



# The Preserve at San Juan

## THE PRESERVE AT SAN JUAN

Draft Environmental Impact Report

SCH # 2006051110

May 2017

OC Public Works, OC Development Services/Planning

300 North Flower

Street Santa Ana, CA 92703-5000

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## Acronyms Used in this Report

AB	Assembly Bill
ADT	average daily trips
AFY	acre feet per year
APS	alternative planning strategy
AQMP	air quality management plan
ARB	California Air Resources Board
ASCE	American Society of Civil Engineers
ATCM	airborne toxics control measure
BACT	best available control technology
Basin	South Coast Air Basin
BAU	business as usual
BEHAVE	Fire Behavior Analysis
BIOS	Biogeographic Information and Observation System
BMPs	best management practices
CAA	Federal Clean Air Act
CAAA	Clean Air Act Amendments
CAAQS	California Ambient Air Quality Standards
CAC	California Administrative Code
CAFE	Corporate Average Fuel Economy
CalEEMod	California Emissions Estimator Model
CalEPA	California Environmental Protection Agency
CALGreen	California Green Building Standards Code
CALINE4	California Line Source Dispersion Model
CALRecycle	California Department of Resources, Recycling and Recovery
Caltrans	California Department of Transportation
CBC	California Building Code
CC&R	Declaration of Covenants, Conditions and Restrictions
CCAA	California Clean Air Act
CCAT	California Climate Action Team
CCR	California Code of Regulations
CDFG	California Department of Fish and Game
CEC	California Energy Commission
CEQA	California Environmental Quality Act

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CFC/IFC	California Fire Code/International Fire Code
CFR	Code of Federal Regulations
cfs	cubic feet per second
CH <sub>4</sub>	methane
CHL	California Historical Landmarks
CHP	California Highway Patrol
CNDDB	California Natural Diversity Database
CMP	Congestion Management Plan
CNPS	California Native Plant Society
CNRA	California Natural Resources Agency
CO	carbon monoxide
CO <sub>2</sub>	carbon dioxide
CO <sub>2</sub> e	CO <sub>2</sub> equivalent
County	County of Orange
CPUC	California Public Utilities Commission
CWA	Clean Water Act
CWC	California Water Code
CWQMP	Conceptual Water Quality Management Plan
DAMP	Drainage Area Management Plan
dB	decibel
dba	A-weighted decibels
DPR	Department of Parks and Recreation
du/ac	dwelling units per acre
EFZ	Elsinore Fault Zone
EIR	Environmental Impact Report
EVMWD	Elsinore Valley Municipal Water District
F	Fahrenheit
FEMA	Federal Emergency Management Agency
FHSZ	Fire Hazard Severity Zone
FHWA	Federal Highway Administration
FIRM	Flood Insurance Rate Map
F/TSP	Foothill Trabuco Specific Plan
g	gravity
GHG	greenhouse gas
GMP	Growth Management Plan



gpd	gallons per day
GVW	gross vehicle weight
HAPS	hazardous air pollutants
HCD	California Department of Housing and Community Development
HCM	Highway Capacity Manual
HCP	Habitat Conservation Plan
HFC	hydrofluorocarbons
HOA	homeowners association
HRI	Historic Resources Inventory
HVAC	heating ventilation and air conditioning
IBC	International Building Code
ICU	Intersection Capacity Utilization
ITE	Institute of Transportation Engineers
KBTU	thousand British Thermal Units
lbs/day	pounds per day
LCFS	low carbon fuel standard
Ldn	day-night average noise level
Leq	energy-equivalent noise level
LID	low impact development
LIP	local implementation plan
LOS	level of service
LST	localized significance threshold
LVW	loaded vehicle weight
M	Richter magnitude
MACT	maximum achievable control technology
MBTA	Migratory Bird Treaty Act
MMT	million metric tons
mpg	miles per gallon
MPOs	Metropolitan Planning Organization
MS4	municipal storm sewer system
Mw	maximum magnitude
MWh	megawatt hours
MWD	Metropolitan Water District
N <sub>2</sub> O	nitrous oxide
NAAQS	National Ambient Air Quality Standards

NAHC	Native American Heritage Commission
NCCP	Natural Community Conservation Plans
NEHRP	National Earthquake Hazards Reduction Program
NESHAP	national emissions standards for hazardous air pollutants
NFIP	National Flood Insurance Program
NHPA	National Historic Preservation Act
NHTSA	Department of Transportation's National Highway Safety Administration
NO	nitric oxide
NO <sub>2</sub>	nitrogen dioxide
NOP	Notice of Preparation
NPDES	National Pollutant Discharge Elimination System
NTS	Natural Treatment System
OCFA	Orange County Fire Authority
OCPLAS	Orange County Public Library System
OCTA	Orange County Transportation Authority
OCSD	Orange County Sheriff Department
OCVCD	Orange County Vector Control District
OCWR	Orange County Waste and Recycling
OES	Office of Emergency Services
OHP	Office of Historic Preservation
OHWM	ordinary high water mark
OPR	California Office of Planning and Research
PFC	perfluorocarbons
PGA	peak ground acceleration
PHI	Points of Historical Interest
PM <sub>10</sub>	particulate matter less than 10 microns
PM <sub>2.5</sub>	particulate matter less than 2.5 microns
PRC	Public Resources Code
Psi	pounds per square inch
PTSF	percent time spent following
QCB	Quino checkerspot butterfly
RHNA	Regional Housing Needs Assessment
ROWD	report of waste discharge
RTP	regional transportation plan
RWQCB	Regional Water Quality Control Board

SAF	San Andreas Fault
SAMP	Sub Area Master Plans
SB	Senate Bill
SCE	Southern California Edison
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCCIC	South Central Coastal Information Center
SCS	sustainable communities' strategy
SDC	Seismic Design Category
SF <sub>6</sub>	sulfur hexafluoride
SFHAs	Special Flood Hazard Areas
SHPO	State Historic Preservation Officer
SIP	state implementation plan
SO <sub>2</sub>	sulfur dioxide
SQDV	Storm Water Quality Design Volume
SR	State Route
SRA	State Responsibility Areas
SWANCC	Solid Waste Agency of Northern Cook County v. U.S. Army Corps of Engineers
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
SVUSD	Saddleback Valley Unified School District
TAC	toxic air contaminant
TCWD	Trabuco Canyon Water District
TIM	Transportation Implementation Manual
tpd	tons per day
tpy	tons per year
UAR	Upper Aliso Residential
UBC	Uniform Building Code
USACOE	U.S. Army Corp of Engineers
USEPA	U.S. Environmental Protection Agency
USFS	U.S. Forest Service
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
UWMP	Urban Water Management Plan
v/c	volume to capacity

VRP	Vector Reduction Program
WDRs	Waste Discharge Requirements
WMOC	Waste Management of Orange County
WQMP	Water Quality Management Plan
WWTP	wastewater treatment plant