

# CHAPTER 1 Introduction

The proposed mixed-use project is located on a 9.4-acre, L-shaped site on the southwest corner of the Beach Boulevard and Warner Avenue intersection in the City of Huntington Beach in western Orange County, California. The project site is designated as a Neighborhood Center within the Beach and Edinger Corridors Specific Plan (BECSP), adopted in March 2010.

The Initial Study/Notice of Preparation (IS/NOP) prepared for the BECSP Program EIR identified four individual projects that would also be analyzed within the BECSP EIR. However, subsequent to the IS/NOP, it was determined that those projects would be analyzed separately from the Specific Plan so as to allow the public and decision-makers adequate time to review each project. The proposed project represents one of the four individual projects identified in the IS/NOP.

## 1.1 BACKGROUND

The project site is developed with a fifteen-story office tower at the corner of Beach Boulevard and Warner Avenue, several one-story strips of retail, office, and restaurant uses fronting Beach Boulevard and Warner Avenue, as well as a two-story movie theater, a six-story parking structure, and a two-story Bally's Total Fitness. A portion of the project site (approximately 0.5 acre) on the northeast corner of Cypress Avenue and Elm Street is currently undeveloped. An internal roadway currently cuts across the primary project site, providing through access between Beach Boulevard and Warner Avenue. This roadway also provides access to the existing uses on site, reducing the number of access points from both Beach Boulevard and Warner Avenue.

The proposed project site has a General Plan Land Use designation of Mixed Use-Specific Plan-Design Overlay (M-sp-d). The M-sp-d designation permits a range of commercial and multi-family residential uses. The exact density, location and mix of uses permitted in this designation is governed by a Specific Plan ("-sp"), allowing for greater design flexibility and to address the uniqueness of a particular area. The project site is zoned as Specific Plan 14 (SP-14), which is the BECSP adopted in March 2010. The proposed project site is identified as a Neighborhood Center in the BECSP. Within the Neighborhood Center designation, existing shopping centers are encouraged to intensify development with a mixture of complimentary uses that are less exclusively auto-oriented. The BECSP generally permits upper level housing, office and/or lodging in Neighborhood Centers. However, ground-level housing is allowed along Ash Street and Cypress Avenue at the subject site. The project site is also located within the Oak View Redevelopment Project Area. Development would be subject to the Specific Plan's Development Code, as applicable.

The project includes the construction of two new retail buildings at the corner of Warner Avenue and Beach Boulevard, new mixed-use buildings along both Warner and Beach Boulevards, and two new parking structures. Under the proposed project, the existing fifteen-story 196,000 square-foot (sf) office building; the 18,531 sf retail/restaurant building along Warner Avenue; the 7,205 sf restaurant on Beach Boulevard; and the six-story, 863 stall parking structure located at the northeast corner of Sycamore

Avenue and Ash Street would remain. All other existing buildings on the project site would be demolished and replaced with new development.

The proposed mixed-use building along Beach Boulevard (Beach Mixed-Use building) would be bound by Beach Boulevard to the east, Cypress Avenue to the south, Elm Street to the west, and the internal roadway to the north. The Beach Mixed-Use building would include a total of 247,421 sf of building area, including 15,600 sf of retail uses, 5,000 sf of restaurant uses, and 202 residential apartment units (totaling approximately 221,420 sf), as well as 5,400 sf of residential common area. Parking for all uses would be provided in an internal three-level, 481-stall parking structure (one level below grade, one level at-grade, one level above-grade). The proposed building would surround the parking structure on all four sides. Retail and restaurants uses would front Beach Boulevard, while residential uses would be located along Elm Street and Cypress Avenue. Residential uses also would be located on levels 3 through 6 of the building, above the commercial uses and the parking podium.

The proposed mixed-use building along Warner Avenue (Warner Mixed-Use building) would be bound by Warner Avenue to the north, the internal roadway to the east, the existing six-story parking structure to the south, and Sycamore Avenue to the west. The proposed building would be approximately 89,044 sf, and consist of 3,000 sf of retail uses, 1,000 sf of restaurant uses, 77 residential apartment units (totaling approximately 83,444 sf), and 1,600 sf of residential common area. Parking for these uses would be contained in a new internal two-level, 55-stall parking structure (one-level below grade, one level above grade), and in the existing parking structure to the south. The proposed building would surround the internal parking structure on the three street-fronting sides. Retail shops and restaurants uses would front both Warner Avenue and the internal roadway. Residential uses would be located at street level along Ash Street and above the retail and parking podium on levels 2 through 6 of the proposed building.

