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Project Description

2.1 Project Location

As shown on Exhibit 2-1, the Northern Sphere Area (also referred to as “Project Area” or “Project Site”) and Implementation District “P” are located just north and east of the City of Irvine, in the south/central portion of Orange County, in Southern California. More specifically, the Project Area is located between the northern City limits and the northern boundary of the City of Irvine’s Sphere of Influence, generally bounded by Trabuco Road to the south and MCAS El Toro to the south and east, Jeffrey Road and existing residential development to the west, the Santiago Hills to the north, and Whiting Ranch Wilderness Park and existing residential development within unincorporated Foothill Ranch to the east.

A vicinity map is shown on Exhibit 2-2. The Foothill (SR-241) Transportation Corridor traverses the northern portion of the Project Area. Surrounding land uses include permanent open space to the north, and the residential communities of Northwood (Planning Area 8) and Northwood Point (Planning Area 5) to the west, as shown on Exhibit 2-3. Planning Area 40 and the former El Toro MCAS are located to the south and east of the site.

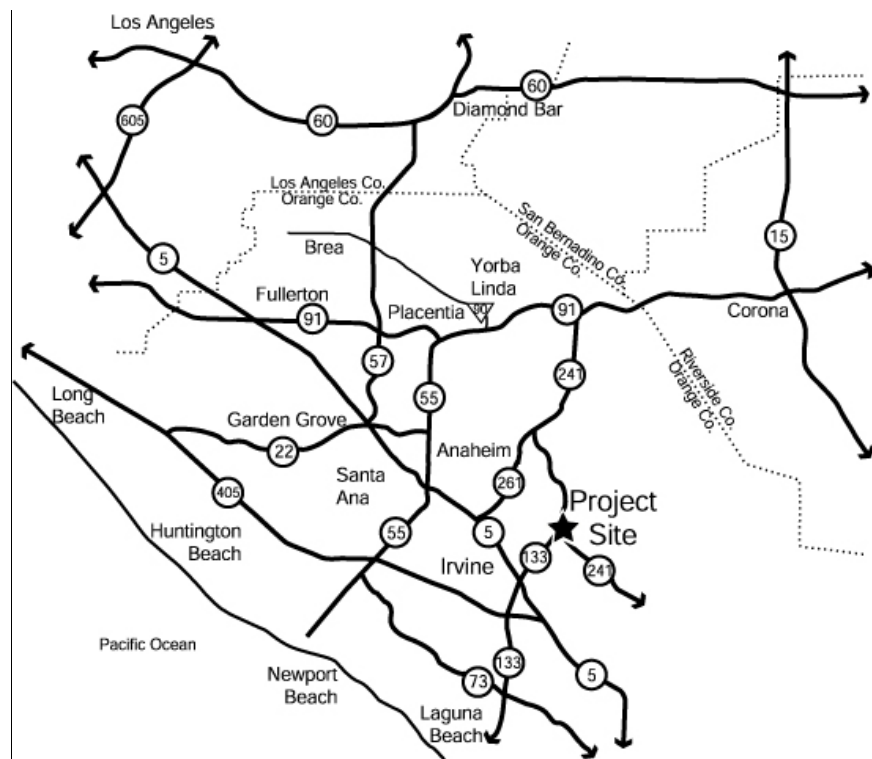


Exhibit 2-1

Regional Location

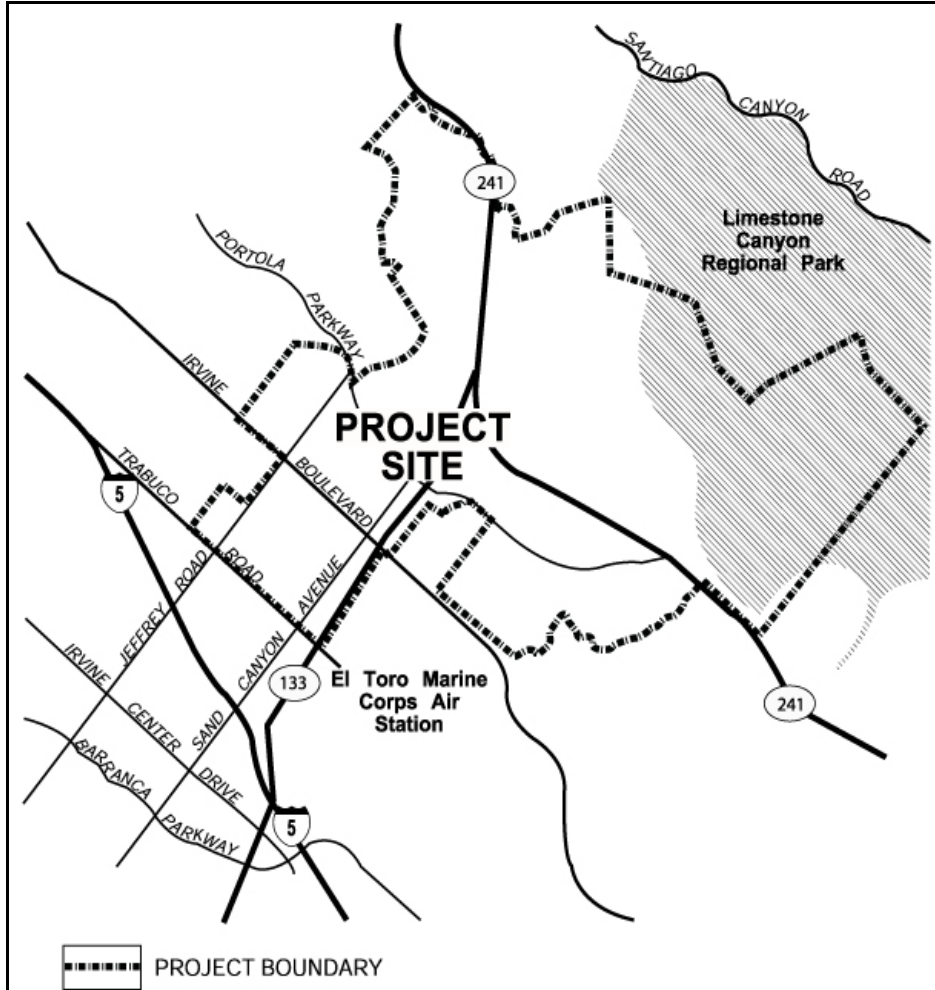


Exhibit 2-2

Vicinity Map

The Northern Sphere Area includes Planning Areas 3, 6, and 9 and

portions of Planning Areas 5 and 8, as delineated in the City's General Plan and Zoning Ordinance. The Project Area excludes two parcels located within Planning Area 6 which are not owned by TIC (i.e., Lambert Ranch and the South Coast Research and Extension Center (SCREC)) and labeled as "not a part" on the general plan and zoning exhibits included in Section 2.3. Though not a part of the Project Area, the Northern Sphere Area project analyzed in this DEIR also includes dedication of a 748 acres area referred to as Implementation District "P" which is located west of the Project Area, but also in the City's Sphere of Influence. Please refer to Section 2.3.2.3 for a more detailed discussion of Implementation District "P" as well as other Implementation Districts related to the Northern Sphere Area. Pursuant to the requirements of the Protocol Agreement between the City and The Irvine Company (TIC), Irvine Zoning Code Chapter 2-21, and the NCCP/HCP Implementation Agreement and NCCP Facilitation Agreement, Implementation District "P" is to be dedicated in connection with the development of Planning Area 9. Implementation District "P" is not proposed for annexation to the City at this time, and is not covered by the General Plan Amendment or Zone Change proposed for the Northern Sphere Area.

