

DRAFT

**HYATT REGENCY
NEWPORT BEACH
EXPANSION
ENVIRONMENTAL
IMPACT REPORT**

SCH NO. 2006121052

**VOLUME I –
DRAFT EIR &
APPENDICES A & B**



prepared for:

**CITY OF NEWPORT
BEACH**

Contact:
Jaime Murillo
Associate Planner

prepared by:

**THE PLANNING
CENTER**

Contact:
JoAnn Hadfield
Director, Environmental
Services

FEBRUARY 2008

DRAFT

HYATT REGENCY

NEWPORT BEACH

EXPANSION

ENVIRONMENTAL

IMPACT REPORT

SCH NO. 2006121052

VOLUME I –

DRAFT EIR &

APPENDICES A & B



prepared for:

**CITY OF NEWPORT
BEACH**

3300 Newport Boulevard
PO Box 1768
Newport Beach, CA 92658-8915
949.644.3231

Contact:
Jaime Murillo
Associate Planner

prepared by:

**THE PLANNING
CENTER**

1580 Metro Drive
Costa Mesa, CA 92626
Tel: 714.966.9220 • Fax: 714.966.9221
E-mail: costamesa@planningcenter.com
Website: www.planningcenter.com

Contact:
JoAnn Hadfield
Director, Environmental
Services

CNB-09.0E

FEBRUARY 2008

Table of Contents

Section	Page
1. EXECUTIVE SUMMARY	1-1
1.1 INTRODUCTION	1-1
1.2 ENVIRONMENTAL PROCEDURES.....	1-1
1.2.1 EIR Format	1-2
1.2.2 Type and Purpose of This DEIR.....	1-4
1.3 PROJECT LOCATION	1-4
1.4 PROJECT SUMMARY	1-4
1.5 SUMMARY OF PROJECT ALTERNATIVES.....	1-4
1.5.2 No-Project Alternative	1-5
1.5.3 Reduced Intensity Alternative	1-5
1.6 SUMMARY OF ENVIRONMENTAL IMPACTS, MITIGATION MEASURES, AND LEVELS OF SIGNIFICANCE AFTER MITIGATION.....	1-5
2. INTRODUCTION	2-1
2.1 PURPOSE OF THE ENVIRONMENTAL IMPACT REPORT	2-1
2.2 NOTICE OF PREPARATION AND INITIAL STUDY.....	2-1
2.3 SCOPE OF THIS DEIR	2-2
2.3.1 Impacts Considered Less Than Significant	2-2
2.3.2 Potentially Significant Adverse Impacts.....	2-2
2.3.3 Unavoidable Significant Adverse Impacts	2-3
2.4 INCORPORATION BY REFERENCE.....	2-3
2.5 FINAL EIR CERTIFICATION	2-3
2.6 ISSUES TO BE RESOLVED	2-4
2.7 AREAS OF CONTROVERSY	2-4
2.8 MITIGATION MONITORING	2-8
3. PROJECT DESCRIPTION	3-1
3.1 PROJECT LOCATION	3-1
3.2 PROJECT BACKGROUND.....	3-1
3.2.1 Existing Improvements	3-1
3.2.2 The Circulation Improvement and Open Space Agreement	3-1
3.3 STATEMENT OF OBJECTIVES.....	3-2
3.4 PROJECT CHARACTERISTICS	3-9
3.4.1 Proposed Site Plan	3-9
3.4.2 Infrastructure Improvements.....	3-19
3.4.3 Fuel Modification and Fire Protection	3-19
3.4.4 Construction and Grading	3-20
3.5 INTENDED USES OF THE EIR	3-35
4. ENVIRONMENTAL SETTING	4-1
4.1 INTRODUCTION	4-1
4.2 REGIONAL ENVIRONMENTAL SETTING	4-1
4.2.1 Regional Location	4-1
4.2.2 Regional Planning Considerations	4-1
4.3 LOCAL ENVIRONMENTAL SETTING.....	4-2
4.3.1 Project Location	4-2
4.3.2 Existing Land Use	4-2
4.3.3 Surrounding Land Uses.....	4-2