Two new 5,500 sf retail buildings fronting the streets would be constructed on the corner of Beach Boulevard and Warner Avenue, flanking the existing fifteen-story office tower. The orientation of the proposed buildings and the existing fifteen-story office toward would activate a public plaza on the corner. Parking would be provided in the proposed and existing parking garages, and by some of the existing surface parking that would remain with implementation of the proposed project.

In total, the proposed project would result in the development of 279 dwelling units (304,864 sf), 29,600 sf of retail uses, 6,000 sf of restaurant uses, and 7,000 sf of residential common area. Additionally, the proposed project would include 75,000 sf of open space.

As discussed above, the proposed project site was contemplated in the IS/NOP prepared for the BECSP EIR (July 2008). For the proposed project site, a project consisting of 272 residential dwelling units (totaling approximately 297,850 sf), 29,600 sf of retail uses, 6,000 sf of restaurant uses, and 7,000 sf of residential common area was identified in the BECSP IS/NOP. The project, as proposed, is 7 dwelling units (7,014 sf) larger than the project contemplated for the project site in the IS/NOP. However, the proposed project is well within the approved number of dwelling units in the BECSP. Further, the proposed project is one of the first to be analyzed on a project specific level and would therefore, not exceed the total number of units allowed. As such, this small addition of units would not substantially

alter the environmental analysis prepared for the BECSP. For environmental issue areas where this small addition of units might change the BECSP EIR analysis, additional analysis is provided.

## 1.2 PURPOSE AND LEGAL AUTHORITY

The proposed project is subject to the requirements of CEQA. In accordance with Section 15121(a) of the CEQA Guidelines, the purpose of this EIR is to serve as an informational document that:

... will inform public agency decision-makers and the public generally of the significant environmental effect of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project.

The City prepared a Program EIR for the BECSP, and the Final Program EIR was certified by the City of Huntington Beach in December 2009. Although this document is organized in such a manner as to be a thorough project-level analysis, where appropriate, information is supplementary to or tiered from the BECSP Program EIR. This Draft EIR incorporates by reference the BECSP EIR. However, for each issue area requiring analysis, a full, project-level analysis has been prepared. Further, the applicable mitigation measures, including design, construction, and Best Management Practices, adopted by the City as part of the BECSP EIR are included in this Draft EIR, in addition to project-specific mitigation, where appropriate. This Draft EIR also applies the thresholds of significance recommended in the BECSP EIR to determine the level of significance of project-specific environmental effects. A typical example of a tier analysis would be a project-specific EIR that addresses a specific development project that was generally identified in a previously prepared programmatic EIR (i.e., a General Plan EIR), such as the proposed project. As explained in CEQA Guidelines Section 15152(a):

“Tiering” refers to using the analysis of general matters contained in a broader EIR (such as one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project.

In essence, tiering allows for the preparation of environmental documents using a multi-level approach where the first tier includes analysis of general matters contained in a broader EIR (e.g., analyzing the impacts of an entire plan, program, or policy) and subsequent tiers include analysis of narrower projects with later EIRs (incorporating by reference the general discussions from the broader EIR and focusing only on the impacts of individual projects that implement the plan, program, or policy). As explained in CEQA Guidelines Section 15152(b):

This approach can eliminate repetitive discussions of the same issues and focus the later EIR or negative declaration on the actual issues ripe for decision at each level of environmental review. Tiering is appropriate when the sequence of analysis is from an EIR prepared for a general plan, policy, or program to an EIR or negative declaration for another plan, policy, or program of lesser scope, or to a site-specific EIR or negative declaration.

As explained in CEQA Guidelines Section 15152(f), when a document is tiered from an earlier EIR:

[a] later EIR shall be required when the initial study or other analysis finds that the later project may cause significant effects on the environment that were not adequately addressed in the prior EIR. A negative declaration shall be required when the provisions of Section 15070 are met.

This report serves as an informational document for the public and the City of Huntington Beach decision-makers. The process will culminate with a City hearing to consider certification of a Final EIR (FEIR) and a decision on whether or not to approve the proposed project.