Exhibit 2-3 Aerial Photograph

2.2 Statement of Objectives

The following objectives have been established for the proposed project and will aid decision makers in their review of the proposed project and associated environmental impacts:

- Provide for comprehensive planning of lands within the City's Northern Sphere of Influence through a General Plan Amendment (48403-GA) and Zone Change (48405-ZC) to:
 - allow for transfer and development of residential dwelling units assumed in the City of Irvine's General Plan to help meet its housing objectives; allow for the development of Multi-Use, Community Commercial, Commercial Recreation, Research and Industrial, and Institutional uses, as an extension and continuation of the Irvine Spectrum contributing housing and job opportunities near activity centers and transportation facilities;
 - amend the Circulation Element to achieve consistency with the County's Master Plan of Arterial Highways (MPAH);
 - concentrate jobs in the Irvine Spectrum employment center near regional transportation systems and enhance the Irvine Spectrum transportation demand reduction program (Spectrumotion) by placing housing and jobs near major activity centers and transportation facilities;
 - allow for the annexation of portions of Planning Areas 5 and 8, and all of Planning Areas, 3, 6, and 9 to extend the City's jurisdiction within its established Sphere of Influence in accordance with established LAFCO policies; and
 - maintain internal consistency of the City's General Plan.
- Provide for future annexation of the Project Area through establishment of a development plan satisfactory to the landowner and the City relative to rules and regulations governing development.
- Provide for a wide range of housing opportunities in close proximity to existing and future employment centers, consistent with the City's Housing Element and local and regional jobs/housing balance policies, while assuring no net increase in the number of residential units allowed within the City in accordance with the currently adopted General Plan.
- Provide for continued implementation of the Phased Dedication and Compensating Development Opportunities Program through dedication of open space areas as development is implemented in designated Planning Areas;
- Provide for implementation of Policy (k) of Objective L-10 of the City's General Plan Open

Space and Conservation Element to resolve phased dedication and development opportunities issues for those lands in the Northern Sphere Area currently in agricultural use;

- Provide for a fiscally sound land use plan maintaining a mix of employment, retail, and housing opportunities that will continue to support the provision of municipal services throughout the City.
- Provide land uses that are in harmony with and can accommodate future redevelopment plans for the El Toro MCAS;
- Allow for the reasonable use of lands within the Northern Sphere reflecting current and projected market demands considering adjacent existing and planned development.
- Provide additional recreational opportunities through the provision of neighborhood and community park sites and dedication of the Jeffrey Open Space Spine as a connector to the regional open space system.
- Take actions consistent with the Implementation Agreement for the Central/Coastal Orange County Natural Communities Conservation Program/Habitat Conservation Plan (NCCP/HCP) approved by the United States Fish and Wildlife Service (USFWS) on July 17, 1996 (NCCP/HCP Implementation Agreement). Transfer approximately 1,600 acres of additional open space lands to City ownership, as identified in the NCCP Facilitation Agreement. Due to potential impacts on Federally listed species, implementation of the NCCP/HCP is necessary to allow the development of the proposed project in a manner consistent with the requirements of the Federal Endangered Species Act.

2.3 Project Characteristics

2.3.1 PROJECT BACKGROUND

As one of the last large undeveloped areas within the City of Irvine's Sphere of Influence, the Northern Sphere Area is a component of, and significantly affected by, several previous land use planning actions adopted by the City and other regional planning programs. The following is a discussion of each of these planning actions and programs and their relationship to the proposed project.

General Plan Amendment 16

As part of the General Municipal Election of June 7, 1988, the voters of the City of Irvine enacted 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"). The Open Space Initiative caused the establishment of the

Conservation/Open Space program that will provide for the eventual public ownership of approximately 9,000 acres of open space. This occurs “by transferring development opportunities from open space areas to other areas which can better accommodate development in exchange for the transfer of the open space to the public.”

The intent of the Open Space Initiative and subsequent General Plan Amendment 16 is to preserve important conservation and open space resources through a program that consolidates large, contiguous open space areas under public ownership. This occurs by permitting development to occur in other areas of the City deemed to be of lesser open space value, rather than by pursuing fractured, localized, isolated open space preservation policies.

Following voter approval of Initiative Resolution 88-1, a Memorandum of Understanding (Open Space MOU) was executed by the City and TIC to implement the open space program and to document the understandings reached concerning the components of the Phased Dedication and the Compensating Development Opportunities Program. The portions of the City directly involved in this dedication/development program have been divided into separately lettered “Districts” containing both open space lands for ultimate conveyance to the City and corresponding development areas. In addition, the Hillside Development Guidelines have been revised to achieve a workable framework for accommodating hillside development in the Santiago Hills. The guidelines facilitate the proposed open space dedication and density transfer program.

The Open Space MOU states that TIC “shall convey the open space to the City or other appropriate public agency, as reasonably approved by the City” so that the land “may be preserved as open space.” The conveyance of the land is a two part process. First, the offer of conveyance for the open space preservation area must be recorded concurrently with recordation of the first final tract map for the corresponding development district. Second, the conveyance of the preservation land generally takes place no sooner than ninety days following the issuance of building permits for 75% of the development in the corresponding development district. The process is more fully described in the City’s General Plan. A portion of the open space to be dedicated through the program lies outside the City limits and Sphere of Influence. The City need not be the owner of the land, but the land must be held by a public agency. The City could also choose to own land in an adjacent jurisdiction (e.g., City of Newport Beach, County of Orange, etc.). Regardless of the jurisdictional location of the land, the same two part conveyance process must be followed.

Central/Coastal Subregion NCCP/HCP

The entire Project Area and Implementation District “P” is located within the boundaries of Orange County’s NCCP/HCP for the Central/Coastal Subregion. The Natural Community Conservation Act, Cal. Fish and Game Code §§ 2800-2840 was signed into law in October 1991, which authorized the preparation of NCCPs. The NCCP program is an innovative effort by the State of California to protect vegetative communities and their dependent wildlife species. The purpose of an NCCP is to protect important habitat before it becomes necessary to declare certain species that utilize the

habitat endangered, while allowing a reasonable amount of economic development. The NCCP process provides an alternative to protecting species on a “single species basis” as do the federal and state Endangered Species Acts.