Table of Contents

Section	Page
4.4 ENVIRONMENTAL RESOURCES AND INFRASTRUCTURE	4-3
4.4.1 Biological Resources	4-3
4.4.2 Climate and Air Quality	4-3
4.4.3 Geology and Landform	4-3
4.4.4 Hydrology and Water Quality	4-4
4.4.5 Noise	4-4
4.4.6 Transportation and Traffic	4-5
4.4.7 Public Services and Utilities	4-5
4.4.8 Applicable Local Plans	4-5
4.5 ASSUMPTIONS REGARDING CUMULATIVE IMPACTS	4-6
5. ENVIRONMENTAL ANALYSIS	5.1-1
5.1 AESTHETICS	5.1-1
5.1.1 Environmental Setting	5.1-2
5.1.2 Thresholds of Significance	5.1-9
5.1.3 Environmental Impacts	5.1-9
5.1.4 Cumulative Impacts	5.1-37
5.1.5 Existing Regulations and Standard Conditions	5.1-37
5.1.6 Level of Significance Before Mitigation	5.1-38
5.1.7 Mitigation Measures	5.1-38
5.1.8 Level of Significance After Mitigation	5.1-38
5.2 AIR QUALITY	5.2-1
5.2.1 Environmental Setting	5.2-1
5.2.2 Thresholds of Significance	5.2-13
5.2.3 Environmental Impacts	5.2-15
5.2.4 Cumulative Impacts	5.2-23
5.2.5 Existing Regulations	5.2-23
5.2.6 Level of Significance Before Mitigation	5.2-24
5.2.7 Mitigation Measures	5.2-24
5.2.8 Level of Significance After Mitigation	5.2-24
5.3 BIOLOGICAL RESOURCES	5.3-1
5.3.1 Environmental Setting	5.3-1
5.3.2 Thresholds of Significance	5.3-18
5.3.3 Environmental Impacts	5.3-19
5.3.4 Cumulative Impacts	5.3-23
5.3.5 Existing Regulations and Standard Conditions	5.3-24
5.3.6 Level of Significance Before Mitigation	5.3-24
5.3.7 Mitigation Measures	5.3-24
5.3.8 Level of Significance After Mitigation	5.3-26
5.4 CULTURAL RESOURCES	5.4-1
5.4.1 Environmental Setting	5.4-1
5.4.2 Thresholds of Significance	5.4-7
5.4.3 Environmental Impacts	5.4-8
5.4.4 Cumulative Impacts	5.4-9
5.4.5 Existing Regulations and Standard Conditions	5.4-10
5.4.6 Level of Significance Before Mitigation	5.4-12
5.4.7 Mitigation Measures	5.4-12
5.4.8 Level of Significance After Mitigation	5.4-15

