

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2023070463

Project Title: Planning Area 52 Project (File Nos. 00956521-PGA, 00956519-PZC, and 00986547PDA)

Lead Agency: City of Irvine

Contact Person: Eric Martin, Senior Planner

Mailing Address: PO Box 19575, Community Development

Phone: 949-724-7519

City: Irvine, CA

Zip: 92623-9575

County: Orange

Project Location: County: Orange City/Nearest Community: Irvine

Cross Streets: generally bound by Jeffrey Road to the west, Interstate 5 to the north, Valley Oak and Oak Canyon (streets) and the existing Innovation Office Park to the east, and Irvine Center Drive to the south. Zip Code: 92618

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: _____

Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: _____ Waterways: _____

Airports: _____ Railways: _____ Schools: _____

Document Type:

CEQA: ☒ NOP ☐ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) _____ ☐ Draft EIS ☐ Other: _____
☐ Mit Neg Dec Other: _____ ☐ FONSI _____

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☒ Rezone ☐ Annexation
☒ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other: _____

Development Type:

☒ Residential: Units _____ Acres _____ ☐ Transportation: Type _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____ ☐ Mining: Mineral _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____ ☐ Power: Type _____ MW _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____ ☐ Waste Treatment: Type _____ MGD _____
☐ Educational: _____ ☐ Hazardous Waste: Type _____
☐ Recreational: _____ ☐ Other: _____
☐ Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

☐ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☐ Vegetation
☒ Agricultural Land ☐ Flood Plain/Flooding ☐ Schools/Universities ☐ Water Quality
☒ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ☐ Water Supply/Groundwater
☐ Archeological/Historical ☒ Geologic/Seismic ☐ Sewer Capacity ☐ Wetland/Riparian
☒ Biological Resources ☐ Minerals ☐ Soil Erosion/Compaction/Grading ☐ Growth Inducement
☐ Coastal Zone ☒ Noise ☐ Solid Waste ☐ Land Use
☐ Drainage/Absorption ☐ Population/Housing Balance ☐ Toxic/Hazardous ☐ Cumulative Effects
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☒ Other: Tribal Cultural Resources; Utilities/Service +

Present Land Use/Zoning/General Plan Designation:

Preservation, Recreation, Research/Industrial; 1.4 Preservation, 1.5 Recreation, 5.4B General Industrial, 5.5H Medical and Science

Project Description: (please use a separate page if necessary)

As further described in the Initial Study, the proposed Project includes General Plan amendment, zone change, and Development Agreement applications to establish a new residential village of approximately 281 acres (proposed Planning Area 52). The following proposed uses and associated improvements to be located in or adjacent to Planning Area 52 have been anticipated and will be evaluated in the SEIR: up to 2,400 residential units within a portion of Planning Area 12 located in Focus Area 2 of the Residential and Residential Mixed Use (RRMU) Overlay, as previously evaluated under the approved Irvine 2045 General Plan and Zoning Ordinance amendments, a public nature park and trail system, a Kindergarten through 6th grade elementary school site, neighborhood parks, and on- and off-site circulation and utility infrastructure improvements. The proposed Project would involve redevelopment of the existing Oak Creek Golf Course and four office buildings within the Oak Creek Business Center (6400-6440 Oak Canyon), as well as development of vacant land along the western portion of the Innovation Office Park that was previously entitled for office development. Jeffrey Open Space Trail (JOST) improvements would be developed within a City-owned parcel along Jeffrey Road and would connect to the proposed public nature park. Bridges for pedestrians/bicyclists would be provided over the railroad tracks and Irvine Center Drive, with the proposed bridge over Irvine Center Drive landing in a parking lot in the northwestern portion of Irvine Valley College, pending appropriate agreements. An above-grade crossing over the railroad would also be constructed for the proposed extension of Oak Canyon (street) within the proposed Planning Area 52 site north to Progress (street). Additionally, approximately 312 acres of open space in Planning Area 1 (Orchard Hills) and Planning Area 6 (Portola Springs) would be dedicated to the City.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

If you have already sent your document to the agency please denote that with an "S".

_____	Office of Historic Preservation
_____	Office of Public School Construction
S _____	Parks & Recreation, Department of
S _____	Pesticide Regulation, Department of
S _____	Public Utilities Commission
S _____	Regional WQCB # _____
S _____	Resources Agency
S _____	Resources Recycling and Recovery, Department of
_____	S.F. Bay Conservation & Development Comm.
_____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____	San Joaquin River Conservancy
_____	Santa Monica Mtns. Conservancy
_____	State Lands Commission
_____	SWRCB: Clean Water Grants
S _____	SWRCB: Water Quality
_____	SWRCB: Water Rights
_____	Tahoe Regional Planning Agency
S _____	Toxic Substances Control, Department of
S _____	Water Resources, Department of
_____	Other: _____
_____	Other: _____

Starting Date July 6, 2026 Ending Date August 5, 2026

Consulting Firm: _____	Applicant: <u>Irvine Company</u>
Address: _____	Address: <u>550 Newport Center Drive</u>
City/State/Zip: _____	City/State/Zip: <u>Newport Beach, CA 92660</u>
Contact: _____	Phone: <u>9497205639</u>
Phone: _____	

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.