

# Summary Form for Electronic Document Submittal

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Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

**SCH #:** 2023070463

**Project Title:** City of Irvine 2045 General Plan Update

**Lead Agency:** City of Irvine

**Contact Name:** Alyssa Matheus

**Email:** amatheus@cityofirvine.org

**Phone Number:** (949) 724-6397

**Project Location:** Irvine  
*City*

Orange  
*County*

## Project Description (Proposed actions, location, and/or consequences).

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.

**Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.**

**Air Quality:** The project would not exceed the assumptions used to develop the 2022 Air Quality Management Plan (AQMP). However, construction activities associated with buildout of the project could generate short-term emissions that exceed the South Coast Air Quality Management District's (SCAQMD's) significance thresholds during this time and cumulatively contribute to the nonattainment designations of the Basin. Implementation of mitigation measure AQ-1 would reduce criteria air pollutant emissions from construction-related activities to the extent feasible. However, construction time frames and equipment for site-specific development projects are not available at this time, and there is a potential for multiple development projects to be constructed at one time, resulting in significant construction-related emissions. Therefore, despite adherence to mitigation measure AQ-1, impacts associated with conformity with air quality plans would remain significant and unavoidable. Similarly, despite adherence to mitigation measure AQ-1 and AQ-2, impacts associated with construction and operational criteria pollutants would remain significant and unavoidable. Implementation of mitigation measure AQ-3 would reduce exposure of sensitive receptors to mobile source TACs to the extent feasible. However, site-specific development projects are not currently available, and there is a potential for TAC exposure to remain. Therefore, despite adherence to mitigation measure AQ-3, impacts associated with exposure of sensitive receptors to mobile source TACs would remain significant and unavoidable.

**Biological Resources:** Impacts related to sensitive species would be mitigated to a level less than significant through implementation of mitigation measures BIO-1 through BIO-8, which outline when project- and site-specific biological resources and jurisdictional delineations would be required. Impacts related to riparian habitats and wetlands would be mitigated to a level less than significant through implementation of mitigation measures BIO-9 and BIO-10. Implementation of mitigation measures BIO-1 through BIO-10 would reduce conflicts with the Orange County Natural Communities Conservation Plan/Habitat Conservation Plan (NCCP/HCP) to a level less than significant.

**Cultural and Tribal Cultural Resources:** Implementation of the mitigation measure CUL-1 would potentially reduce impacts on historic resources to a level less than significant. However, as no specific development projects have been identified at this time, it is not possible to ensure that every future project could fully mitigate potentially significant impacts. Therefore, impacts to historic resources would remain significant and unavoidable at this program level of review. Future projects would also be required to prepare a cultural resources assessment and/or require monitoring of ground-disturbing construction activities (mitigation measure CUL-2). Implementation of mitigation measure CUL-2 would reduce impacts on cultural resources and tribal cultural resources to a less than significant level.

**Geology and Soils:** Future project applicants would be required to adhere to state and City regulations, including requirements to prepare project- and site-specific geotechnical investigations, to reduce impacts related to geology and soils (including seismic-related impacts) to a less than significant level. Implementation of the mitigation measure GEO-1 would require project applicants to prepare a project- and site-specific paleontological assessment and/or monitoring of ground-disturbing construction activities to reduce potentially reduce impacts on paleontological resources to a less than significant level. However, as no specific development projects have been identified at this time, it is not possible to ensure that every future project could fully mitigate potentially significant impacts. Therefore, impacts to paleontological resources would remain significant and unavoidable at this program level of review.

**GHG:** Implementation of mitigation measure GHG-1, which requires future projects with the potential to emit GHGs to include an evaluation of such emissions for consistency with SCAQMD's standards related to GHGs, would support GHG reductions. However, the project does not include a quantified GHG emission reduction strategy to ensure statewide emission goals can be achieved by 2045, nor can the project demonstrate whether the policy framework would be sufficient to meet state GHG emission reduction goals. Therefore, impacts related to emissions and policy consistency would remain significant and unavoidable after mitigation.

**Noise:** Although implementation of mitigation measures NOI-1 and NOI-2, which require project- and site-specific noise and vibration studies, would reduce impacts related to increases in ambient noise and land use compatibility, site-specific development projects are not currently available, and there is a potential for noise to exceed the City's noise standards. Therefore, despite adherence to mitigation measures NOI-1 and NOI-2, impacts associated with increases in ambient traffic noise and land use incompatibility would remain significant and unavoidable. Implementation of mitigation measures NOI-1 and NOI-2 would reduce impacts related to railroad noise to a level less than significant. Implementation of mitigation measure NOI-3, which requires site-specific noise studies related to on-site noise sources, would reduce impacts related to stationary noise to a level less than significant. Implementation of mitigation measure NOI-4, which outlines construction noise-reducing measures, would reduce impacts related to construction noise to a level less than significant. Although implementation of mitigation measure NOI-5, which outlines vibration reducing measures for projects with the potential to generate elevated vibration levels, would reduce exposure to construction vibration to the extent feasible, site-specific development projects are not currently available, and there is a potential for construction vibration to exceed the applicable standards. Therefore, impacts associated with construction vibration would remain significant and unavoidable. Implementation of mitigation measure NOI-6, which requires new residential projects adjacent to railroad lines to conduct groundborne vibration and noise evaluations, would reduce exposure to railroad vibration to a level less than significant.

**Transportation:** VMT generated under buildout of the project would be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b). Implementation of mitigation measure TRA-1 and TRA-2, which outline on-site infrastructure improvements and transportation demand management program strategies, would support VMT reductions, but impacts would remain significant and unavoidable.

**If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.**

Environmental impacts classified as significant and unavoidable have been identified for air quality (air quality plan consistency; criteria pollutants; sensitive receptors), cultural resources (historic resources), geology and soils (paleontological resources), greenhouse gas (emissions; policy consistency), noise (ambient noise; vibration), and transportation (vehicle miles traveled), which may be controversial to the public, agencies, or stakeholders.

**Provide a list of the responsible or trustee agencies for the project.**

United States Army Corps of Engineers  
California Department of Transportation  
California Department of Fish and Wildlife  
California Regional Water Quality Control Board – Santa Ana Region  
Orange County Airport Land Use Commission  
California Coastal Commission