### 1.3 EIR REVIEW PROCESS

This EIR has been prepared to meet all of the substantive and procedural requirements of CEQA (California Public Resources Code [PRC] Sections 21000 et seq.), as amended; California CEQA Guidelines (California Code Regulations Title 14, Sections 15000 et seq.); and the rules, regulations and procedures for the implementation of CEQA as executed by the City of Huntington Beach. Accordingly, the City of Huntington Beach has been identified as the Lead Agency for this project, taking primary responsibility for conducting the environmental review process and approving or denying the project.

As a first step in complying with the procedural requirements of CEQA, the City filed a Notice of Preparation (NOP) with the California Office of Planning and Research as an indication that an EIR would be prepared for the BECSP, of which the project was then a part. The NOP for the BECSP EIR was distributed in July 28, 2008, to involved public agencies and interested parties for a 30-day public review period. A scoping meeting was held on August 21, 2008. The purpose of the public review period, including the scoping meeting, was to solicit comments on the scope and content of the environmental analysis to be included in the BECSP EIR. The proposed project site was identified in the NOP for the BECSP as one of four individual projects that would be analyzed under the BECSP EIR. Subsequent to the IS/NOP it was determined that the individual projects would be analyzed separately from the BECSP EIR. However, the project as proposed today, and analyzed in this Draft EIR, is substantially consistent with that published in the NOP for the BECSP EIR.

During preparation of the BECSP EIR, agencies, organizations, and persons that the City believed might have an interest in the proposed project were specifically contacted. Information, data, and observations from these contacts are included in the EIR. Agencies or interested persons who did not respond during the public review period of the NOP are not precluded from commenting on the proposed project Draft EIR, or participating in public meetings on the proposed project.

This EIR or a notice of availability of this EIR for public review has been distributed to agencies that have commented on the BECSP NOP and BECSP Program EIR, as well as surrounding cities, property owners, tenants, and interested parties for a 45-day public review period in accordance with Section 15087 of the CEQA Guidelines. During the 45-day public review period, the EIR is available for review at the following locations:

City of Huntington Beach  
Planning and Building Department  
2000 Main Street  
Huntington Beach, CA 92648

City of Huntington Beach  
City Clerk's Office  
2000 Main Street  
Huntington Beach, CA 92648

Central Library and Cultural Center  
7111 Talbert Avenue  
Huntington Beach, CA 92648

View and download the documents online at:  
[www.huntingtonbeachca.gov](http://www.huntingtonbeachca.gov)

Navigate to:

<http://www.huntingtonbeachca.gov/Government/Departments/Planning/major/>

All documents incorporated by reference in this EIR are available for review at the City.

Written comments on the proposed project Draft EIR should be addressed to:

Rosemary Medel, Associate Planner  
City of Huntington Beach  
Department of Planning and Building  
2000 Main Street  
Huntington Beach, CA 92648

Upon completion of the 45-day public review period, written responses to all significant comments raised with respect to environmental issues discussed in the Draft EIR will be prepared and incorporated into the FEIR. Furthermore, written responses to comments received from any state agencies will be made available to these agencies at least 10 days prior to the public hearing during which certification of the FEIR will be considered. These comments, and their responses, will be included in the FEIR for consideration by the City Council, as well as any other public decision-makers.

According to PRC Section 21081, the Lead Agency must make specific Findings of Fact (Findings) before approving the FEIR, when the EIR identifies significant environmental impacts that may result from a project. The purpose of the Findings is to establish the link between the contents of the FEIR and the action of the Lead Agency with regard to approval or rejection of the proposed project. Prior to approval of a project, one of three findings must be made, as follows:

- Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect as identified in the FEIR.
- Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the FEIR.

Additionally, according to PRC Section 21081.6, for projects in which significant impacts will be avoided by mitigation measures, the Lead Agency must include a mitigation monitoring and reporting program (MMRP). The purpose of the MMRP is to ensure compliance with required mitigation during implementation of the project.

However, environmental impacts may not always be mitigated to a less than significant level. When this occurs, impacts are considered significant and unavoidable. If a public agency approves a project that has

significant and unavoidable impacts, the agency shall state in writing the specific reasons for approving the project, based on the FEIR and any other information in the public record. This is termed “Statement of Overriding Considerations” and is used to explain the specific reasons why the benefits of a proposed project make its unavoidable environmental effects acceptable. The statement is prepared, if required, after the FEIR has been completed, yet before action to approve the project has been taken.