The first application of the NCCP program was Orange County’s NCCP/HCP which established The Nature Reserve of Orange County, a 37,000 acre reserve that was approved on July 17, 1996, (“Reserve”) that provides regional biological benefits which would be unlikely to occur with a piecemeal, project-by-project conservation strategy. At the same time, the NCCP/HCP also established development areas where development could occur. Establishment of the Reserve will protect approximately forty “Identified Species,” including three “Target Species” (gnatcatcher, cactus wren and orange-throated whiptail lizard) which are the focus of NCCP planning. NCCP planning also focused on preservation of coastal sage scrub (CSS) habitat primarily utilized by the Target Species. The implementation of the NCCP/HCP, including dedication of Reserve lands, interim and long term adaptive management of Reserve lands, and endowment by the participating landowners, all mitigate impacts of proposed and future development in the delineated development areas on covered habitats and identified species.

The City is a signatory to the NCCP/HCP Implementation Agreement. There are 20 participants to the agreement including state, regional and local agencies and jurisdictions, affected landowners and utility companies, and the University of California, Irvine (UCI). TIC was one of the participating landowners in the NCCP/HCP. The NCCP/HCP Implementation Agreement states that, “[b]ased on the deed restrictions, grant restrictions, provisions of dedication offers, commitments pursuant to adopted CEQA mitigation measures and other encumbrances against those current and future public lands which are to be included in the Reserve and Special Linkage Areas as established by the NCCP/HCP, the USFWS and the California Department of Fish and Game (CDFG) have determined that the habitat protection afforded under those encumbrances, and by commitments of lands for Reserve or Special Linkage Area purposes pursuant to this Agreement, constitute commitments in perpetuity to uses consistent with the purposes of the NCCP/HCP as set forth herein.”

The NCCP/HCP Implementation Agreement states that “18,877 acres of lands designated for inclusion within the Reserve are owned by TIC and are required to be dedicated to public ownership over time in accordance with existing development approvals granted by local governments.” The NCCP/HCP Implementation Agreement acknowledges that major regional open space planning has occurred including “the extensive open space identified by the City of Irvine General Plan.” The NCCP/HCP Implementation Agreement further acknowledges that TIC has commitments to: 1) dedicate over 17,000 acres of land within the Reserve; 2) transfer 3,000 additional acres to the Reserve; 3) allow the removal of over 4,400 acres of coastal sage scrub outside the Reserve; 4) establish “Special Linkage Areas;” and, 5) contribute to the ongoing management of the Reserve, and implement interim management measures for areas not yet dedicated to public ownership. The NCCP/HCP Implementation Agreement further provides that the Nature Reserve of Orange County, using the endowment provided under the NCCP/HCP, shall adaptively manage the Reserve with the

assistance of the City of Irvine, identified as the Reserve owner/manager for Reserve lands within it's jurisdiction.

All development proposed for the Northern Sphere Area is within development areas established by the NCCP/HCP. Further, the preservation and dedication of 4,615 acres of open space, outlined as part of the Northern Sphere Area Project, are consistent with the NCCP/HCP. Therefore, participation in the NCCP/HCP mitigates the impacts of the Northern Sphere Area development on covered habitats and identified species located within the Reserve.

On July 24, 1996, the City of Irvine and TIC signed the NCCP Facilitation Agreement which further ensures the implementation of the NCCP consistent with the previous agreements under the Open Space MOU. The NCCP Facilitation Agreement provides for a transfer of Open Space MOU development opportunities from the NCCP/HCP protection areas to other areas of the City by mutual agreement between TIC and the City. It should be noted that NCCP/HCP land is, in part, in addition to the Open Space MOU land, and that the boundaries of NCCP/HCP land and the Open Space MOU land do not coincide. The Open Space MOU development opportunities include previously developable land in the Northern Sphere Area. A total of 4,233 units (without reference to the density of those units) were transferred to a "bank" holding the total number of units to be transferred as a result of the NCCP/HCP. The NCCP Facilitation Agreement states the development opportunities shall be "transferred to other mutually acceptable locations within the City..." As part of this project, TIC is requesting the 3,888 dwelling units from the bank be allocated to the Northern Sphere Area.

Protocol Agreement

In 1984, TIC and the City of Irvine entered into a Memorandum of Understanding (the "1984 MOU") providing for the eventual annexation of the undeveloped land owned by TIC within the City's adopted Sphere of Influence, designated by the City as Planning Areas 1, 2, 3, 6, and 9 and portions of Planning Areas 5 and 8, subject to these areas being planned and zoned for acceptable and appropriate urban uses. Subsequently in 1999, the County of Orange adopted a policy (the "Sphere Policy") in support of orderly planning for and annexation of land within adopted spheres of influence consistent with the ability of cities to provide municipal services and market demands. TIC and the City in turn revisited the 1984 MOU in light of the Sphere Policy and determined that it was in their mutual best interests to establish clearer procedures for the orderly planning and annexation of the "Sphere Areas."

On July 11, 2000, the Irvine City Council authorized the execution of the Implementing Protocol For The 1984 MOU ("Protocol Agreement") and thereby established the following planning objectives:

1. Provide a framework for transfers of units previously agreed to by the City, implement objective L-10, Policy (k) of the Open Space and Conservation Element, and plan for the eventual annexation and development of the Northern Sphere Area.

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2. Assure no net increase in projected residences in TIC's past and future planned residential communities at build-out by reallocating unused residential dwelling unit capacity in City's General Plan from developed areas and the NCCP Facilitation Agreement bank to the Northern Sphere Area, including transfer of residential units for lands designated for preservation open space purposes in accordance with the NCCP.
 3. Assure dedications of open space lands identified for preservation in NCCP Facilitation Agreement in phase with development of the Northern Sphere Area.
 4. Maintain a mix of jobs and housing that will continue to support provision of municipal services throughout the City.
 5. Allow for reasonable uses of the Northern Sphere Area that reflect current and projected market demands.
 6. Provide a protocol to be followed to evaluate proposals designed to achieve reasonable certainty for TIC and City of the rules and regulations governing development of the Sphere Areas that will apply following annexation.

2.3.2 PROJECT COMPONENTS

“Project” means “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and that is any of the following: . . . (3) An activity involving the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies.” (14 Cal. Code of Reg. 15378(a).)

The proposed project consists of a development of a maximum of 12,350 dwelling units, 575,000 sq. ft. of Multi-Use development, 175,000 sq. ft. of Community Commercial uses, 51 acres of Commercial Recreation, 6,566,000 sq. ft. of Medical and Science uses, and 13 acres of Institutional uses, community and neighborhood parks, and a minimum of four elementary/middle schools within the Northern Sphere Area in the City of Irvine. The Northern Sphere Area encompasses all of Planning Areas 3, 6 and 9, and portions of Planning Areas 5 and 8 in the City's Sphere of Influence. In addition, the proposed project includes the dedication of approximately 4,615 acres of open space, all but 748 acres of which are located within the Northern Sphere Area. These dedications have already or will occur in compliance with the Protocol Agreement, the NCCP Facilitation Agreement, NCCP/HCP Implementation Agreement, and City requirements. The open space areas within Planning Area 3 have already been offered for dedication. As certain areas within the Northern Sphere Area are developed (e.g., Planning Areas 9 and 6), existing agreements and requirements require the dedication of these open space acres located in portions of Planning Area 6 and Implementation District “P” within Planning Area 2. The proposed project will also provide

additional recreational opportunities by dedicating the Jeffrey Open Space Spine as a connector to the regional open space system.

