, the impacts regarding noise due to the adoption of the Housing Element will be less than significant.</p>				
<p>d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</p>			X	
<p>Source: 1, 3, 10</p>				
<p>Construction activities associated with the future residential projects consistent with General Plan land use designations are anticipated to temporarily exceed the City of Irvine noise standards. Noise levels associated with project-related construction activities would be higher than the City's present ambient noise levels, but would subside once construction activities conclude. These potential impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description.</p> <p>Policies that support General Plan Noise Element Objectives F-1, F-2, and F-3, and Land Use Element Objective A-6, are intended to reduce temporary or periodic increases in ambient noise levels. The City's Noise Ordinance (Municipal Code Title 6, Division 8, Chapter 2) is also intended to reduce temporary noise impacts. Compliance with Noise Element and Land Use Element policies, the City's Municipal Code, and existing program-level and future project-level CEQA mitigation measures is anticipated to reduce potential construction-related noise impacts. Impacts associated with adoption of the 2013-2021 Housing Element will be less than significant.</p>				
<p>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?</p>			X	
<p>Source: 1 (Figure F-1), 3, 12</p>				
<p>Residential development anticipated in Planning Area 36 will be located within two miles of John Wayne Airport and may be exposed to excessive noise levels. These potential impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description. Policies that support General Plan Noise Element Objective L-1 are intended to reduce airport-related noise impacts. Future individual projects would be required to go through the CEQA process and comply with the AELUP. Compliance with Noise Element policies, the AELUP, and existing program-level and future project-level CEQA mitigation measures will reduce impacts. Impacts regarding excessive airport-related noise levels due to the adoption of the 2013-2021 Housing Element will be less than significant.</p>				
<p>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?</p>				X
<p>Source: 1</p>				
<p>There are no private airstrips located in the City of Irvine. Therefore, any residential development anticipated by the Housing Element will not expose people residing or working in the project areas to excessive noise impacts associated with a private airstrip. No impact will occur.</p>				

ISSUES:		Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
XIII.	<u>POPULATION AND HOUSING</u>				
	Would the project:				
a)	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
	Source: 3				
	<p>A project could induce population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure). Implementation of the Housing Element would not induce direct population growth in the City, because the Housing Element does not confer direct development rights. However, the residential development consistent with General Plan land use designations would induce population growth in the City directly through the construction of housing. These potential impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description.</p> <p>Project-specific development to meet the goals identified in the Housing Element would be subject to CEQA review, including an assessment of population and housing impacts. Compliance with existing program-level and future project-level CEQA mitigation measures will reduce impacts. Impacts associated with adoption of the 2013-2021 Housing Element will be less than significant.</p>				
b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
	Source: 1				
	The Housing Element anticipates accommodating the City's share of the regional housing need with development on vacant sites. No displacement of housing is anticipated during the planning period. No impact will occur.				
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
	Source: 1				
	Refer to response XIII a). No impact will occur.				
XIV.	<u>PUBLIC SERVICES</u>				
	Would the project:				
a)	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 following public services:				
i)	Fire protection?			X	
	Source: 1, 3				
	<p>The OCFA currently serves over 1.4 million residents of unincorporated Orange County and 22 cities within Orange County, including the City of Irvine. The OCFA provides fire protection and emergency medical response to all areas in its jurisdiction. Services provided include structural fire protection; emergency medical and rescue services; hazard inspections and response; and public education. The OCFA also participates in disaster planning related to emergency operations for high-occupancy areas and school sites.</p> <p>Resources are deployed based on a regional service delivery system, assigning personnel and equipment to emergency incidents without regard to jurisdictional boundaries. Due to the diverse makeup of the County, the equipment used has the versatility to respond to both urban and wild land emergency conditions.</p>				

