

Notice of Completion & Environmental Document Transmittal

SCH # 023070463

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

Project Title: Irvine 2045 General Plan Update

Lead Agency: City of Irvine Contact Person: Alyssa Matheus

Mailing Address: 1 Civic Center Plaza Phone: (949) 724-6397

City: Irvine Zip: 92606 County: Orange

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

Cross Streets: Numerous streets in the City and SOI Zip Code: Numerous

Longitude/Latitude (degrees, minutes and seconds): various Total Acres: approx. 42,240

Assessor's Parcel No. Numerous parcels in City and SOI Section: Various Twp. _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: SR-55, SR-73, and SR-133 Waterways: Multiple, including San Diego Creek, North and South Lakes, & Sand Canyon Reservoir

Airports: John Wayne Airport Railways: Metrolink, Amtrack, BNSF Schools: Numerous

Document Type:

- | | | | |
|--------------------------------------|---|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input checked="" type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH #) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Mit Neg Dec | <input checked="" type="checkbox"/> Other <u>Notice of Availability</u> | <input type="checkbox"/> FONSI | _____ |

Local Action Type:

- | | | | |
|--|---|--|---|
| <input checked="" type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input checked="" type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____ |

Development Type:

- | | |
|--|---|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq. ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Commercial: Sq. ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ Watts _____ |
| <input type="checkbox"/> Industrial: Sq. ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input checked="" type="checkbox"/> Other: <u>General Plan Update</u> |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed In Document:

- | | | | |
|---|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input checked="" type="checkbox"/> Recreation/Parks | <input checked="" type="checkbox"/> Vegetation |
| <input checked="" type="checkbox"/> Agricultural Land | <input checked="" type="checkbox"/> Floodplain/Flooding | <input checked="" type="checkbox"/> Schools/Universities | <input checked="" type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Forest Land/Fire Hazard | <input checked="" type="checkbox"/> Septic Systems | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archaeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic | <input checked="" type="checkbox"/> Sewer Capacity | <input checked="" type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Minerals | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement |
| <input checked="" type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Land Use |
| <input checked="" type="checkbox"/> Drainage/Absorption | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous | <input checked="" type="checkbox"/> Cumulative Effects |
| <input checked="" type="checkbox"/> Economic/Jobs | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation | <input type="checkbox"/> Other _____ |

Present Land Use/Zoning/General Plan Designation

Various general plan land use and zoning designations throughout the City and SOI.

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

See attached page.

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.

Revised 2010

Reviewing Agencies Checklist

continued

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X."

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

<input checked="" type="checkbox"/>	Air Resources Board	<input checked="" type="checkbox"/>	Office of Historic Preservation
<input type="checkbox"/>	Boating & Waterways, Department of	<input type="checkbox"/>	Office of Public School Construction
<input type="checkbox"/>	California Highway Patrol	<input checked="" type="checkbox"/>	Parks & Recreation, Department of
<input type="checkbox"/>	California Emergency Management Agency	<input type="checkbox"/>	Pesticide Regulation, Department of
<input checked="" type="checkbox"/>	Caltrans District # <u>12</u>	<input checked="" type="checkbox"/>	Public Utilities Commission
<input type="checkbox"/>	Caltrans Division of Aeronautics	<input checked="" type="checkbox"/>	Regional WQCB # <u>8</u>
<input type="checkbox"/>	Caltrans Planning	<input type="checkbox"/>	Resources Agency
<input type="checkbox"/>	Central Valley Food Protection Board	<input type="checkbox"/>	Resources Recycling & Recovery, Department of
<input type="checkbox"/>	Coachella Valley Mountains Conservancy	<input type="checkbox"/>	S.F. Bay Conservation & Development Comm.
<input checked="" type="checkbox"/>	Coastal Commission	<input type="checkbox"/>	San Gabriel & Lower Los Angeles Rivers & Mtns Conservancy
<input type="checkbox"/>	Colorado River Board	<input type="checkbox"/>	San Joaquin River Conservancy
<input checked="" type="checkbox"/>	Conservation, Department of	<input type="checkbox"/>	Santa Monica Mountains Conservancy
<input type="checkbox"/>	Corrections, Department of	<input checked="" type="checkbox"/>	State Lands Commission
<input type="checkbox"/>	Delta Protection Commission	<input type="checkbox"/>	SWRCB: Clean Water Grants
<input type="checkbox"/>	Education, Department of	<input checked="" type="checkbox"/>	SWRCB: Water Quality
<input checked="" type="checkbox"/>	Energy Commission	<input type="checkbox"/>	SWRCB: Water Rights
<input checked="" type="checkbox"/>	Fish & Game Region # <u>5</u>	<input type="checkbox"/>	Tahoe Regional Planning Agency
<input type="checkbox"/>	Food & Agriculture, Department of	<input checked="" type="checkbox"/>	Toxic Substances Control, Department of
<input checked="" type="checkbox"/>	Forestry & Fire Protection, Department of	<input type="checkbox"/>	Water Resources, Department of
<input type="checkbox"/>	General Services, Department of	<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Health Services, Department of	<input type="checkbox"/>	Other _____
<input checked="" type="checkbox"/>	Housing & Community Development		
<input checked="" type="checkbox"/>	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date 3/15/2024