The major components and discretionary actions to be considered as part of the project by the City based upon applications pending before the City are as follows:

- General Plan Amendment (48403-GA).
- Zone Change (48405-ZC).

Future discretionary actions to be considered by the City as part of the proposed project include:

- Annexation of the Northern Sphere Area to the City.
- Pre-Annexation Development Agreement(s) between the City and the landowner.
- Subdivision maps (e.g., tentative tract or parcel maps) for the subsequent development of each Planning Area.
- Issuance of grading, building and other related permits.
- Other discretionary permits and approvals as may be required from the City and other responsible agencies for the construction and development of the Northern Sphere Area.

For purposes of environmental analysis in this DEIR, the focus of the environmental impact analysis is on those areas in which physical changes to the existing environment are proposed that may result in environmental impacts, i.e., development and improvement activities authorized through approval of the proposed General Plan Amendment, Zone Change and annexation. Because no physical changes to the existing environment are proposed to occur in either Planning Area 3 or Implementation District “P,” this DEIR will describe those areas in the environmental setting, as appropriate, but will not discuss those areas as part of the environmental impact analysis.

Project implementation and development will require discretionary approvals and permits issued by other local, state and federal agencies. These other discretionary approvals are discussed below in Section 2.3.2.

2.3.2.1 Current Applications and Discretionary Approvals

The two applications before the City are for a General Plan Amendment and Zone Change, the components of which are described in detail below.

General Plan Amendment

A General Plan Amendment (48403-GA) application has been filed to implement the following amendments:

- 1) Amend Table A-1 “Maximum Intensity Standards by Planning Area” in the Land Use Element of the General Plan to transfer 12,087 dwelling units from: 1) NCCP/HCP density bank; and, 2) approved but unbuilt units from existing planning areas (Planning Areas 2, 5A, 8, 11, 12, and 15), to the Northern Sphere Area.¹ (See Table 2-1) The General Plan Amendment would allow a total of up to 12,350 dwelling units to be allocated to the Northern Sphere Area to be developed, as follows: (1) a maximum of 10,550 dwelling units to be allocated to Medium Residential Density; and (2) a maximum of 1,800 dwelling units to be allocated to Medium-High Residential Density.
- 2) Revise the Land Use Element and Conservation and Open Space Element of the General Plan to change the existing General Plan land use designations for the 7,743 acres within the Project Area from its current designations which include Agriculture, Estate-Density Residential (0-1 dwelling units per gross acre), Preservation, Recreation, Water Body and Educational Facility to designations which will include Medium Density Residential, Research and Industrial, Community Commercial, Multi-Use, Preservation, Water Bodies, and Recreation. A statistical breakdown of the existing and proposed General Plan land use designations are set forth in Table 2-2, Existing and Proposed General Plan Designations. Existing and proposed General Plan land use designations are depicted on Exhibits 2-4 and 2-5, respectively.

¹ Due to implementation of the NCCP/HCP, 4,233 dwelling units were reduced from other planning areas within the City and transferred to the NCCP/HCP density bank. Subsequently, 345 of these units were allocated to Planning Area 17, leaving a balance of 3,888. The NCCP/HCP and adopted General Plan allow units lost due to implementation of the NCCP/HCP to be transferred to other areas of the City by mutual agreement between TIC and the City. In addition, 8,199 dwelling units allocated to Planning Areas 2, 5, 8, 11, 12, and 15 were left undeveloped and are proposed for transfer to the Project Area.

Table 2-1 General Plan Residential Unit Transfers			
Existing/Undeveloped		Proposed	
Location	Units	Location	Units
NCCP Bank	3,888		0
Planning Area 2	1,220		0
Planning Area 5A	955	Planning Area 5B	1,900
Planning Area 6	263	Planning Area 6	4,500
Planning Area 8	804	Planning Area 8A	400
Planning Area 11	1,825	Planning Area 9	5,550
Planning Area 12	858		0
Planning Area 15	2,537		0
Total	12,350	Total	12,350

- 3) Amend the Circulation Element to reduce Jeffrey Road north of Portola Parkway from a 6-lane to a 4-lane arterial and to delete an unnamed, continuous north-south roadway located between Irvine Boulevard and Trabuco Road within Planning Area 9 to achieve consistency with the County's Master Plan of Arterial Highways (MPAH);
- 4) Amend related elements of the General Plan as required to maintain internal consistency.
- 5) Amend Objective L-10 and associated policies contained in the City's Conservation and Open Space Element to reflect the deletion of areas designated for permanent agriculture, while retaining provisions relating to the maintenance of agriculture as an interim use.
- 6) In addition to the foregoing, the City has agreed to consider amending the Circulation Element to establish LOS "E" as the acceptable level of service for specific intersections (as identified on Exhibit 2-6) within the existing Irvine Spectrum and Medical and Science zoned areas within the Project Area. If the City authorizes such an amendment, the change will be integrated into General Plan Amendment 48403-GA.

Table 2-2 Existing and Proposed General Plan Designations				
Planning Area	Existing GP	Proposed GP	Implementation District	Acres
3	Preservation Recreation/Landfill Overlay	Preservation	C, D, E, F	3,015
		Recreation/Landfill Overlay		730
Subtotal				3,745
5B	Agriculture Educational Facility	Medium Density Residential		319
6	Preservation Recreation Water Bodies Agriculture Estate Density Residential	Preservation	Q, R	852
		Recreation		193
		Water Bodies		25
		Medium Density Residential		931
		Multi-Use		20
		Community Commercial		20
		Research and Industrial		285
		Institutional		3
Subtotal				2,329
8A	Agriculture	Medium Density Residential		73
9	Recreation Agriculture	Recreation		72
		Medium Density Residential		678
		Medium-High Density Residential		89
		Multi-Use		60
		Commercial Recreation		51
		Research and Industrial		317
		Institutional		10
Subtotal				1,277
TOTAL				7,743

Exhibit 2-4 Existing General Plan Designations

Exhibit 2-5 Proposed Land Use Plan

The proposed General Plan Amendment would change the current General Plan land use designations for Planning Areas 3, 6 and 9, and portions of Planning Areas 5 and 8 in the Northern Sphere Area. (See Table 2-2, “Existing and Proposed General Plan Designations”) At no time, no general plan amendment is proposed for Implementation District “P.”