Table of Contents

Section	Page
5.5	GEOLOGY AND SOILS 5.5-1
5.5.1	Environmental Setting..... 5.5-1
5.5.2	Thresholds of Significance 5.5-9
5.5.3	Environmental Impacts 5.5-9
5.5.4	Cumulative Impacts 5.5-13
5.5.5	Existing Regulations 5.5-13
5.5.6	Level of Significance Before Mitigation..... 5.5-13
5.5.7	Mitigation Measures..... 5.5-13
5.5.8	Level of Significance After Mitigation..... 5.5-14
5.6	HAZARDS AND HAZARDOUS MATERIALS 5.6-1
5.6.1	Environmental Setting..... 5.6-1
5.6.2	Thresholds of Significance 5.6-6
5.6.3	Environmental Impacts 5.6-7
5.6.4	Cumulative Impacts 5.6-12
5.6.5	Existing Regulations 5.6-13
5.6.6	Level of Significance Before Mitigation..... 5.6-14
5.6.7	Mitigation Measures..... 5.6-14
5.6.8	Level of Significance After Mitigation..... 5.6-16
5.7	HYDROLOGY AND WATER QUALITY 5.7-1
5.7.1	Environmental Setting..... 5.7-1
5.7.2	Thresholds of Significance 5.7-24
5.7.3	Environmental Impacts 5.7-25
5.7.4	Cumulative Impacts 5.7-37
5.7.5	Existing Regulations 5.7-37
5.7.6	Level of Significance Before Mitigation..... 5.7-37
5.7.7	Mitigation Measures..... 5.7-37
5.7.8	Level of Significance After Mitigation..... 5.7-37
5.8	LAND USE AND PLANNING 5.8-1
5.8.1	Environmental Setting..... 5.8-1
5.8.2	Thresholds of Significance 5.8-11
5.8.3	Environmental Impacts 5.8-12
5.8.4	Cumulative Impacts 5.8-28
5.8.5	Existing Regulations 5.8-28
5.8.6	Level of Significance Before Mitigation..... 5.8-29
5.8.7	Mitigation Measures..... 5.8-29
5.8.8	Level of Significance After Mitigation..... 5.8-29
5.9	NOISE 5.9-1
5.9.1	Environmental Setting..... 5.9-1
5.9.2	Thresholds of Significance 5.9-15
5.9.3	Environmental Impacts 5.9-19
5.9.4	Cumulative Impacts 5.9-26
5.9.5	Existing Regulations and Standard Conditions..... 5.9-27
5.9.6	Level of Significance Before Mitigation..... 5.9-28
5.9.7	Mitigation Measures..... 5.9-28
5.9.8	Level of Significance After Mitigation..... 5.9-28
5.10	PUBLIC SERVICES 5.10-1
5.10.1	Fire Protection and Emergency Services 5.10-1
5.10.2	Police Protection 5.10-3



Table of Contents

Section	Page
5.11	TRANSPORTATION AND TRAFFIC 5.11-1
5.11.1	Environmental Setting..... 5.11-1
5.11.2	Thresholds of Significance 5.11-7
5.11.3	Environmental Impacts 5.11-8
5.11.4	Cumulative Impacts 5.11-31
5.11.5	Existing Regulations and Standard Conditions 5.11-32
5.11.6	Level of Significance Before Mitigation..... 5.11-32
5.11.7	Mitigation Measures..... 5.11-33
5.11.8	Level of Significance After Mitigation..... 5.11-33
6.	SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS.....6-1
7.	ALTERNATIVES TO THE PROPOSED PROJECT7-1
7.1	INTRODUCTION 7-1
7.1.1	Purpose and Scope 7-1
7.2	ALTERNATIVES OVERVIEW 7-2
7.2.1	Project Objectives..... 7-2
7.2.2	Significant Impacts of the Project 7-2
7.3	ALTERNATIVES CONSIDERED AND REJECTED DURING THE SCOPING/PROJECT PLANNING PROCESS..... 7-3
7.3.1	Alternative Development Areas..... 7-3
7.3.2	Alternative Land Use..... 7-3
7.3.3	Reduced Ballroom Alternative 7-4
7.3.4	Reduced Timeshare Units Alternative..... 7-4
7.3.5	Reduced Construction Equipment Alternative 7-4
7.3.6	Original TS-1 and TS-2 Footprint Alternative 7-5
7.4	ALTERNATIVES SELECTED FOR FURTHER ANALYSIS 7-5
7.5	NO PROJECT ALTERNATIVE 7-6
7.5.1	Environmental Assessment 7-6
7.5.2	Ability to Reduce Environmental Impacts 7-8
7.5.3	Ability to Attain Project Objectives 7-8
7.6	REDUCED INTENSITY ALTERNATIVE – ELIMINATE NEW BALLROOM AND PARKING STRUCTURE 7-9
7.6.2	Ability to Reduce Environmental Impacts 7-14
7.6.3	Ability to Attain Project Objectives 7-15
7.7	ENVIRONMENTALLY SUPERIOR ALTERNATIVE..... 7-15
8.	IMPACTS FOUND NOT TO BE SIGNIFICANT8-1
9.	SIGNIFICANT IRREVERSIBLE CHANGES DUE TO THE PROPOSED PROJECT9-1
10.	GROWTH-INDUCING IMPACTS OF THE PROPOSED PROJECT10-1
11.	ORGANIZATIONS AND PERSONS CONSULTED11-1
12.	QUALIFICATIONS OF PERSONS PREPARING EIR.....12-1
13.	BIBLIOGRAPHY.....13-1
13.1	PRINTED REFERENCES 13-1
13.2	WEBSITES 13-3