ISSUES:	Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
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	<p>The OCFA has established the following goals for the provision of fire protection and emergency medical services:</p> <ul style="list-style-type: none"> • The first engine should reach the emergency scene within 7 minutes 20 seconds from receipt of call 80 percent of the time and • The first paramedic should reach the emergency scene within 10 minutes from receipt of call 80 percent of the time. <p>The OCFA and the Irvine Company entered into a <i>Master Secured Fire Protection Agreement (SFPA)</i> on February 11, 2003, which covers all land owned by the Irvine Company. All but three of the Planning Areas identified in the Sites Inventory are owned by the Irvine Company. The Master SFPA provides for the construction of five planned fire station facilities and identifies the number of dwelling units and amount of new nonresidential square footage for which the OCFA has agreed to provide services. The Master SFPA covers a total of 19,540 dwelling units and 18,829,000 square feet of commercial development. The number of dwelling units and amount of square footage may be adjusted according to an equivalency formula contained in Section 1 of the Master SFPA, provided that the total does not exceed the amount contained in the Master SFPA. Future residential development on the project sites would count against the total dwelling units covered by the Master SFPA.</p> <p>The five fire stations provided for in the Master SFPA are (1) Fire Station 55 located in Orchard Hills (PA 1) on Portola Parkway; (2) Fire Station 20, located on or adjacent to Trabuco Road and within 0.25 mile from the existing gate to the former Marine Corps Air Station (MCAS) El Toro (currently a temporary station that will be replaced by a permanent facility with development of PA 40); (3) Fire Station 27 located in Portola Springs (PA 6), south of Portola Parkway; (4) Fire Station 38, which replaced the temporary facility located at 26 Parker; and (5) Fire Station 47 located in Quail Hill (PA 16) near Shady Canyon Drive and I-405. Permanent Station 20 will meet OCFA design guideline requirements for a "large station" of approximately 12,500 square feet. The remaining 4 stations are "small stations" of approximately 8,500 square feet. None of the new fire stations are within PA 33, which is served primarily by crews and apparatus from Fire Stations 47 and 51.</p> <p>Residential development consistent with General Plan land use designations would increase the demand for fire protection services and may require improvements to existing facilities or increases in staffing and equipment. These potential impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description.</p> <p>Policies that support General Plan Public Facilities Element Objectives G-1 and G-2 are intended to reduce fire protection impacts. The specific environmental impacts associated with the provision of new or physically altered fire protection facilities would be dependent upon the location and nature of the proposed facilities, and would be subject to CEQA review and evaluation of potential impacts to the Fire Department. Compliance with Public Facilities Element policies and existing program-level and future project-level CEQA mitigation measures will reduce impacts. Impacts associated with adoption of the 2013-2021 Housing Element will be less than significant.</p>				
	ii) Police protection?			X	
	Source: 1, 3				
	<p>Police protection services for the City of Irvine are provided by the Irvine Police Department (IPD). The IPD is headquartered at the Irvine Civic Center complex located at One Civic Center Plaza. The IPD also has a satellite facility located in the Irvine Spectrum, approximately one mile east of the project sites. The IPD provides all services normally associated with a municipal law enforcement agency, including uniform patrol, investigations, crime analysis, crime prevention, K-9 patrol, Special Operations Unit, forensic investigations, accident investigation/traffic enforcement, Drug Abuse Resistance Education, and emergency management/disaster preparedness. The IPD has access to contract helicopter service through the Orange County Sheriff's Department. Mutual aid assistance agreements exist that provide support from other Orange County law enforcement jurisdictions and State and federal agencies.</p> <p>The IPD coordinates the City of Irvine Emergency Management Program. Focused on disaster preparedness and using the State of California Standardized Emergency Management System model, the IPD maintains a written plan document and a trained citywide liaison group. The department operates a state-of-the-art Emergency Operations Center and a Mobile Command Center to respond to various types of emergencies.</p> <p>Primary response to future residential sites would be by patrol vehicles assigned geographically throughout the City. Response time to calls for service may vary depending upon their location at the time of dispatch. At any given time, there are a minimum of nine sworn officers available to respond to calls for service anywhere in the city. The IPD's current response goals are:</p>				

ISSUES:	Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
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- respond to “emergency” events within 6 minutes 85 percent of the time;
- respond to “crimes in progress” within 10 minutes 85 percent of the time;
- respond to “less serious crimes occurring now” events within 20 minutes 90 percent of the time; and
- respond to “routine calls for service” within 60 minutes 85 percent of the time.

The current police facilities are adequate to handle the existing personnel and equipment that are employed and utilized by the department. A staffing goal ratio is used to generate prospective officer requirements. The City analyzes compliance with response time guidelines in its Strategic Business Plan and allocates resources to police services as appropriate. The current ratio of police officers to population is 0.97 officers per 1,000 residents. In addition to police officers, there are also non-sworn personnel, which currently account for approximately 41 percent of the police department personnel.

Future residential development consistent with General Plan land use designations would increase police protection service needs in the City, and may require improvements to existing facilities or increases in staffing and equipment. Policies that support General Plan Public Facilities Element Objectives G-1 and G-2 are intended to reduce police protection impacts. Each future development would be subject to CEQA review and evaluation of potential impacts on the police department. Compliance with Public Facilities Element policies and existing program-level and future project-level CEQA mitigation measures will reduce impacts. Impacts to police protection due to adoption of the 2013-2021 Housing Element will be less than significant.

iii)	Schools?			X	
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Source: 1, 3

The City is served by the following school districts: Irvine Unified School District (IUSD); Tustin Unified School District (TUSD), and Santa Ana Unified School District (SAUSD). These school districts are under the jurisdiction of the state government and are subject to the regulations of the *California Education Code* and governance of the State Board of Education. School facility funds come from state funding, state bonds, local general obligation bonds, developer fees, surplus property sale proceeds, and School Facility Improvement and Community Facilities Districts (CFD). Funding is also available for school facilities from the federal government.

Historically, the State has been responsible for passing legislation for the funding of public schools. To assist in providing school facilities to serve students generated by new development projects, the State passed Assembly Bill 2926 (AB 2926) in 1986. This bill allows school districts to collect impact fees from developers of new residential and commercial/industrial building space. Development impact fees were also referenced in the 1987 Leroy Greene Lease-Purchase Act, which requires school districts to contribute a matching share of costs for construction, modernization, and reconstruction projects.

Senate Bill 50 (SB 50), which passed in 1998, provides a comprehensive school facilities financing and reform program and enables statewide bond measures to be placed on the ballot. The provisions of SB 50 allow the State to offer funding to school districts to acquire school sites, construct new school facilities, and modernize existing school facilities. SB 50 also establishes a process for determining the amount of fees developers can be charged to mitigate the impact of development on school facilities. Under this legislation, a school district could charge fees above the statutory cap only under specified conditions, and then only up to the amount of funds that the district would be eligible to receive from the State. According to Section 65995 of the *California Government Code*, the development fees authorized by SB 50 are deemed to be “full and complete school facilities mitigation.”