## 1.4 EIR ADEQUACY

The level of detail contained throughout this EIR is consistent with the CEQA Guidelines (Section 15151) and recent court decisions, which provide the standard of adequacy on which this document is based. The Guidelines state as follows:

An EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information, which enables them to make a decision, which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection, but for adequacy, completeness, and a good faith effort at full disclosure.

## 1.5 SCOPE OF THE EIR

The proposed project site is designated as a Neighborhood Center within the BECSP area. The extent and intensity of all anticipated development activity within the BECSP area, including the proposed project, has been identified in the BECSP and analyzed at a programmatic level in the certified program-level Environmental Impact Report No. 08-008 for the BECSP. As part of the program EIR a traffic study, noise study, air quality study, and utilities analysis, including a Water Supply assessment was completed. The Program EIR also evaluated land use, aesthetics, biological resources, cultural resources, geology and soils, hydrology and water quality, population and housing, public services, recreation and hazards and hazardous materials. Mitigation measures identified in the Program EIR required to mitigate potentially significant impacts associated with future development were incorporated into the BECSP as Appendix A and are a requirement of all development projects within the BECSP area.

As the proposed project is located within the BECSP area (plan area), proposed development is required to be consistent with the BECSP, including the maximum amount of new development established in Section 2.1.1 of the BECSP, and be reasonably within the scope of the Program EIR. In order to obtain approval of the proposed project, consistency with the BECSP Program EIR must be demonstrated. For certain issues areas of the EIR, components of the proposed project are substantially similar to what was analyzed in the BECSP EIR and do not require substantial additional analysis. However, other issue areas require supplementary analysis, as changes relating to those issues areas have occurred or were not analyzed sufficiently on a project level in the BECSP EIR.

Based on a preliminary environmental analysis of the proposed project prepared prior to commencement of this EIR, and a review of the BECSP EIR, it was determined that with implementation of the required mitigation measures substantial additional analysis was not needed for the following resource areas:

- Biological Resources
- Cultural Resources
- Geology/Soils
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Population/Housing
- Climate Change

Each of these resource areas has a stand-alone section that includes a discussion of the current environmental setting, the proposed project and its relationship to the BECSP, where applicable; a discussion of consistency with the environmental analysis prepared for the BECSP, where applicable; any new information or analysis pertinent to the current analysis and identification of impacts; identification of mitigation measures required to address potential impacts of the proposed project; and significance conclusions regarding the proposed project after mitigation incorporation. Mitigation measures include applicable measures from the BECSP EIR as well as any new or additional mitigation measures required to reduce potential impacts. All impacts are considered to be less than significant with incorporation of mitigation.

The following resources were determined to need substantial additional project-level analysis for at least one of the following reasons: even with implementation of the required BECSP mitigation measures potentially significant impacts would occur, or the proposed project was not sufficiently analyzed on a project-level in the BECSP EIR. Detailed analysis of the following resource areas is provided for in Chapter 4:

- Aesthetics/Visual Quality
- Air Quality
- Noise
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Service Systems

No impacts to Agricultural Resources and Mineral Resources were determined. No further analysis of these issues areas is provided in this document.

In preparing the EIR, pertinent city policies and guidelines, existing EIRs, and background documents prepared by the City were all evaluated for their applicability to the proposed project. A list of references is provided at the end of each issue area section in Chapter 4.

## **1.6 INTENDED USES OF THE EIR**

As previously mentioned, this EIR is intended to provide decision-makers and the public with information that enables them to consider the environmental consequences of the proposed project. EIRs not only identify significant or potentially significant environmental effects, but also identify ways in which those impacts can be reduced to less than significant levels, whether through the imposition of

mitigation measures or through the implementation of specific alternatives to the project. In a practical sense, EIRs function as a technique for fact-finding, allowing an applicant, concerned citizens, and agency staff an opportunity to collectively review and evaluate baseline conditions and project impacts through a process of full disclosure.