Table of Contents

Section	Page
----------------	-------------

APPENDICES*

A	NOTICE OF PREPARATION AND INITIAL STUDY
B	NOP RESPONSES
C	AIR QUALITY MODELING
D	BIOLOGICAL/REGULATORY CONSTRAINTS ANALYSIS
E	CULTURAL RESOURCES ASSESSMENT REPORT
F	GEOTECHNICAL FEASIBILITY STUDY
G	SITE ASSESSMENT INFORMATION
H	FIRE PROTECTION PLAN
I	PRELIMINARY HYDROLOGY/HYDRAULIC REPORT AND WATER QUALITY REPORT
J	NOISE MONITORING AND MODELING DATA
K	SERVICE PROVIDER LETTERS
L	TRAFFIC IMPACT ANALYSIS



* Appendices A and B are presented in Volume I of this Draft EIR and Appendices C to L are presented in Volume II.

List of Figures

Figure		Page
Figure 3-1	Regional Location.....	3-3
Figure 3-2	Local Vicinity.....	3-5
Figure 3-3	Aerial Photograph.....	3-7
Figure 3-4	Site Plan.....	3-11
Figure 3-5	Demolition Plan	3-13
Figure 3-6	Site Sections.....	3-15
Figure 3-7	Typical Timeshare Building Elevations	3-17
Figure 3-8	Drainage Concept Plan	3-23
Figure 3-9	Conceptual Water and Sewer Plan	3-25
Figure 3-10	Conceptual Fuel Modification Plan	3-27
Figure 3-11	Conceptual Construction Management – Phase A	3-29
Figure 3-12	Conceptual Construction Management – Phase B	3-31
Figure 3-13	Conceptual Construction Management – Phase C.....	3-33
Figure 4-1	Approved Projects – Traffic Phasing Ordinance	4-9
Figure 4-2	Cumulative Projects.....	4-11
Figure 5.1-1	General Plan–Designated Coastal Views	5.1-7
Figure 5.1-2	Visual Simulation 1	5.1-11
Figure 5.1-3	Visual Simulation 2	5.1-13
Figure 5.1-4	Visual Simulation 3	5.1-15
Figure 5.1-5	Visual Simulation 4	5.1-17
Figure 5.1-6	Visual Simulation 5A.....	5.1-19
Figure 5.1-7	Visual Simulation 5B.....	5.1-21
Figure 5.1-8	Visual Simulation 6	5.1-23
Figure 5.1-9	Visual Simulation 7	5.1-25
Figure 5.1-10	Visual Simulation 8	5.1-27
Figure 5.1-11	Visual Simulation 9	5.1-29
Figure 5.1-12	Lighting Plan.....	5.1-35
Figure 5.3-1	CIOSA Open Space Dedication Adjacent to Hyatt Regency	5.3-5
Figure 5.3-2	Vegetation Map	5.3-7
Figure 5.3-3	Coastal California Gnatcatcher	5.3-13
Figure 5.3-4	Vegetation and Fuel Modification.....	5.3-21
Figure 5.5-1	Regional Faults.....	5.5-5
Figure 5.6-1	John Wayne Airport Height Restriction Zone.....	5.6-9
Figure 5.7-1	Newport Bay Watershed	5.7-3
Figure 5.7-2	Existing Project Site Drainage Flow	5.7-5
Figure 5.7-3	Flood Hazards	5.7-13
Figure 5.7-4	Coastal Hazards	5.7-15
Figure 5.8-1	Height Limitation Zones	5.8-7
Figure 5.9-1	Noise Monitoring Locations.....	5.9-11
Figure 5.9-2	John Wayne Airport 2005 Annual Noise Contours	5.9-17
Figure 5.11-1	Existing Roadways and Intersection Geometries	5.11-3
Figure 5.11-2	Project Trip Distribution.....	5.11-11
Figure 5.11-3	Project Trips – AM Peak	5.11-13
Figure 5.11-4	Project Trips – PM Peak	5.11-15
Figure 5.11-5	Future with Project (Year 2012) Study Intersection Volumes – AM Peak	5.11-17
Figure 5.11-6	Future with Project (Year 2012) Study Intersection Volumes – PM Peak	5.11-19

