

Notice of Exemption

To: Office of Land Use and Climate Innovation
1400 Tenth Street
Sacramento, CA 95814

From: (Public Agency): City of Irvine
Community Development Department
PO Box 19575
Irvine, CA 92623-9575

County Clerk

County of: Orange
PO Box 238
Santa Ana, CA 92702

Action Title: Memorandum of Understanding Regarding Consideration of Establishment of a New Planning Area Including Affordable Housing and Other Public Benefit Matters Between the City of Irvine and the Irvine Company

Applicant: Irvine Company, 550 Newport Center Drive, Newport Beach, CA, 92660

Location - Specific: Southeast of Jeffrey Road, southwest of I-5, northeast of Irvine Center Drive, west and south of Oak Canyon, and northwest of the Innovation Office Park.

Location - City: Irvine **Location - County:** Orange

Description of Nature, Purpose and Beneficiaries of Action: The City of Irvine approved a Memorandum of Understanding (MOU) with the Irvine Company regarding consideration of establishment of a new Planning Area including affordable housing and other public benefit matters. The MOU establishes a framework for comprehensive planning of the area for a mixed-use development of up to 3,100 residential units, a school site, a community park, and sidewalks and trails; establishment of a voucher program for affordable housing; dedication of open space to the City consisting of existing orchards and fuel modification areas, along with operational control; leases for library space and an innovation center; transfer of ownership of the Oak Creek clubhouse to the City; releasing land use restrictions to allow a public safety training operations center; and, community benefit fees.

Name of Public Agency Approving Action: City of Irvine City Council

Name of Person or Agency Carrying Out Action: The Irvine Company LLC and Irvine Community Development Company LLC

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: _____
- Statutory Exemptions. State code number: _____
- Other: Not Approval of a Project under CEQA (PRC Sections 21080 and 21065 and CEQA Guidelines Section 15352)

Reasons why action is exempt: The MOU establishes an overall framework to support the City's consideration of future development applications for the new Planning Area. The City's action was not an "approval" of a "project" as defined by CEQA. The MOU does not approve – nor require the City to approve – any actual development, entitlement, permit, or grant any other City approval. Therefore, approval of the MOU does not commit the City to any definite course of action or result in any physical changes to the environment.


Lead Agency

Contact Person: Eric Martin, Senior Planner

Area Code/Telephone/Extension: (949) 724-7519

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 5/19/2025 Title: Senior Planner

Signed by Lead Agency Signed by Applicant