To gain the most value from this report, certain key points should be kept in mind:

- This report should be used as a tool to give the reader an overview of the possible ramifications of the proposed project.
- A specific environmental impact is not necessarily irreversible or permanent. Most impacts, particularly in urban, more developed areas, can be wholly or partially mitigated by incorporating conditions of approval and/or changes recommended in this report during the design and construction phases of project development.
- This report, while a summary of facts, reflects the professional judgment of the authors. The EIR was prepared by consultants retained by the City and by City staff, and was subject to the independent review and judgment of the City. The City independently reviewed and analyzed the EIR for the proposed project, and the EIR reflects the independent judgment of the City.

## 1.7 DOCUMENT ORGANIZATION

To help the reader locate information of particular interest, a brief summary of the contents of each chapter of the EIR is provided. The contents include the following:

- **Chapter 1: Introduction**—This section provides an overview of the background of the proposed project, the environmental process, and document organization.
- **Chapter 2: Executive Summary**—This section summarizes the characteristics of the proposed project, the environmental impacts, mitigation measures, and residual impacts with the proposed project.
- **Chapter 3: Project Description**—This section includes the location and boundaries of the proposed project; project objectives; a general description of technical, economic, and environmental characteristics; and intended uses of the EIR.
- **Chapter 4: Environmental Impact Analysis**—This section describes and evaluates the environmental issue areas, including the existing environmental setting, applicable environmental thresholds, environmental impacts (short term, long term, direct, and indirect), policy considerations related to the particular environmental issue area under analysis, and feasible mitigation measures capable of minimizing environmental harm.
- **Chapter 5: Other CEQA Considerations**—This section provides a summary of the proposed project's potential to lead to population growth and the indirect implications of that growth on the City; summarizes the discussion of cumulative impacts, provides a list of proposed project impacts that are significant and unavoidable by issue area; and identifies the irreversible changes to the natural environment resulting from the proposed project.
- **Chapter 6: Alternatives to the Proposed Project**—This section describes alternatives to the proposed project that would feasibly attain most of the basic objectives of the project while avoiding or substantially lessening any of its significant effects. The analysis evaluates the environmental effects that would result from each alternative and compares the effects to those identified for the proposed project.

- **Chapter 7: List of EIR Preparers**—This section identifies all individuals responsible for the preparation of this report.

## 1.8 AREAS OF CONTROVERSY TO BE RESOLVED

The discussion of environmental effects, mitigation measures, and alternatives, as summarized in Table 2-1 (Summary of Environmental Effects and Code Requirements/Mitigation Measures), and evaluated in detail in this EIR, constitutes the identification of issues to be resolved and areas of controversy, as required for compliance with Section 15123(b)(3) of the CEQA Guidelines.

## 1.9 LIST OF ABBREVIATIONS

The following comprehensive list of abbreviations is provided to clarify references used in this EIR.

<b>Table 1-1 Acronyms and Abbreviations</b>	
<b><i>Acronym or Abbreviation</i></b>	<b><i>Definition</i></b>
°F	degrees Fahrenheit
AB	Assembly Bill
ACMs	Asbestos containing materials
ADT	average daily trips
AFY	acre-feet per year
AG	Attorney General
ANSI	American National Standards Institute
APN	Assessor Parcel Number
AQMP	air quality management plan
A-weighted decibel scale	dBA
Basin	South Coast Air Basin
BEA	basin equity assessment
BECSPP	Beach and Edinger Corridors Specific Plan
BFE	base flood elevation
bgs	below ground surface
BMP	best management practice
BPP	basin pumping percentage
California ARB	California Air Resources Board
Cal/OSHA	California Occupational Safety and Health Administration
Caltrans	California Department of Transportation
CAPCOA	California Air Pollution Control Officers Association
CBC	California Building Code
CCAA	California Clean Air Act
CCAT	California Climate Action Team

<b>Table 1-1 Acronyms and Abbreviations</b>	
<b><i>Acronym or Abbreviation</i></b>	<b><i>Definition</i></b>
CCR	California Code of Regulations
CDFG	California Department of Fish and Game
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CGS	California Geological Survey
CIWMB	California Integrated Waste Management Board
CIWMP	Countywide Integrated Waste Management Plan
CMA	Congestion Management Agency
CMP	congestion management plan
CNDDB	California Natural Diversity Database
CNEL	community noise equivalent level
CNPS	California Native Plant Society
CO	carbon monoxide
CO <sub>2</sub>	carbon dioxide
COHb	carboxyhemoglobin
CR	Code requirement
CRA	Colorado River Aqueduct
DAMP	drainage area management plan
dB	decibel
DEIR	draft environmental impact report
Delta	Sacramento-San Joaquin Bay Delta
DHS	Department of Health Services
DOF	Department of Finance
DPR	Department of Parks and Recreation
du	dwelling unit
DWR	Department of Water Resources
EIR	environmental impact report
EOC	emergency operations center
EPA	Environmental Protection Agency
ESA	environmental site assessment
FEIR	final environmental impact report
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FTA	Federal Transit Administration