In accordance with SB 50, construction of new schools requires the school district to match State funds. The local match is typically provided by such funds as developer fees; local general obligation bonds; and/or Mello-Roos Community Facilities District fees (CFDs) (“special taxes” that can be levied on property owners of newly constructed homes within a CFD).

Residential development consistent with General Plan land use designations would increase the demand on schools; therefore, additional facilities and staffing may be necessary to accommodate the growth. These potential impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description. Policies that support General Plan Public Facilities Element Objectives G-1 and G-2 are intended to reduce impacts to schools. Future development would be subject to CEQA review and impacts on school facilities would be considered. Compliance with Public Facilities Element policies and existing program-level and future project-level CEQA mitigation measures will reduce impacts. Impacts to schools due to adoption of the 2013-2021 Housing Element will be less than significant.

ISSUES:	Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
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	iv) Parks?			X	
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Source: 1, 3

The City features 19 developed community park sites totaling 350 acres, and five special facilities totaling 45.5 acres. There are 37 public neighborhood parks totaling 163 acres and many private neighborhood parks. Moreover, the City has 11 landscaped public recreational trails totaling 43 miles. The Irvine Park Code, which conforms to the Quimby Act, requires that developers of residential subdivisions dedicate park land, or pay in-lieu fees, at the rate of two acres of community parkland and three acres of neighborhood parkland for every 1,000 new residents. The City does not have parkland requirements for non-residential development. Also, as identified in the General Plan, the City of Irvine also either owns or will own thousands of acres of open space and preservation areas as a result of its open space dedication program previously discussed in Section IV, Biological Resources.

In addition to the City's facilities, the County of Orange owns and operates approximately 37,000 acres of parkland and open space, including regional and wilderness parks; nature preserves and recreational trails; historic sites; and harbors and beaches. Two County-operated parks are located in or near the City: Mason Regional Park, and Laguna Coast Wilderness Park, located approximately four miles to the south in the City of Laguna Beach. The Orange County Great Park is located in the City of Irvine and will include a variety of active and passive recreational amenities, such as a sports park, a botanical garden, and a museum district.

Residential development consistent with General Plan land use designations would increase the demands for parkland and recreational facilities, and usage of existing facilities. These potential impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description. Policies that support General Plan Parks and Recreation Element Objectives K-1, K-2, K-3, and K-4 are intended to reduce impacts to park facilities. Future developments would be subject to CEQA review and impacts on local park and recreational facilities would be considered. Compliance with Parks and Recreation Element policies and existing program-level and future project-level CEQA mitigation measures will reduce impacts. Impacts on parks due to adoption of the 2013-2021 Housing Element will be less than significant.

	v) Other public facilities?			X	
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Source: 1, 3

The Orange County Public Library (OCPL) provides library services to municipalities and unincorporated parts of Orange County through 32 library branches (29 branch and 3 regional libraries) located throughout the service area. The City of Irvine has three library branches, the Heritage Park Regional Library, the University Park Library, and the Wheeler Branch Library. The existing libraries total approximately 43,376 square feet and 332,536 volumes. The libraries are highly used and the Heritage Park facility has one of the highest circulation rates in the OCPL system.

OCPL has adopted a standard service ratio of 0.2 square feet of library facility per capita and 1.5 volumes per capita to determine the number of book volumes and floor area needed to service residential communities. There is no service standard for non-residential population. Residents of Orange County can use any library within the OCPL system if they are a member; this analysis focuses on libraries within the City of Irvine.

As shown in Table 9, based on the OCPL standard service ratio, the existing and planned OCPL library capacity within the City of Irvine can serve a population of 216,735. The population estimate as of January 2011 according to the California State Department of Finance is 219,156.

ISSUES:	Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
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**TABLE 1
ORANGE COUNTY PUBLIC LIBRARY FACILITIES
(CITY OF IRVINE)**

Facility	Facility Square Footage	Number of Volumes
Heritage Park	20,693	178,385
University Park	11,433	109,803
Wheeler Branch	11,250	44,348
<i>Total</i>	43,376	332,536
Population Served (OCPL Standard Service Ratio)	216,735 residents	221,691 residents
Population Served (City of Irvine Standard Service Ratio)	86,752 residents	133,014 residents
Source: Arroyo Associates 2009 (Source 58).		

The City's General Plan Objective G-1, Policy (o) calls for the provision of library space that meets or exceeds County master plan service levels (0.2 square feet of library facility per capita), while continuing to explore future options related to library services such as establishment of a City library system or cable TV and/or internet tie-ins with the various libraries of the University of California system. In 2005, the City established an ad hoc Library Task Force, and in October 2006 designated a standing Library Services Advisory Committee. The purpose of the Library Services Advisory Committee is to lead the expansion of library service within the City as well as oversee on-going library operations and maintenance. A Library Needs Assessment Study, which addresses needs and includes recommendations for improvement of library services within the City, was completed in October 2006. The study determines that new facilities are needed, especially in light of anticipated population growth. The City adopted the 17 recommendations presented in the Library Needs Assessment Study. The recommendations include addressing the feasibility of expanding and improving library services within the City, including the provision of a higher standard of service ratio than the current OCPL standard. The service level recommended in the Library Needs Assessment Study is for 0.5 square feet of library space and 2.5 volumes per capita instead of the existing OCPL standard of 0.2 square feet of library space and 1.5 volumes per capita. The City adopted this standard in its General Plan on March 10, 2009. Based on the recommended higher service standards, the City is currently underserved by both library square footage and number of library volumes.