Zone Change

An application for a zone change (48405-ZC) for the Project Area has been filed with the City. the City Zoning Ordinance designates the Northern Sphere Area for 1.1 Exclusive Agriculture, 1.2 Development Reserve, 1.3 Conservation Open Space Reserve, and 1.7 Landfill Overlay, as shown on Exhibit 2-7. As shown on Exhibit 2-8, the City has initiated a Zone Change (48405-ZC) to provide zoning consistent with the General Plan Amendment within the Project Area. Proposed zoning classifications for the Project Area include: 1.4 Preservation; 1.5 Recreation; 1.6 Water Bodies; 2.3/2.3H/2.3I/2.3J Medium Density Residential; 3.1 Multi-Use; 4.2 Community Commercial; 4.4. Commercial Recreation; 5.5 Medical and Science; and 6.1 Institutional. See Table 2-3 for the Project Area’s existing and proposed zoning. At this time, no zone change is proposed for Implementation District “P.”

A statistical breakdown of the acres that would be included within each zoning category under the proposed Zone Change is as follows:

Zoning Classification	Acres
1.4 Preservation	3,867
1.5 Recreation/Landfill Overlay	1,060
1.6 Water Bodies	25
2.3/2.3H/2.3I/2.3J Medium Density Residential	1,936 acres/up to 10,550 dwelling units
2.4 Medium-High Density Residential	89 acres/up to 1,800 dwelling units
3.1 Multi-Use	80 acres/up to 575,000 sq. ft.
4.2 Community Commercial	20 acres/up to 175,000 sq. ft.
4.4 Commercial Recreation	51
5.5 Medical and Science	602 acres/up to 6,566,000 sq. ft.
6.1 Institutional	13 acres

Exhibit 2-6 Intersections Being Considered for LOS “E”

Table 2-3 Existing and Proposed Zoning					
Planning Area	Existing Zone Category	Proposed Zone Category	Implementation District	Acres	Maximum Development Intensity
3	1.3 Conservation Open Space Reserve 1.7 Landfill Overlay	1.4 Preservation	C, D, E, F	3,015	
		1.5 Recreation/Landfill Overlay		730	
Subtotal				3,745	
5B	1.1 Exclusive Agriculture	2.3I Medium Density Residential		319	1,900 dwelling units
6	1.2 Development Reserve 1.3 Conservation Open Space Reserve	1.4 Preservation	Q, R	852	
		1.5 Recreation		258	
		1.6 Water Bodies		25	
		2.3K Medium Density Residential		866	4,500 dwelling units
		3.1 Multi-Use		20	125,000 sq. ft.
		4.2 Community Commercial		20	175,000 sq. ft.
		5.5F Medical and Science		285	2,400,000 sq. ft.
		6.1 Institutional		3	
Subtotal				2,329	4,500 dwelling units 2,700,000 sq. ft.
8A	1.3 Conservation Open Space Reserve	2.3H Medium Density Residential		73	400 dwelling units
9	1.1 Exclusive Agriculture 1.3 Conservation Open Space Reserve	1.5 Recreation		72	
		2.3J Medium Density Residential		678	3,750 dwelling units
		2.4B Medium-High Density Residential		89	1,800 dwelling units
		3.1 Multi-Use		60	450,000 sq. ft.
		4.4 Commercial Recreation		51	
		5.5E Medical and Science		317	4,166,000 sq. ft.
		6.1 Institutional		10	
Subtotal				1,277	5,550 dwelling units 4,616,000 sq. ft.
TOTALS				7,743	12,350 units 7,316,000 s.f.

Exhibit 2-7 Existing Zoning Designations On-site

Exhibit 2-8 Proposed Zoning

Proposed zoning text and development standards are available for review at the City of Irvine Community Development Department. Intended land uses and intensities for each of the proposed zoning categories are defined by the City of Irvine Zoning Ordinance, and are summarized as follows:

Preservation (1.4): Preservation areas are intended for the protection and maintenance of natural resources. Preservation areas are lands that contain visually significant ridgelines, biotic communities of high significance, geological constraints and cultural resources. These lands have been judged viable for permanent preservation in a natural state with little or no modification. They have also been amassed in a manner which overall has been judged to be more protective of natural resources than could be achieved on an incremental basis with individual development projects. Permitted uses include passive public recreation (such as tent camping, hiking, biking, and equestrian trails), botanical gardens, cattle grazing, scientific research and other public uses compatible with the natural amenities of these lands, transportation corridors, arterial highways, utilities, transition zones, fuel modification zones, habitat enhancement, drainage and flood control facilities, and other infrastructure designed to minimize any adverse environmental impacts. In addition, agricultural uses are permitted prior to dedication to a public agency.

Recreation (1.5): This category is intended for lands suitable for active recreational opportunities for public use and enjoyment. Recreational areas are used for more intense recreational activity and do not necessarily require maintenance of natural resources. Recreation areas could be designed to accommodate the development of picnicking and fishing areas, nature centers, stables, golf courses, regional and community-level parks, swimming pools, botanical gardens, wholesale nurseries (within limited areas), and open space spines.

Water Bodies (1.6): This category identifies lands for the establishment of public and privately owned water sources for consumptive and recreational use. Public and privately owned reservoirs and lakes will provide the City with water resources and opportunities to develop water-related recreation activities (i.e. boating and fishing), and will supply water resources for agriculture and domestic use, and passive and active recreation facilities (i.e. ball fields and picnic areas).

Medium Density Residential (2.3H/I/J/K): Medium Density Residential designation allows 0-12.5 dwelling units per net acre consisting of either single family detached or attached dwelling units. This category corresponds to the General Plan Medium Density category. Other possible uses that are permitted in this zoning category include: typical residential accessory uses, interim agriculture, home care, home occupations, information centers, large family child care, manufactured structures (up to 2 years), model home sales complex, parks, public park facilities (only in public parks), residential shelters, residential (shelter, attached and single-family detached), and public schools.

Medium-High Density Residential (2.4B): The Medium-High Density Residential designation allows 0-31 dwelling units per net acre consisting of attached, single family detached, and compatible uses. This category corresponds to the General Plan Medium-High Density category of

0-25 units per gross acre. Other possible uses that are permitted in this zoning category include: typical residential accessory uses, interim agriculture, home care, home occupations, information centers, large family child care, manufactured structures (up to 2 years), model home sales complex, parks, public park facilities (only in public parks), residential care facilities, and public schools.

Multi-Use (3.1): This category allows for a combination of commercial, office, residential and institutional uses within the same Project Site. Information on minimum requirements for commercial floor area, office floor area, and residential dwelling units shall be provided with the concept plan, zone change or master plan to ensure a mix of uses is provided. Other permitted uses include: accessory uses, interim agriculture, commercial recreation (under 1,500 square feet), department stores, financial institutions (except drive-thru), home care, home occupation, information centers, large family child care, manufactured structures (up to 2 years), model home sales complex, offices (administrative, business professional, medical), outdoor vendors, parks, public park facilities (only in public parks), pushcarts, residential care facilities, restaurants (including fast-food, except drive-thru), retail and/or service business, general (except drive-thru), retail businesses (home improvement related), commercial schools, public schools, supermarkets, and domestic veterinary services.