<b>Table 1-1 Acronyms and Abbreviations</b>	
<b><i>Acronym or Abbreviation</i></b>	<b><i>Definition</i></b>
FVSD	Fountain Valley School District
FY	fiscal year
GHG	greenhouse gas
GMP	groundwater management plan
HBFD	Huntington Beach Fire Department
HBPD	Huntington Beach Police Department
HBTM	Huntington Beach Traffic Model
HBUHSD	Huntington Beach Union High School District
HCM	Highway Capacity Manual
HOV	high-occupancy vehicle
HUD	Housing and Urban Development
HVAC	heating, ventilation, and air conditioning
I-405	Interstate 405
ICU	intersection utilization capacity
IPCC	Intergovernmental Panel on Climate Change
IS	initial study
IWMD	Integrated Waste Management Department
LIP	local implementation plan
LOS	level of service
LST	localized significance threshold
LTS	less than significant
M	Richter magnitude
MAND	maximum amount of net new development
MG	million gallons
mgd	million gallons per day
MMRP	mitigation monitoring and reporting plan
MPD	master plan of drainage
MRF	materials recovery facility
M-sp-d	Mixed Use-Specific Plan Overlay-Design Overlay
MW	moment magnitude
MWDOC	Municipal Water District of Orange County
NAHC	Native American Heritage Commission
NO <sub>2</sub>	nitrogen dioxide
NOP	notice of preparation
NPDES	National Pollution Discharge Elimination System

<b>Table 1-1 Acronyms and Abbreviations</b>	
<b>Acronym or Abbreviation</b>	<b>Definition</b>
O <sub>3</sub>	ozone
OA	operational area
OCSD	Orange County Sanitation District
OCTA	Orange County Transportation Authority
OVSD	Ocean View School District
Pb	lead
PCH	Pacific Coast Highway
PHGA	peak horizontal ground accelerations
PM <sub>10</sub>	respirable particulate matter
PM <sub>2.5</sub>	fine particulate matter
pph	persons per household
ppm	parts per million
PRC	Public Resource Code
PS	potentially significant
PSHA	Probabilistic Seismic Hazard Analysis
PUC	Public Utilities Commission
RCPG	Regional Comprehensive Plan and Guide
RCRA	Resource Conservation Recovery Act
RELOOC	Regional Landfill Options for Orange County
ROW	right-of-way
SARWQCB	Santa Ana Regional Water Quality Control Board
SB	Senate Bill
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCCIC	South Central Coastal Information Center
SCE	Southern California Edison
SCGC	Southern California Gas Company
SEMS	California Standardized Emergency Management System
sf	square foot
SFHA	Special Flood Hazard Area
SIP	State Implementation Plan
SO <sub>2</sub>	sulfur dioxide
SO <sub>4</sub>	sulfate
SO <sub>x</sub>	sulfur oxides
SP	specific plan

<b>Table 1-1 Acronyms and Abbreviations</b>	
<b><i>Acronym or Abbreviation</i></b>	<b><i>Definition</i></b>
SP-14	Specific Plan 14, Beach and Edinger Corridors Specific Plan
SRA	source receptor area
SRRE	Source Reduction and Recycling Element
SU	significant and unavoidable
SWP	State Water Project
TACs	toxic air contaminates
TDM	Transportation Demand Management
TIA	traffic impact analysis
TPH	total petroleum hydrocarbons
TSCA	Toxic Substances Control Act
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
UST	Underground Storage Tank
UWMP	Urban Water Management Plans
V/C	vehicle capacity
Vibration Decibels	VdB
VMT	vehicle miles traveled
VOCs	volatile organic compounds
WDR	waste discharge requirement
WOCWB	West Orange County Water Board
WQMP	water quality management plan
WSA	water supply assessment
WSAP	water supply allocation plan
WSD	Westminster School District