In August 2007, the City prepared a Library Alternatives Study to provide information to the City Council on the feasibility of establishing a new library(ies) in Irvine, based on the recommendations contained in the Library Needs Assessment. The Library Alternatives Study presents six potential sites for a new library, and identifies various library facility options including construction of a new community (branch) library(ies) and/or a new main library at the Orange County Great Park (OCGP). The Study further recommends that new library facility(ies) be included within the City-wide Capital Improvement Program and Public Facilities Master Plan that would allow the City Council to assess development of new library facility(ies). At this time there are no capital funds that have been designated for the OCPL system. The OCGP Master Plan, which was approved on August 2, 2007, shows a potential 39,000 square foot library facility within the Great Park.

In addition, it should be noted that there are three colleges and universities within the City of Irvine, each with an academic library. The academic libraries are resources available to residents as each allows non-students to purchase a library card with borrowing privileges. Concordia University Irvine, a private institution, requires a Concordia University ID card or a guest card that may be purchased for an annual fee for most library services. Both the Irvine Valley College (IVC), a public community college, and the University of California, Irvine (UCI), a public university, allow the public to use their library materials within the libraries. To check out materials a library card is required (with an annual fee) and allows checkout at all libraries within the UC system. To check out materials from IVC, a library card is required and can also be purchased. IVC has a collection of approximately 65,000 volumes, while UCI's collections, housed at four main branches, include approximately 3.2 million volumes and approximately 78,000 print and online journals and scholarly resources. Concordia University has over 85,000 volumes in addition to reference collections and periodical collections, among others.

Residential development consistent with General Plan land use designations would increase the demands for other public facilities, such as libraries. These potential impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description. Policies that support General Plan Public Facilities Element Objectives G-1 and G-2 are intended to reduce impacts to public facilities. Future developments would be subject to CEQA review and impacts on other public facilities would be considered. Compliance with Public Facilities Element policies and existing program-level and future project-level CEQA mitigation measures will reduce impacts. Impacts on other public facilities due

ISSUES:		Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
	to adoption of the Housing Element will be less than significant.				
XV.	<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	
	Source: 1, 3				
	Residential development consistent with General Plan land use designations would increase the demands for parks and recreation facilities. These potential impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description. Policies that support General Plan Parks and Recreation Element Objectives K-1, K-2, K-3, and K-4 are intended to reduce impacts to park facilities. Specifically, policies related to Objective K-4 are intended to reduce deterioration through ongoing maintenance and rehabilitation. Future developments anticipated by the draft Housing Element would be subject to CEQA review and would either be required to pay residential development fees and in-lieu fees to the City for the development and maintenance of park facilities or provide improved parks. If fees are necessary, the amount would be determined by the City's Community Services Department during the City's approval process for those projects. Compliance with Parks and Recreation Element policies and existing program-level and future project-level CEQA mitigation measures will reduce impacts. Impacts to parks and recreational facilities due to the adoption of the 2013-2021 Housing Element would be less than significant.				
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	
	Source: 1, 3				
	Refer to response XV. a) Impacts associated with adoption of the 2013-2021 Housing Element will be less than significant.				
XVI.	<u>TRANSPORTATION/TRAFFIC</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, and mass transit?			X	
	Source: 1, 3				
	The proposed project consists of an updated assessment of housing needs within the City, and changes to the policies and procedures the City uses in addressing those needs. Future development consistent with General Plan land use designations would result in an increase in vehicle trips that would have the potential to affect traffic service levels and result in congestion at intersections within the City. These potential impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description.				
	Policies that support General Plan Circulation Element Objectives G-1 and G-2 are intended to reduce traffic impacts. Specific development proposals are subject to CEQA review and would be required to evaluate potential traffic impacts in comparison to applicable level of service standards for the City of Irvine and neighboring jurisdictions. Roadway and circulation improvements proposed as part of the entitlements and projects would also be reviewed. Compliance with Circulation Element policies and existing program-level and future project-level CEQA mitigation measures will reduce traffic impacts. Impacts associated with adoption of the 2013-2021 Housing Element will be less than significant.				

