

**CITY OF IRVINE**  
**TRAFFIC STUDY TYPES FOR DEVELOPMENT REVIEW – updated March 2023**

Traffic Study Type	When is this type of study required?	What is included in this study?
<b>APPLICABLE CITYWIDE (except NITM and IBC areas)</b>		
<b>Comprehensive Traffic Study</b>	<ul style="list-style-type: none"> <li>If proposed project requires a General Plan Amendment/Zone Change (GPA/ZC); <u>or</u></li> <li>Proposed project is estimated to generate 50 or more peak hour trips beyond existing or previously entitled use(s)</li> </ul>	<ul style="list-style-type: none"> <li>Potential project impacts (including cumulative impacts)</li> <li>Existing, short-term, long-range, build-out conditions</li> <li>Large study area</li> <li>Includes Access Study if site access and operations known</li> </ul>
<b>Limited-Scope Traffic Study</b>	If proposed project is estimated to generate between 1 and 49 peak hour trips beyond existing or previously entitled use(s).	<ul style="list-style-type: none"> <li>Potential project impacts (incl. cumulative impacts)</li> <li>Existing and short-term conditions</li> <li>Localized study area</li> <li>Includes Access Study</li> </ul>
<b>Access Study</b>	If proposed project includes a new, removed or relocated driveway with no other changes to land use or estimated peak hour trips that would trigger the need for a comprehensive or limited-scope traffic study	Analysis of site access and operations (i.e., driveway lengths, turn pocket lengths, etc.)
<b>Trip Generation/Unit Comparison Report</b>	<ul style="list-style-type: none"> <li>If proposed project is determined by City Engineer in coordination with the City Traffic Engineer to be in "substantial conformance" with prior map approval when applicable; <u>and</u></li> <li>If the proposed project land use is generally consistent with the previously approved project "A" map, "B" map or CUP/Master Plan; <u>and</u></li> <li>If the proposed project generates trips equal to or less than prior approval based on ITE trip rates (or other trip generation rate approved by the City).</li> </ul>	Comparison of project description and trips against previously approved project and trips
<b>APPLICABLE IN NORTH IRVINE TRANSPORTATION MITIGATION (NITM) AREA ONLY</b> <i>(Planning Areas 1, 5, 6, 9, 40 and 51)</i>		
<b>Comprehensive Traffic Study</b>	If proposed project requires a General Plan Amendment/Zone Change (GPA/ZC);	<ul style="list-style-type: none"> <li>Potential project impacts (including cumulative impacts)</li> <li>Existing, short-term, long-range, build-out conditions</li> <li>Extensive NITM study area (defined in NITM Ordinance)</li> <li>Includes Access Study if site access and operations known</li> </ul>
<b>Map-Level Traffic Study</b>	<ul style="list-style-type: none"> <li>If proposed project includes a large-scale ("A" map) that entitles land uses; <u>or</u></li> <li>If proposed project includes a more detailed ("B" map) that increases trips above prior approved map-level traffic study.</li> </ul>	<ul style="list-style-type: none"> <li>Potential project impacts</li> <li>Short-term condition</li> <li>Extensive NITM study area</li> <li>Includes Access Study</li> </ul>
<b>Traffic Evaluation Report</b>	<ul style="list-style-type: none"> <li>If proposed project is determined to be "additive" consistent with Section 9-0-3(C) of the City's Municipal Code and General Plan Land Use Element Objective A-4; <u>or</u></li> <li>If proposed project includes a change in land uses or roadway network from a previously approved project "A" map or "B" map; <u>and</u></li> <li>If proposed project does <u>not</u> propose an increase in trips.</li> </ul>	<ul style="list-style-type: none"> <li>Potential project impacts to confirm findings of previously approved project</li> <li>Smaller study area than previously approved study</li> <li>Includes Access Study</li> </ul>
<b>Access Study</b>	If proposed project includes a new, removed or relocated driveway with no other changes to land use or estimated peak hour trips that would trigger the need for a more comprehensive traffic study	Analysis of site access and operations (e.g., driveway lengths, turn pocket lengths, etc.)
<b>Trip Generation/Unit Comparison Report</b>	<ul style="list-style-type: none"> <li>If proposed project is determined by City Engineer in coordination with the City Traffic Engineer to be in "substantial conformance" with prior map approval when applicable; <u>and</u></li> <li>If the proposed project land use is generally consistent with the previously approved project "A" map, "B" map or CUP/Master Plan; <u>and</u></li> <li>If the proposed project generates trips equal to or less than prior approval based on ITE trip rates (or other trip generation rate approved by the City).</li> </ul>	Comparison of project description and trips against previously approved project and trips
<b>APPLICABLE IN IRVINE BUSINESS COMPLEX (IBC) ONLY</b> <i>(Planning Area 36)</i>		
<b>Comprehensive Traffic Study</b>	<ul style="list-style-type: none"> <li>If proposed project requires a General Plan Amendment/Zone Change (GPA/ZC); <u>or</u></li> <li>If proposed project requires a Transfer of Development Rights (TDR); <u>or</u></li> <li>If proposed project is estimated to generate 50 or more peak hour trips beyond existing or previously entitled use(s).</li> </ul>	<ul style="list-style-type: none"> <li>Potential project impacts (including cumulative impacts) for multiple study years: existing, short-term, long-range, build-out conditions</li> <li>Large study area</li> <li>May include ADT Waiver Report if project proposes an ADT beyond the ADT DIV</li> <li>Includes Access Study if site access and operations known</li> </ul>
<b>Limited-Scope Traffic Study</b>	If proposed project is estimated to generate between 1 and 49 peak hour trips beyond existing or previously entitled use(s).	<ul style="list-style-type: none"> <li>Potential project impacts (incl. cumulative impacts)</li> <li>Existing and short-term conditions</li> <li>Localized study area</li> <li>May include ADT Waiver Report if project proposes an ADT beyond the ADT DIV</li> <li>Includes Access Study</li> </ul>

<b>Access Study</b>	If proposed project includes a new, removed or relocated driveway and no other changes to land use or estimated peak hour trips are proposed that would trigger the need for a comprehensive or limited-scope traffic study	Site access and operations (i.e., driveway lengths, turn pocket lengths, etc.)
<b>Trip Generation/Unit Comparison Report</b>	<ul style="list-style-type: none"> <li>• If proposed project is determined by City Engineer in coordination with the City Traffic Engineer to be in “substantial conformance” with prior map approval when applicable; <u>and</u></li> <li>• If the proposed project land use is generally consistent with the previously approved project “A” map, “B” map or CUP/Master Plan; and</li> <li>• If the proposed project generates trips equal to or less than prior approval based on ITE trip rates (or other trip generation rate approved by the City).</li> </ul>	Comparison of project description and trips against previously approved project and trips
<b>Average Daily Trips (ADT) Waiver Report</b>	If proposed project results in additional average daily trips (ADT) beyond the ADT Development Intensity Values (DIVs) assigned to that parcel	Potential project impacts (including cumulative impacts) for adjacent roadway links in the existing, short-term, long-range and build-out conditions; localized study area