Ending Date 4/29/2024

Lead Agency (complete if applicable):

Consulting Firm: RECON Environmental, Inc.

Address: 3111 Camino del Rio North, Suite 600

City/State/Zip: San Diego, CA 92108

Contact: Nick Larkin

Phone: (619) 308-9333 x144

Applicant: City of Irvine

Address: 1 Civic Center Plaza

City/State/Zip: Irvine, CA 92606

Contact: Alyssa Matheus

Phone: (949) 724-6397

Signature of Lead Agency Representative: Alyssa Matheus *Alyssa Matheus* Date 3-14-24

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

Project Description:

With the adoption of the certified 2021-2029 Housing Element in May 2022, the City is required to update the appropriate elements of the General Plan to accommodate the City's Regional Housing Needs Assessment (RHNA) of 23,610 units. To ensure consistency with housing statute, including no-net loss and affirmatively furthering fair housing requirements, the 2021-2029 Housing Element identified adequate sites to accommodate 57,656 new residential units. The project would implement the 2021-2029 Housing Element through the introduction of additional residential and/or mixed-use development throughout the City using overlay zones to allow greater flexibility for property owners and developers. The overlays would promote higher density residential and residential mixed-use in three focus areas. Descriptions of these three key focus areas with most of the future residential potential are presented below:

- **Focus Area 1** would consist of the Greater Irvine Business Complex Area. This focus area includes Planning Area 36 (Irvine Business Complex) and Planning Area 19 (Rancho San Joaquin). The project proposes to increase the total number of residential permitted in the Greater IBC area by an additional 15,000 units.
- **Focus Area 2** would consist of the Greater Spectrum Area. This Focus Area includes Planning Area 13 (Irvine Spectrum 4), Planning Area 31 (Irvine Spectrum 6), Planning Area 32 (Irvine Spectrum 3), Planning Area 33 (Irvine Spectrum Center), and a portion of Planning Area 12 (Oak Creek). The project would increase the residential intensity in Focus Area 2 by an additional 26,607 residential units.
- **Focus Area 3** would consist of the Great Park Neighborhood Transit Village. This Focus Area would include Planning Area 51 (Great Park Neighborhood), which is an existing mixed-use area featuring residential products at varying densities surrounding the Irvine Great Park. The project would increase the residential intensity in Planning Area 51 by 5,252 residential units.

The project would also allow for the development of 8,536 new units throughout the City, and accounts for 2,261 units associated with recently approved housing projects. Therefore, in total the project would accommodate up to 57,656 units.

As part of this project, adjustments will be made to all existing General Plan elements (excluding the Housing Element). With the implemented changes, the contents of the Irvine 2045 General Plan Update are as follows:

- Introduction
- Land Use Element
- Circulation Element
- Conservation and Open Space Element
- Environmental Protection and Climate Action Element
- Safety Element
- Noise Element
- *Housing Element (not a part of the project due to previous adoption, but a required component of the General Plan)*

The project also includes non-residential land uses in the Irvine Great Park (including a botanical garden, a veteran's memorial garden, a library, a discovery center, two museums, a 65-acre central park area, an accessory restaurant use, an aquatic center, an all-wheel park, and pickleball courts), as well as the extension of the Ada roadway from its current terminus in the parking lot of the Irvine train station to meet the future Marine Way extension north of the railroad tracks.