ISSUES:	Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
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	
Source: 1, 3				
<p>In June 1990, the Congestion Management Program (CMP) was created statewide as a result of Proposition 111. The passage of Proposition 111 required that urbanized areas in California with a population over 50,000 to adopt a CMP. For the County of Orange, the authorized CMP agency is the Orange County Transportation Authority (OCTA). Orange County adopted its most recent CMP in 2009. The City of Irvine is required to demonstrate compliance with the Orange County CMP.</p> <p>Residential development consistent with General Plan land use densities would increase vehicular movement in the vicinity of each future development site and potentially impact CMP facilities. Depending on the proximity to the CMP facilities, future residential development could aggravate existing conditions. These potential impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description.</p> <p>Policies that support General Plan Circulation Element Objectives G-1 and G-2 are intended to reduce traffic impacts. Due to the conceptual nature of the future residential development anticipated under the 2013-2021 Housing Element, proposals would require individual assessments of potential impacts to traffic and transportation, including CMP facilities. If necessary, mitigation would be required to reduce potential impacts. Compliance with Circulation Element policies and existing program-level and future project-level CEQA mitigation measures will reduce traffic impacts. Impacts associated with adoption of the 2013-2021 Housing Element will be less than significant.</p>				
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?				X
Source: 1, 12				
<p>The Housing Element itself would not involve building any structures and thus would not result in any changes to air traffic patterns and in any substantial safety risks related to aircraft traffic. Additionally, future development anticipated under the Housing Element would comply with AELUP and would not result in changes to air traffic patterns. Therefore, no impact will occur.</p>				
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
Source: 1, 3				
<p>The increased amount of traffic generated by development consistent with General Plan land use designations would not likely increase hazards to motorists, pedestrians, or bicyclists. These potential impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description. Through the City's environmental review process, future development projects would be evaluated for potential safety impacts. Where needed, appropriate mitigation measures would be required. Compliance with existing program-level and future project-level CEQA mitigation measures will reduce hazard impacts related to design features or incompatible uses. Adoption of the 2013-2021 Housing Element would have a less than significant impact.</p>				
e) Result in inadequate emergency access?			X	
Source: 1, 3				
<p>Any future development consistent with General Plan land use designations would be required to conform to traffic and safety regulations that specify adequate emergency access measures. Potential impacts associated with this issue have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description. General Plan Safety Element Policy J-2(b) requires that each project have adequate emergency ingress and egress. Because adequate emergency access is impossible to determine with any precision without specific details regarding each development, any future development would be evaluated to determine adequacy of emergency access on a project by project basis. Compliance with Safety Element policies and existing program-level and future project-level CEQA mitigation measures will reduce impacts. Impacts regarding inadequate emergency access due to the adoption of the 2013-2021 Housing Element will be less than significant.</p>				

ISSUES:		Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
g)	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	
	Source: 1, 3				
	<p>The Irvine Transportation Center is located north of Barranca Parkway (approximately 0.8 mile from Lot 105 and 1.2 miles from Lots 107/108) and is served by Metrolink and Amtrak passenger rail services, OCTA bus services, and the iShuttle. Metrolink is a regional commuter train system with trains that run from Orange County south to San Diego County, east to Riverside County and San Bernardino County, and north to Los Angeles County and Ventura County. Amtrak's Pacific Surfliner, which stops at the Irvine Transportation Center, travels between San Diego and Santa Barbara.</p> <p>In April 2009, the City of Irvine Council approved an Irvine Transit Vision for the City of Irvine. This Transit Vision includes a clean-technology rubber-tired system of shuttle routes to serve the ultimate development within the City as a supplement to OCTA service. The iShuttle is the City of Irvine's public commuter shuttle system, which provides service from the Irvine Business Complex (IBC) to the Irvine Spectrum area. The iShuttle began its new service on October 10, 2011. The iShuttle services commuters arriving by train, bus, bike, and car traveling to and from work. The routes also serve incoming and outgoing commuters during the weekdays, reaching companies with more than 20,000 employees in high-traffic office areas and residential housing with 2,300 units, as well as the Irvine Spectrum Center. The existing iShuttle routes are briefly described below:</p> <ul style="list-style-type: none"> • Route A: Weekday service traveling north- and southbound beginning as early as 5:35 AM at the Tustin Station with stops that include Von Karman at Alton Parkway, Von Karman at Main, Jamboree at Dupont, and John Wayne Airport. The last service is scheduled at 7:57 PM, and no weekend service is available. • Route B: Weekday service traveling north- and southbound beginning as early as 5:37 AM at the Tustin Station with stops that include Jamboree Road at Alton Parkway, Main Street at Union, Michelson at Carlson, and 2101 Business Center Drive. The last service is scheduled at 7:54 PM, and no weekend service is available. • Route C: Weekday service traveling east- and westbound beginning as early as 6:20 AM at the Irvine Station with stops that include Irvine Center Drive at Gateway Boulevard, Irvine Center Drive at Discovery, Capital Group (Valley Oak), and Capital Group (Sand Canyon). This route travels along Irvine Center Drive which forms the eastern border of Lot 105. The last service is scheduled at 6:28 PM, and no weekend service is available. • Route D: Weekday service traveling east- and westbound beginning as early as 5:35 AM at the Irvine Station with stops that include Gateway Boulevard at Alton Parkway, The Irvine Village and Park (Meridian Eastbound), Alton Parkway at Laguna Canyon Road, and Sand Canyon at Waterworks. This route travels on Alton Parkway (adjacent to the project sites) and Barranca Parkway. The last service is scheduled at 10:58 PM, and no weekend service is available. <p>Development consistent with General Plan land use designations would increase the demand for bus service. These potential impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description. The General Plan Circulation Element Objectives B-3, B-4, B-5, and B-6, and supporting policies, encourage the provision of facilities for public transit, bicycle, and pedestrian transportation modes. Due to the conceptual nature of the future residential development, proposals would require individual assessments of potential impacts to City policies, plans or programs supporting alternative transportation. Compliance with Circulation Element policies and existing program-level and future project-level CEQA mitigation measures will reduce impacts. Impacts associated with adoption of the 2013-2021 Housing Element will be less than significant.</p>				
XVII.	UTILITIES AND SERVICE SYSTEMS				
	Would the project:				
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
	Source: 1, 3				
	Development consistent with General Plan land use designations has the potential to increase the demand for wastewater services in the City of Irvine. Future residential development will be served by the Irvine Ranch Water District (IRWD), which provides on-site domestic, recycled, and wastewater service. Residential projects would connect to the public sewer system where wastewater would eventually flow to Orange County Sanitation District (OCSD) wastewater treatment				