List of Tables

Table	Page
Table 1-1	Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation 1-7
Table 2-1	NOP Comment Summary..... 2-5
Table 3-1	Existing and Proposed Uses 3-9
Table 3-2	Estimated Construction Timetable 3-20
Table 3-3	Building Demolition Summary..... 3-20
Table 3-4	Construction Equipment Mix 3-21
Table 4-1	Approved Projects (Traffic Phasing Ordinance)..... 4-7
Table 4-2	Cumulative Projects..... 4-8
Table 5.2-1	Greenhouse Gases and their Relative Global Warming Potential 5.2-5
Table 5.2-2	Ambient Air Quality Standards for Criteria Pollutants 5.2-9
Table 5.2-3	Attainment Status of Criteria Pollutants in the South Coast Air Basin 5.2-10
Table 5.2-4	Ambient Air Quality Monitoring Summary 5.2-12
Table 5.2-5	SCAQMD Significance Thresholds 5.2-14
Table 5.2-6	Localized Significance Thresholds for SRA 20 for a 5-Acre Site at 61 Meters 5.2-15
Table 5.2-7	SCAQMD Localized Significance Thresholds for Project Sites Greater than Five Acres 5.2-15
Table 5.2-8	Project-Generated CO ₂ Emissions 5.2-16
Table 5.2-9	Project-Related Construction Phase Emissions..... 5.2-18
Table 5.2-10	Project-Related Operational Phase Emissions..... 5.2-19
Table 5.2-11	One-Hour Carbon Monoxide Dispersion Analysis 5.2-20
Table 5.2-12	Eight-Hour Carbon Monoxide Dispersion Analysis..... 5.2-21
Table 5.2-13	Maximum Daily Operational Emissions Compared with the LST 5.2-21
Table 5.2-14	Maximum Daily Construction Emissions Compared with the LST..... 5.2-22
Table 5.3-1	Sensitive Animal Species Potentially Present on or in the Vicinity of the Project Site..... 5.3-10
Table 5.3-2	Sensitive Plant Species Potentially Present on or in the Vicinity of the Project Site..... 5.3-15
Table 5.4-1	Recorded Sites within a One-Mile Radius of the Project Area 5.4-4
Table 5.6-1	BehavePlus Fire Behavior Inputs 5.6-11
Table 5.6-2	BehavePlus Fire Behavior Modeling Results for SCAL18 Model 5.6-12
Table 5.7-1	Water Quality Objectives for Santa Ana Region Enclosed Bays and Estuaries 5.7-9
Table 5.7-2	Water Quality Objectives for All Groundwaters of the Santa Ana Region..... 5.7-10
Table 5.7-3	Construction BMPs..... 5.7-26
Table 5.7-4	Anticipated and Potential Pollutants..... 5.7-29
Table 5.7-5	Treatment Control BMPs 5.7-31
Table 5.7-6	Preconstruction Flow..... 5.7-35
Table 5.7-7	Postconstruction Flow..... 5.7-36
Table 5.8-1	General Plan Consistency Analysis..... 5.8-13
Table 5.9-1	Typical Noise Levels from Noise Sources..... 5.9-3
Table 5.9-2	Human Reaction to Typical Vibration Levels..... 5.9-4
Table 5.9-3	State of California Interior and Exterior Noise Standards 5.9-5
Table 5.9-4	Community Noise and Land Use Compatibility 5.9-7
Table 5.9-5	City of Newport Beach Incremental Noise Impact Criteria for Noise-Sensitive Uses..... 5.9-8
Table 5.9-6	City of Newport Beach Exterior Noise Standards 5.9-9
Table 5.9-7	Groundborne Vibration and Noise Impact Criteria..... 5.9-10