Community Commercial (4.2): This category is intended for commercial facilities that provide goods and services to the community such as department stores, financial institutions (except drive-thru), offices (administrative, business professional, design professionals, headquarters and medical), parks, schools (commercial and public), and supermarkets. Community Commercial areas serve the needs of one or more planning areas. Other permitted uses include: accessory uses, interim agriculture, commercial recreation (under 1,500 square feet), service industry, information center, manufactured structure permit (up to 2 years), outdoor vendors, parking structures and parking facilities, public park facilities (only in public parks), pushcarts, restaurants (including fast-food, except drive-thru), general retail and/or service businesses (except drive-thru), retail businesses (home improvement related), reverse vending machines, veterinary services (domestic), and warehouse and sales outlets.

Commercial Recreation (4.4): This category provides areas which are specifically used to provide private profit-making recreation uses such as theme parks, bowling alleys, skating rinks, theaters and health clubs. Permitted Uses include accessory uses, interim agriculture, arcades, games, commercial recreation, fortune-telling manufactured structures (up to 2 years), outdoor vendors, parks, public park facilities (only in public parks), pushcarts, restaurants, fast-food restaurants (except drive-thru), general retail and/or service businesses (except drive-thru), and reverse vending machines.

Medical and Science (5.5E/F): This category is intended for the development of a biomedical/high-technology complex combining health care facilities and related businesses, medical research and education, general research and development, and light manufacturing and assembly in one master planned area. Permitted uses include: accessory uses, interim agriculture, caretaker's quarters,

financial institutions (except drive-thru), service industries, information centers, manufactured structures (up to 2 years), light manufacturing, mini warehouses (5.5E Planning Area 6), offices (administrative, business professional, design professionals, headquarters, and medical), outdoor vendors, parks, public park facilities (only in public parks), pushcarts, recreational vehicle storage (public), research and development, restaurants (fast food), retail and/or service businesses (general), reverse vending machines, public schools, vehicle leasing and rental, veterinary service (domestic), warehouse and sales outlets, warehousing, storage and distribution.

Institutional (6.1): This category applies to land for public and quasi-public facilities such as churches, schools, or utilities. Permitted uses include: accessory use, interim agriculture use, information centers, manufactured structure permit (up to 2 years), outdoor vendors, parks, public park facilities (only in public parks), pushcarts, residential care facilities, public schools.

2.3.2.2 Future Discretionary Approvals

Future implementation actions which may occur with respect to the Northern Sphere Area Project include consideration of a pre-annexation development agreement(s) for development areas within the Northern Sphere Area between the City and TIC in accordance with the 1984 MOU, and annexation of Planning Areas 3, 6 and 9, and portions of Planning Areas 5 and 8 to the City. (Implementation District “P” is not proposed for annexation as part of the Northern Sphere Area project at this time.) Other actions will include future subdivision of the Project Area through tentative and parcel maps. A more detailed discussion of future discretionary actions required for project implementation is provided in Section 2.3.3 below.

2.3.2.3 Project Features

Dedication of Jeffrey Open Space Spine

The Jeffrey Open Space Spine (Spine) consists of a continuous open space edge of variable width along the eastern side of the ultimate alignment of Jeffrey Road from Trabuco Road north past Portola Parkway, which will be dedicated as a result of the development of the Northern Sphere Area. The Spine shall be the equivalent of three hundred twenty five (325) feet in width, which may vary, but may not be less than the minimum dimension included in the zoning for Planning Areas 6 and 9 as measured from the Jeffrey Road curb face (approximately 117 acres). The Spine will serve as the village edge for the adjoining development areas, and no further village edge dedications or improvements will be required. Spine improvements may be proposed by the landowner and considered by the City in lieu of dedication in accordance with the procedures for park dedication credits as set forth in Section 5-5-1004F.1 of the Municipal Code and in accordance with the zoning. Permitted uses in the Spine are limited to trails, associated passive public recreation activities, park and ride facilities, utilities, and general plan roadway improvements. The design character of the Spine shall be compatible with and complementary to adjoining development. The construction

shall proceed on a segment-by-segment basis and is expected to be wooded in character and include gently rolling berms, meandering paths, informal drifts of trees, shrubs, and ground cover.

Dedication of Implementation Districts

Pursuant to Chapter 2-21 of the Irvine Zoning Code and the Protocol Agreement, and in accordance with the NCCP Implementation Agreement, NCCP Facilitation Agreement, and the Open Space MOU, prior to or concurrent with the recordation of the first subdivision map within the corresponding development area, the landowner shall record an Offer of Dedication in favor of the City for proposed Implementation Districts “P,” “Q,” and “R,” as shown on Exhibit 2-9 and Table 2-4, which comprise approximately 1,600 acres of land. As noted previously, with the exception of Implementation District “P,” these dedication areas are within the Northern Sphere Area and would be annexed to the City and included in the proposed General Plan Amendment and Zone Change under consideration. At this time, no general plan amendment, zone change or annexation has been proposed for Implementation District “P.” Each offer will be in compliance with Section 8-14-1 of the Irvine Zoning Code. Implementation District “P” will be dedicated with the development of Planning Area 9, Implementation District “Q” with Planning Area 5, and Implementation District “R” with Planning Area 6. Any trails in the Reserve and/or Preservation Area will be designed, constructed, owned and maintained by the City of Irvine in accordance with the terms of the NCCP/HCP.

The proposed open space area corresponds with Implementation Districts “P,” “Q” and “R,” as proposed by this project and shown on Exhibit 2-9. This open space is in addition to the 3,015 acres of open space already dedicated in the Northern Sphere Area. This open space conveyance is also intended to fulfill TIC’s obligations under the NCCP Implementation Agreement for the Central/Coastal Orange County Subregion. For further details concerning this project’s relationship to the NCCP/HCP, please refer to Section 4.4, “Biological Resources.” The open space areas to be dedicated as part of this project are as follows:

Implementation District “P”: Covering approximately 748 acres in Planning Area 2, this open space is located outside of the Northern Sphere Area, but entirely within the NCCP/HCP reserve area. Unlike the remainder of the dedicated open space areas, Implementation District “P” will not be annexed to the City as part of the Northern Sphere Area project and is not covered by the proposed Northern Sphere Area General Plan Amendment and Zone Change.

Exhibit 2-9 City of Irvine Conservation/Open Space Implementation Districts

Table 2-4 Status of Preservation Areas			
Preservation Area	Located within Planning Area:	Dedicated with Development of Planning Area:	Acres
Acres within the Northern Sphere Area which have already been offered for dedication			
Implementation District C	3	4	516
Implementation District D	3	5	1,058
Implementation District E	3	4	384
Implementation District F	3	31	1,057
Subtotal			3,015
Acres to be dedicated with the Northern Sphere Area development			
Implementation District P	2	5B/9	748
Implementation District Q	6	6	277
Implementation District R	6	6	575
Subtotal			1,600
TOTAL (NCCP/HCP acres within the Northern Sphere Area)			4,615

Implementation District “Q”: Covering approximately 277 acres in Planning Area 6, this open space is located entirely within the Northern Sphere Area and the NCCP/HCP reserve area. As part of the Northern Sphere Area project, this area will be annexed to the City and is covered by the proposed Northern Sphere Area General Plan Amendment and Zone Change.