ISSUES:	Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
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	<p>facilities. Wastewater treatment at the OCSF facility is required to meet applicable Regional Water Quality Control Board standards. Potential impacts to wastewater treatment facilities have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description.</p> <p>Policies that support General Plan Public Facilities Element Objectives G-1 and G-2 and Integrated Waste Management Element H-3 are intended to reduce wastewater treatment impacts. Through the City's environmental review process, future development would be evaluated for potential impacts to wastewater treatment facilities. Compliance with Public Facilities Element and Integrated Waste Management Element policies and existing program-level and future project-level CEQA mitigation measures will reduce impacts. Impacts to wastewater treatment due to adoption of the 2013-2021 Housing Element will be less than significant.</p>				
b)	<p>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?</p>			X	
	Source: 1, 3				
	<p>Development consistent with General Plan land use designations would increase water consumption, placing greater demands on water facilities. Potential impacts to water and wastewater treatment facilities have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description.</p> <p>Policies that support General Plan Public Facilities Element Objectives G-1 and G-2 and Integrated Waste Management Element H-3 are intended to reduce wastewater impacts. New residential development would be required to undergo separate environmental review, including analysis of impacts related to demand for and provision of water and wastewater treatment, supply, and infrastructure. The IRWD and OCSF facilities are sized to accommodate new developments and cumulative growth consistent with the Irvine General Plan. Therefore, the adoption of the Housing Element will not result in or necessitate the construction of new water or wastewater treatment facilities or the expansion of existing facilities. Furthermore, compliance with Public Facilities Element and Integrated Waste Management Element policies will reduce wastewater impacts. Impacts to wastewater treatment facilities due to adoption of the 2013-2021 Housing Element will be less than significant.</p>				
c)	<p>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?</p>			X	
	Source: 1, 3				
	<p>Existing storm drain lines would be utilized by future developments proposed by the draft Housing Element. Future development consistent with General Plan land use designations could increase the amount of stormwater runoff over the long term as a result of increases in impervious surfaces, which may require alteration to existing stormwater drainage facilities in the area. Potential impacts to storm water drainage facilities have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description. Future project would be subject to CEQA review and considerations of any potential impacts on stormwater drain facilities. Compliance with existing program-level and future project-level CEQA mitigation measures will reduce impacts. Impacts to stormwater drainage facilities due to the adoption of the 2013-2021 Housing Element would be less than significant.</p>				
d)	<p>Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?</p>			X	
	Source: 1, 3				
	<p>Future residential development anticipated by the Housing Element will be served by the IRWD, which provides domestic, recycled, and wastewater services. IRWD has developed an Urban Water Management Plan (UWMP), which is a comprehensive document that identifies existing and future planned water supply sources and demand. The UWMP describes the existing water supply, primary storage and delivery infrastructure utilized to deliver water, and plans to increase supply of both potable and non-potable water.</p> <p>Water forecasts contained in the UWMP are based on SCAG projections. SCAG projections are informed by planned land uses identified in the General Plan. Future residential development anticipated during the 2013-2021 Housing Element relies on existing General Plan land use designations. Impacts on the water supply resulting from implementation of General Plan land use designations have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description.</p>				

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	<p>New residential development would be required to undergo separate environmental review, including analysis of water supply impacts. All new residential development is required to comply with applicable state and local laws and regulations governing conservation of water supply resources. For example, plumbing fixtures that reduce water usage (i.e., low volume toilet tanks, flow control devices for faucets and shower heads) are required in accordance with Title 24 of the California Administrative Code; and ultra-low flush toilets must be installed in accordance with Health and Safety Code Section 17921.3. The use of drought tolerant plant species, drip irrigation systems, the use of inert materials and minimal use of turf areas could also be considered in order to reduce water usage. Compliance with existing program-level and future project-level CEQA mitigation measures will reduce impacts.</p> <p>There are several projects that are planned or under development that would increase the water supply to IRWD and improve imported water and groundwater supplies in order to facilitate the anticipated increase in district-wide demand for water. The net increase in water demand anticipated as a result of implementation of the Housing Element will be met by existing entitlements, therefore there would be no impacts related to new or expanded entitlements. No impact will occur.</p>			
e)	<p>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?</p>			<p style="text-align: center;">X</p>
<p>Source: 1, 3</p>				
	<p>IRWD provides and will continue to provide wastewater service for future residential development, and wastewater flows from development would eventually flow to OCSW wastewater treatment facilities. Potential impacts to wastewater treatment facilities have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description. Policies that support General Plan Public Facilities Element Objectives G-1 and G-2 and Integrated Waste Management Element H-3 are intended to reduce wastewater impacts. OCSW facilities are sized to accommodate wastewater from new development in participating Orange County cities, including the wastewater that would be generated by future residential units consistent with existing General Plan land use designations. OCSW will have the capacity to serve future residential development anticipated by the Housing Element wastewater needs and therefore associated impacts will be less than significant.</p>			
f)	<p>Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?</p>			<p style="text-align: center;">X</p>
<p>Source: 1, 3</p>				
	<p>OC Waste & Recycling provides solid waste disposal capacity to Irvine residents and businesses with three existing landfills and 4 household hazardous waste collection centers. It also monitors 12 closed landfills. All three landfills are permitted as Class III landfills, which accept all types of nonhazardous municipal solid waste for disposal; however, no hazardous or liquid waste can be accepted. The City of Irvine is under contract with Waste Management of Orange County for solid waste hauling and disposal. The predominant receiving landfill is the Frank R. Bowerman Sanitary Landfill at 11002 Bee Canyon Access Road in Irvine. The landfill, which is owned and operated by the Orange County Integrated Waste Management Department (IWMD), opened in 1990 and is scheduled to operate until approximately 2053. The capacity of the FRB Landfill is limited by federal, State, and local regulatory agencies to 11,500 tons per day. The remaining available capacity is 198.1 million cubic yards (as of June 2011). The other landfills in Orange County are the Olinda Alpha Landfill in Brea and the Prima Deshecha Landfill in San Juan Capistrano.</p> <p>Other solid waste facilities located in the County of Orange include six Transfer/Materials Recovery Facilities; four Household Hazardous Waste Collection Centers operated by the County; and composting facilities. The City also has a curbside recycling program for glass bottles and jars, household paper products, aluminum and other metal cans, and green waste through Waste Management of Orange County. All other permitted waste haulers are required to offer recycling services to their commercial customers.</p> <p>Future residential development consistent with General Plan land use designations would generate solid waste. Solid waste impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description. Policies that support General Plan Integrated Waste Management Element Objective H-1 are intended to reduce solid waste impacts. Solid waste impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description. Policies that support General Plan Integrated Waste Management Element Objective H-1 are intended to reduce solid waste impacts. Future projects would be required to comply with IWMD to estimate the level and type of demand, to determine the type and significance of impacts to existing and planned levels of service, and to develop measures to avoid or reduce potentially significant impacts to less than significant, if possible. Compliance with Integrated</p>			