List of Tables

Table		Page
Table 5.9-8	Noise Measurements along Local Roadways	5.9-13
Table 5.9-9	Existing Traffic Noise Levels.....	5.9-14
Table 5.9-10	Year 2012 Without Project vs. With Project Traffic Noise Modeling.....	5.9-20
Table 5.9-11	Vibration Source Levels for Construction Equipment at Nearest Residences	5.9-23
Table 5.9-12	Noise Levels at Project Construction Sites	5.9-24
Table 5.11-1	Intersection Level of Service	5.11-5
Table 5.11-2	Existing AM and PM Peak Hour LOS Summary.....	5.11-6
Table 5.11-3	Project Trip Generation	5.11-8
Table 5.11-4	Future Without and With Project (Year 2012) Weekday AM Peak Hour Intersection LOS Summary.....	5.11-10
Table 5.11-5	Future Without and With Project (Year 2012) Weekday PM Peak Hour Intersection LOS Summary.....	5.11-10
Table 5.11-6	Hyatt Regency Off-Street Parking Summary.....	5.11-21
Table 5.11-7	Hyatt Regency Hotel Off-Street Parking Demand Forecast	5.11-22
Table 5.11-8	Hyatt Regency Timeshare Off-Street Parking Demand Forecast	5.11-23
Table 5.11-9	Hyatt Regency Total Off-Street Parking Demand Forecast	5.11-23
Table 5.11-10	Project Construction Trip Generation.....	5.11-24
Table 5.11-11	Future Without and With Project Construction (Year 2010) Weekday AM Peak Hour Intersection LOS Summary.....	5.11-25
Table 5.11-12	Future Without and With Project Construction (Year 2010) Weekday PM Peak Hour Intersection LOS Summary.....	5.11-25
Table 5.11-13	Hyatt Regency Off-Street Parking Demand Forecast during Construction	5.11-26
Table 5.11-14	Existing and Future Without and With Project (Year 2012) CMP Intersection LOS Summary.....	5.11-28
Table 5.11-15	CIOSA Hyatt Regency Expansion Trip Generation	5.11-28
Table 7-1	Construction Equipment Estimates Reduced Construction Equipment Alternative	7-5
Table 7-2	Construction Equipment Estimates Reduced Intensity Alternative.....	7-9
Table 7-3	Construction Phase Durations Reduced Intensity Alternative	7-10
Table 7-4	Project-Related Construction Phase Emissions Reduced Intensity Alternative	7-11
Table 7-5	Noise Levels at Project Construction Sites (dBA L _{eq}) Reduced Intensity Alternative	7-13
Table 7-6	Project Trip Generation Reduced Intensity Alternative	7-14
Table 8-1	Impacts Found Not To Be Significant	8-1

Abbreviations and Acronyms

°F	degrees Fahrenheit
AAQS	ambient air quality standards
ACM	asbestos-containing material
ACWM	asbestos-containing waste materials
ADT	average daily traffic
AELUP	Airport Environs Land Use Plan
ALUC	Airport Land Use Commission
APZ	Accident Potential Zone
AQMP	Air Quality Management Plan
ASCE	American Society of Civil Engineers
BMP	Best Management Practice
CAAQS	California Ambient Air Quality Standards
CAGN	California gnatcatcher
CalARP	California Accidental Release Prevention Program
Cal/OSHA	California Occupational Safety and Health Administration
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CBC	California Building Code
CCC	California Coastal Commission
CCR	California Code of Regulations
CDFG	California Department of Fish and Game
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act of 1980
CESA	California Endangered Species Act
CFR	Code of Federal Regulations
CGS	California Geological Survey
CIOSA	Circulation Improvement and Open Space Agreement
CLUP	Coastal Land Use Plan
CMP	Congestion Management Plan
CNDDDB	California Natural Diversity Data Base
CNEL	Community Noise Equivalent Level
CO	carbon monoxide
CO ₂	carbon dioxide
CUPA	Certified Unified Program Agencies