Implementation District “R”: Covering approximately 575 acres in Planning Area 6, this open space is located entirely within the Northern Sphere Area and the NCCP/HCP reserve area. As part of the Northern Sphere Area project, this area will be annexed to the City and is covered by the proposed Northern Sphere Area General Plan Amendment and Zone Change.

Affordable Housing

The landowner is proposing to meet the Affordable Housing Needs goal of 15% (5% Income I, II; 5% Income III; and 5% Income IV) of the actual number of units built within each Planning Area by utilizing a combination of new on-site construction and off-site affordable housing credits. The achievement of the Income I, II, and III affordable housing goals is contingent upon the availability of financial incentives which bridge the gap between the actual cost of construction of a market unit and an affordable unit. The landowner is seeking to satisfy these goals through either the conversion of off-site existing market rate housing to affordable housing with 30-year restrictions and/or the extension of the term of affordability for off-site existing affordable units for a minimum of 40 years. The City will provide available financial assistance to help achieve the affordable housing needs goal for each Planning Area.

Prior to issuance of the first residential building permit within each Planning Area, the landowner shall submit an Affordable Housing program for review and approval by the Director of Community Development, which specifies the allocation of units met by on-site new construction, use of off-site credits, and the financial assistance programs sought by the landowner to achieve the specified affordable goals.

Major Infrastructure Components

Preliminary, conceptual plans for “backbone” infrastructure facilities are described in Section 4.16, “Utilities and Services Systems.” These include:

- a. Southern California Edison Electrical Facilities
- b. Gas Facilities
- c. Telephone Facilities
- d. Cable Television Facilities
- e. Domestic Water Facilities
- f. Reclaimed Water Facilities
- g. Master Storm Drain Facilities (described in Section 4.8 “Hydrology/Water Quality”)
- h. Wastewater Facilities

Each of the major infrastructure systems would connect to existing main line facilities located in the surrounding roadways, and extend throughout the Northern Sphere Area along the internal roadway network. Proposed facilities have been designed to serve the anticipated mix and intensity of development described above.

2.3.3 SUBSEQUENT ACTIONS AND APPROVALS CONSTITUTING PART OF THE PROPOSED PROJECT

Pre-Annexation Development Agreement

Prior to annexation of any portion of the Northern Sphere Area to the City of Irvine, TIC will be requesting a Pre-Annexation Development Agreement pursuant to the Protocol Agreement for each phase of the Northern Sphere Area proposed for development. Under the provisions of Government Code Section 65864 et seq., the City and TIC can enter into an agreement securing the landowner's vested rights to develop the Northern Sphere Area in accordance with the then-existing development regulations, thereby insulating the developer from future land use actions by the City which might otherwise prevent TIC from completing the approved development. The proposed development agreement would affirm the proposed entitlements (General Plan Amendment and Zone Change) effective when the proposed annexation occurs. The proposed development agreement would apply solely to property owned by TIC and would not pertain to property owned by others identified as "Not a Part."

Annexation

The proposed annexation area consists of the City's Sphere of Influence currently located north and east of the existing corporate boundary. Subsequent to the approval of the General Plan Amendment (48403-GA) and Zone Change (48405-ZC), the City of Irvine or TIC will initiate proceedings with the Orange County Local Agency Formation Commission (LAFCO) to annex the Northern Sphere Area. (The landowner can also initiate annexation proceedings as well.) It is anticipated that annexations will occur in phases in conjunction with each phase of development within the Northern Sphere Area.

Annexation is the procedure for an existing city to extend its corporate boundaries. The framework for this procedure is the Cortese-Knox Act, which establishes a LAFCO in each county. Orange County LAFCO is empowered to evaluate and consider proposals for city, county, and special district incorporations, formations and boundary changes. For purposes of this project, LAFCO is a responsible agency. A site must be within a city's Sphere of Influence before annexation can be considered by LAFCO. As defined by State law (Government Code Section 56076), a Sphere of Influence is "a plan for the probable physical boundaries and service area of a local government agency." The Northern Sphere Area has been included within the City of Irvine's Sphere of Influence by LAFCO. Once LAFCO approves an annexation, only protest from the affected landowner(s) or registered voters can terminate proceedings as provided by the Cortese-Knox Act.

Master Plans

Master Plans are intended to establish the planning and design frameworks that will ensure proper implementation of the City's Development regulations for all subsequent development projects within these Planning Areas. Once a master plan is approved by the City, it will provide the standards against which all development proposals for the site are evaluated. Pursuant to Section 2-17 of the Irvine Zoning Ordinance, subsequent Master Plan applications will be submitted for each future development project to define the precise spatial and structural aspects of each site plan.

Subdivision Maps

A subdivision map is required for the purpose of regulating the design and improvement of a proposed subdivision. All subdivision maps of any type (e.g., tentative or final, vesting or nonvesting, tract or parcel) shall be submitted, reviewed and approved in accordance with the City of Irvine's Subdivision Ordinance and the California Subdivision Map Act.

Conditional Use Permits

Conditional Use Permits may be required for future projects where a land use is not permitted by right, but may be appropriate in a given zoning district subject to conditions of approval. The use may occur only upon approval of a conditional use permit pursuant to the procedures established in Chapter 2-9 of the Irvine Zoning Code.

Grading and Building Permits

Grading and Building Permits will also be required from the City in order to implement the proposed project.

2.3.4 DEVELOPMENT PHASING

No development phasing plan has been submitted; however, the property owner has indicated that this project could be completed in its entirety within an estimated ten-to-twenty years, depending upon regional economic conditions and the demand for housing in this area. Given the large scale development of this site, it is anticipated that development would occur in multiple phases. Tentative Subdivision Maps and Master Plan applications would be submitted for City approval to define the precise locations and design features of future development projects within each major phase.

2.4 Intended Uses of This EIR

This EIR is a Program EIR which examines the environmental impacts of a General Plan Amendment (48403-GA) and Zone Change (48405-ZC) for the Northern Sphere Area in the City of Irvine. This DEIR is also being prepared to cover annexation of the Northern Sphere Area to the City and a Pre-Annexation Development Agreement(s) between the City and TIC and other approvals and permits related to development of the proposed project. It is the intent of this Draft EIR to enable the City of Irvine, other responsible agencies, and interested parties to evaluate the environmental impacts of the proposed project, thereby enabling them to make informed decisions with respect to the requested entitlements. The anticipated approvals required for this project are identified in Table 2-5.