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	Waste Management Element policies and existing program-level and future project-level CEQA mitigation measures will reduce solid waste impacts. Impacts associated with adoption of the 2013-2021 Housing Element will be less than significant.				
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g)	Comply with federal, state, and local statutes and regulations related to solid waste?				X
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	Source: 1, 3, 10				
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	<p>Construction and demolition recycling is a standard condition placed on development projects in Irvine. To ensure consistency with the California Green-Building Code, the City's Construction and Demolition (C&D) Debris and Recycling and Reuse Ordinance (Ordinance 07-18) has been amended to include a threshold for covered projects, which includes the following: (1) all projects involving new or existing residential development, except for renovations of a single residential unit; (2) all projects involving new non-residential development; and (3) all projects involving new non-residential demolition and/or renovation of 10,000 square feet or greater of the project area. If a project falls into one or more of these categories, it requires submittal of a Waste Management Plan; the proposed project fall under category 1 and would require preparation of a Waste Management Plan. Waste Management Plans must commit to diverting a minimum of 75 percent of all concrete and asphalt construction and demolition debris and 50 percent of all other construction and demolition debris, unless the City grants an exemption. The ordinance also requires project applicants to post a Waste Diversion Deposit that is refundable provided that the project applicant can provide evidence that the waste diversion/salvage requirements have been met.</p>
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	<p>The California Integrated Waste Management Act, also known as Assembly Bill (AB) 939, created the Board now known as CalRecycle and accomplished the following: (1) required each jurisdiction in the state to submit detailed solid waste planning documents for CalRecycle approval; (2) set diversion requirements of 25 percent in 1995 and 50 percent in 2000; (3) established a comprehensive statewide system of permitting, inspections, enforcement, and maintenance for solid waste facilities; and (4) authorized local jurisdictions to impose fees based on the types or amounts of solid waste generated. Jurisdictions select and implement the combination of waste prevention, reuse, recycling, and composting programs that best meet the needs of their community while achieving the diversion requirements. Senate Bill (SB) 1016 passed in 2008 introduced a per capita disposal measurement system that measures the 50 percent diversion requirement using a disposal measurement equivalent. In 2010, California's statewide disposal was 30.4 million tons and the population was 37.2 million residents. This resulted in a per resident disposal rate of 4.5 pounds/resident/day.</p>
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	<p>The 50 percent diversion equivalent target for the City of Irvine is a disposal rate of 10.1 pounds/persons/day. According to the CalRecycle Website, the City's 2010 calculated disposal rate was 5.7 pounds/persons/day. The City's diversion program involves a variety of programs including composting, recycling, household hazardous waste (HHW), zero waste programs, and public education. In compliance with State requirements, the City of Irvine is successfully diverting more than 50 percent of its waste stream. Project residents would be required to comply with ongoing waste management programs/requirements implemented by the City and would comply with applicable regulations. Additionally, the proposed project would be served by Waste Management of Orange County (WMOC) for the collection of solid wastes and recyclables. The City's contractual agreement with WMOC obligates them to guarantee that the City will meet or exceed the diversion requirements set forth in AB 939. No impact would result and no mitigation is required.</p>
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	<p>OC Waste & Recycling also is obligated to obtain a Solid Waste Facilities Permit, a Stormwater Discharge Permit, and permits to construct and operate gas management systems and meet Waste Discharge Requirements. The local enforcement agencies (LEAs), the SCAQMD and the RWQCB, enforce landfill regulations related to health, air quality, and water quality. The proposed project would not inhibit OC Waste & Recycling's compliance with the requirements of each of these governing bodies. No further evaluation of this issue is required in the Draft EIR.</p>
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	<p>As discussed above, solid waste disposal service for any future residential development anticipated by the Housing Element would be provided by the FRB Landfill. The landfill is required to comply with all landfill regulations from federal, state and local regulatory agencies. The landfill is subject to regular inspections from the California Integrated Waste Management Board, including the Board's Local Enforcement Agency, the California Regional Water Quality Control Board and the South Coast Air Quality Management District to ensure compliance with all federal, state and local regulations. The City is also mandated by state law (AB 939) to reduce the quantity of solid waste entering the landfill. Solid waste impacts have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description.</p>
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	<p>Policies that support Integrated Waste Management Element Objective H-1 are intended to facilitate compliance with federal, state, and local solid waste requirements. Future residential development facilitated by the adoption of the 2013-2021 Housing Element would be required to comply with all applicable standards and regulations related to solid waste, including local regulations requiring recycling/deconstruction of existing buildings and materials. No impact will occur.</p>
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XVIII.	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?			X	
Source: 1, 3					
<p>The proposed project is the City of Irvine Housing Element, which is a policy document addressing demographic issues and local housing needs in the City for the planning period from 2013 to 2021. The Housing Element anticipates the development of 12,149 additional residential units to meet the regional housing needs through 2021. Existing General Plan land use designations and zoning is adequate to accommodate development of all 12,149 units within the planning period. Wildlife impacts associated with residential development consistent with General Plan land use designations have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description. Implementation of the Housing Element would not directly remove sensitive vegetation communities or species, because the Housing Element does not confer direct development rights. Development anticipated by the Housing Element would be subject to compliance with the regulations and guidelines set forth in the City's General Plan, Municipal Code, and development review process.</p> <p>Since the City and County have designated a substantial amount of open space to be preserved in perpetuity, potential impacts to sensitive biological resources would be reduced. Similarly, potential impacts to archaeological or paleontological resources attributed to the Housing Element would be reduced with adherence to the regulatory requirements and mitigation, which provides instructions in the event a material of potential cultural significance is uncovered. Notwithstanding, due to the conceptual nature of the future residential development, proposals would require individual assessments of potential impacts to biological and cultural resources. If necessary, additional mitigation would be required to reduce potential impacts to a less than significant level. Compliance with existing program-level and future project-level CEQA mitigation measures will reduce impacts.</p> <p>Adoption of the proposed Housing Element would not significantly 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. Therefore the proposed 2013-2021 Housing Element's contribution to adverse impacts on wildlife resources, individually or cumulatively, will be less than significant.</p>					
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 probable future projects)?			X	
Source: 1, 3					
<p>The proposed project involves the implementation of the draft Housing Element for the City of Irvine. The Housing Element is a policy document designed to assist the City in future planning. Cumulative impacts associated with residential development consistent with General Plan land use designations have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description. Furthermore, through the City's environmental review process, future development projects would be evaluated for potential cumulative impacts. Where needed, appropriate mitigation measures would be required to reduce potential impacts. Compliance with existing program-level and future project-level CEQA mitigation measures will reduce impacts individually and cumulatively. The 2013-2021 Housing Element's contribution to cumulative impacts will be less than significant.</p>					
c)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	
Source: 1, 3					
The proposed project consists of an updated determination of housing needs within the City, and revisions to policies and					