Abbreviations and Acronyms

CWA	Clean Water Act
cy	cubic yards
dB	decibel
dBA	A-weighted decibel
DEIR	Draft Environmental Impact Report
DHS	California Department of Health Services
EHSA	Environmentally Sensitive Habitat Areas
EIR	Environmental Impact Report
EPA	effective projected area
EPCRA	Emergency Planning and Community Right-to-Know Act
FAA	Federal Aviation Administration
FAR	Federal Air Regulations
FEIR	Final Environmental Impact Report
FEMA	Federal Emergency Management Agency
FESA	Federal Endangered Species Act
FHWA	Federal Highway Administration
FTA	Federal Transit Administration
GCP	General Construction Permit
gpm	gallons per minute
GRS	Groundwater Replenishment System
Hertz	Hz
HVAC	heating, ventilation and air conditioning
ICU	Intersection Capacity Utilization
IGR	Intergovernmental Review
ITE	Institute of Transportation Engineers
JWA	John Wayne Airport
L_{eq}	equivalent continuous noise level
L_{min}	minimum average noise level
L_{max}	maximum noise level
LCP	Local Coastal Program
LEPC	Local Emergency Planning Committee
LOS	Level of Service
LST	Localized Significance Threshold
LUFT	leaking underground fuel tank

Abbreviations and Acronyms

MBTA	Migratory Bird Treaty Act of 1918
MLD	Most Likely Descendent
msl	mean sea level
Na	sodium
NAAQS	National Ambient Air Quality Standards
NAGPRA	Native American Graves Protection and Repatriation Act
NAHC	Native American Heritage Commission
NBFD	Newport Beach Fire Department
NBPD	Newport Beach Police Department
NBTAM	Newport Beach Traffic Analysis Model
NCCP/HCP	Natural Communities Conservation Plan/Habitat Conservation Plan
NHPA	National Historic Preservation Act of 1966
NO ₂	nitrogen dioxide
NO _x	nitrogen oxides
NOI	Notice of Intent
NPDES	National Pollutant Discharge Elimination System
NPL	National Priority List
NROC	Nature Reserve of Orange County
O ₃	ozone
OCHCA	Orange County Health Care Agency
OCSD	Orange County Sanitation District
OCWD	Orange County Water District
OHP	Office of Historic Preservation
OSHA	Occupational Safety and Health Administration
PCC	Panel on Climate Change
PM	particulate matter
PM ₁₀	coarse particulates, less than 10 microns
PM _{2.5}	fine particulates, less than 2.5 microns
ppm	parts per million
RCPG	Regional Comprehensive Plan and Guide
RCRA	Resource Conservation and Recovery Act
RMP	Risk Management Plan
ROG	reactive organic gases
RWQCB	Regional Water Quality Control Board



Abbreviations and Acronyms

RYBC	radiocarbon years before present
SAA	Streambed Alteration Agreement
SARWQCB	Santa Ana Region Water Quality Control Board
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SERC	State Emergency Response Commission
SIP	State Implementation Plan
SO ₂	sulfur dioxide
SoCAB	South Coast Air Basin
SO _x	sulfur oxides
SQDF	Storm Quality Design Flow
SRA	Source Receptor Area
SWPPP	Storm Water Pollution Prevention Plan
TAC	toxic air contaminants
T-BACT	toxics best available control technology
TERPS	Terminal En Route Procedures
TMDL	Total Maximum Daily Load
TPO	Traffic Phasing Ordinance
TRI	Toxic Release Inventory
TTCP	Traditional Tribal Cultural Places
UBC	Uniform Building Code
ULI	Urban Land Institute
URM	unreinforced masonry building
USACE	U.S. Army Corps of Engineers
USFWS	U.S. Fish and Wildlife Service
UST	underground storage tanks
V/C	volume-to-capacity ratio
WDR	Waste Discharge Requirements
WEF	Water Environment Federation
WQMP	Water Quality Management Plan