Table 2-5 Approval Actions Associated with the Northern Sphere Area	
Approving Authority	Approval or Permit Required
City of Irvine	EIR Certification General Plan Amendment (48403-GA) Zone Change (48405-ZC) Pre-Annexation Development Agreement(s) Annexation application Subdivision maps Grading permits, building permits, and other discretionary approvals Encroachment permits for infrastructure within open space lands under the jurisdiction of the City.
County of Orange	Encroachment permits for infrastructure
Airport Land Use Commission for Orange County	Consistency with Airport Environs Land Use Plan (AELUP)
U.S. Army Corps of Engineers	Section 404 permit
U.S. Fish and Wildlife Service	NCCP Conditionally Covered Species Consultation
California Department of Fish and Game	Section 1603 Streambed Alteration Agreement NCCP Conditionally Covered Species Consultation
Local Agency Formation Commission (LAFCO)	Annexation approval
Orange County Flood Control District	Review and approval of improvements to regional facilities
Irvine Ranch Water District	Water and sewer conveyance system
Regional Water Quality Control Board	Section 401 certification
South Coast Air Quality Management District (SCAQMD)	Construction-related air permits
Southern California Association of Governments (SCAG)	Revision of regional models related to growth and development projections

Table 2-5 Approval Actions Associated with the Northern Sphere Area	
Foothill/Eastern Transportation Corridor Agency (TCA)	Review only
Department of Transportation-District 12 (Caltrans)	Encroachment permit to construct improvements in Caltrans right-of-way

2.4.1 CITY OF IRVINE

This EIR is being prepared for the City of Irvine, in connection with the two current applications identified: File No.48403-GA, and File No.48405-ZC. Prior to taking any official action on these two applications, the City must review the information in this EIR and certify it as complete and in accordance with the requirements of State law and City standards. The City will also rely upon this EIR during the review process for the subsequent actions such as development agreements, annexation, tentative subdivision and master plan applications that will be submitted for future development projects.

2.4.2 OTHER AGENCIES AND INTERESTED PARTIES

In its role as Lead Agency for this project, the City of Irvine Community Development Department prepared an Initial Study and distributed a Notice of Preparation (NOP) for 30-day review on May 2, 2001, to the State Clearinghouse, responsible agencies, and interested parties. A total of 27 agencies and other interested parties responded to the NOP. Copies of the written responses to the NOP are included in Appendix A of this DEIR. The respondents and the key issues they identified in the NOP response letters are summarized as follows (* indicates a responsible agency):

<u>Respondents</u>	<u>Comments in NOP</u>
Airport Land Use Commission for Orange County*	Consistency with AELUP; noise, hazards, and traffic impacts related to MCAS El Toro.
California Department of Fish and Game*	Consistency with the Subregional Plan and Implementing Agreement under the NCCP.
California Department of Toxic Substances Control	Identification of hazardous wastes/substances, contaminated sites, remediation, soil and groundwater contamination, "Border Zone Property." Compliance with Assembly Bill 387 (Wildman) and Senate Bill 162 (Escutia).

<u>Respondents</u>	<u>Comments in NOP</u>
California Department of Transportation - District 12 (Caltrans)*	Control of runoff and debris from construction activity; biology, cultural and water quality impacts in right-of-way; traffic impacts, including impacts to SR-133 and SR-241; air quality; cumulative effects on State Transportation System, facilitating alternative transportation modes, offer shuttle service; encroachment permit.
California Department of Transportation - Aeronautics Division*	Consistency of the project with AELUP and ALUC. Preparation of a school site evaluation (Education Code Section 17215).
California Native American Heritage Commission	Assess impacts on archaeological resources; mitigation for accidental discovery of archeological resources and human remains.
California Regional Water Quality Control Board - Santa Ana Region*	Section 401 permit; compliance with NPDES permits; preparation of SWPPP; impacts to ephemeral streams; water quality; wastewater disposal and treatment; incorporate BMPs; and mitigation for the alternation of rate of volume of groundwater recharge.
City of Lake Forest	Complete traffic analysis and impacts to the intersections of Portola at Alton, Bake and Lake Forest, Irvine Blvd. at Alton and Trabuco.
County of Orange - Planning & Development Services Department	Consistency with AELUP, and Airport System Master Plan; impact to drainage, runoff, master plans of drainages, facilities; obtain LOMR; TMDL; water quality impacts; SWPPP; compliance with NPDES permits; "special" structural BMPs; potential impacts to Limestone Canyon Wilderness Park, regional trails; address proposed and existing bikeways; preservation of packing house; cultural and historical resources surveys.
Richard Deskin (Resident)	Traffic impacts, taking into account PA 40 traffic, Jeffrey Road; flooding impacts; hazardous waste storage and transport impacts.
Charles Griffin (Resident)	Compatibility of the project with future uses of the former El Toro MCAS; consideration of exchange between public use of areas in PA 6 with private housing development in the former El Toro MCAS.
Irvine Ranch Water District (IRWD)*	Consistency with WRMP; preparation of a SAMP; potential impacts to NCCP and water or wastewater facilities resulting from the project; obtain resource agency approvals and permits.
Local Agency Formation Commission (LAFCO)*	Discuss changes in municipal service responsibilities and levels of service.
John Loper (Resident)	Discuss Increased Residential Density Alternative; discuss connection to the Great Park Plan.
Kemmer Matteson (Resident)	Consistency with airport and other development plans.

<u>Respondents</u>	<u>Comments in NOP</u>
Metropolitan Water District	Identify impacts and mitigation measures for Metropolitan's Allen McColloch Pipeline; consistency with the Central Pool Augmentation Project; consistency with SCAG's growth management plan; include water conservation measures.
North Irvine Villages Association	Address mitigation for hazardous wastes to schools, breakdown of zoning acreages, and provide a conceptual plan for the regional trail system.
Orange County Fire Authority	Additional fire station needed, secured fire protection agreement, assess agricultural and military hazardous waste, and development of a fuel modification zone.
Orange County Public Library	Development of Wheeler Ranch historic library should handle population increase due to the project.
Orange County Transportation Authority	Maintain consistency with the roadway capacity assumed in the study for the deletion of Culver Drive.
Park Paseo Homeowners Association	Identify housing type, density, setbacks, minimum heights lot sizes, edge treatments, landscaping, circulation, lighting for homes abutting Northwood Community; Impacts to existing easements, glare and nighttime lighting, air quality impacts, extension of Hicks Canyon and Orange Arrow, objectionable odors, eucalyptus windrows, hazardous substances, sufficient roadway access, noise, traffic, and schools.
South Coast Air Quality Management District	Address construction and operation air quality impacts, toxic air contaminants, and mitigation measures.
Southern California Association of Governments (SCAG)	Consistency with SCAG's Regional Comprehensive Plan and Guide and Regional Transportation Plan.
The Gas Company	Availability of natural gas service.
Transportation Corridor Agencies	Discuss project phasing; review traffic and noise studies.
United States Department of Interior - Fish and Wildlife Service*	Purpose and need of project; alternatives; impact to vegetation communities, sensitive species, conditionally covered species; NCCP/HCP; location and impact of related infrastructure; Section 404 of the CWA; mitigation for construction impacts and prevention of soil erosion and siltation.
University of California, Irvine - Campus & Environmental Planning	Potential impacts to the SCREC, including agricultural resources, air quality, and noise impacts.
* Denotes a "responsible agency." Agencies with discretionary authority over some aspect of the project are defined in CEQA as "responsible agencies" (Section 15381 of the CEQA Guidelines). Such agencies may use this EIR in their consideration of the project.	