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	<p>procedures the City uses in addressing those needs. The Housing Element is a policy document designed to assist the City in future planning. Environmental impacts with potential to adversely affect people that may result from development that is consistent with the General Plan have been evaluated at a program or policy-level in the CEQA documents listed in the Project Description. Furthermore, through the City's environmental review process, future development projects would be evaluated for potential adverse effects on people. Where needed, appropriate mitigation measures would be required to reduce potential impacts. Compliance with existing program-level and future project-level CEQA mitigation measures will reduce impacts. Impacts associated with adoption of the 2013-2021 Housing Element will be less than significant.</p>			
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SUPPORTING INFORMATION SOURCES

1. City of Irvine. 2000 General Plan, as adopted June 13, 2006.
2. California Scenic Highway Mapping System. Available at: http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm
3. Prior certified Environmental Impact Reports:
 - a. Planning Areas 18, 33 (Lot 109), 34, and 39 General Plan Amendment Zone Change Environmental Impact Report (SCH# 2005081099)
 - b. Irvine Business Complex (IBC) Residential/Mixed Use Vision Plan and Overlay Zone (Planning Area 36) Environmental Impact Report (SCH# 2007011024)
 - c. Orange County Great Park Environmental Impact Report (SCH# 2002101020)
 - d. Planning Area 40 and Planning Area 12 General Plan Amendments and Zone Change Environmental Impact Report (SCH# 2000071014).
 - e. Northern Sphere Area General Plan Amendment and Zone Change Environmental Impact Report (SCH# 2001051010).
4. City of Irvine. Zoning Ordinance. Available at: <http://library.municode.com/index.aspx?clientId=13239&stateId=5&stateName=California>
5. South Coast Air Quality Management District, Air Quality Management Plan, 2007.
6. South Coast Air Quality Management District, Rule 1401.
7. Air Quality and Land Use Handbook: A Community Health Perspective, California Environmental Protection Agency and the California Air Resources Board, April 2005.
8. South Coast Air Quality Management District, CEQA Handbook.
9. South Coast Air Quality Management District, Rule 402.
10. City of Irvine. Municipal Code. Available at: <http://library.municode.com/index.aspx?clientId=10941&stateId=5&stateName=California>
11. Orange County Transportation Authority and Council of Governments. Orange County Sustainable Communities Strategy (SCS), as adopted June 14, 2011. Available at: http://oc-scs.org/images/stories/draft_documents/Final_OC_SCS_2011-06-14.pdf
12. Airport Land Use Commission. Airport Environs Land Use Plan for John Wayne Airport amended April 27, 2008.

