



Notice of Availability of a Draft Program Environmental Impact Report Irvine 2045 General Plan Update

The City of Irvine (City), as the Lead Agency, has prepared a Draft Program Environmental Impact Report (Draft PEIR) [SCH#2023070463] for the Irvine 2045 General Plan Update, as described further below. This Notice of Availability has been issued to notify interested parties that the Draft PEIR is publicly available for review and comment. The City is requesting comments on the Draft PEIR from responsible and trustee agencies, interested public agencies, organizations, and the public.

Public comments on this document are invited for a 45-day period extending from **Friday, March 15, 2024, through Monday, April 29, 2024, at 5:00 p.m.**

PROJECT SETTING

The City is located within central Orange County and is bordered by unincorporated Orange County and several cities including Tustin, Santa Ana, Lake Forest, Costa Mesa, Newport Beach, Laguna Woods, and Laguna Hills. The City is generally bounded on the southwest by State Route 73 and on the northeast by State Route 241. Interstate 5, Interstate 405, and State Route 133 cross through the central portion of the City, and multiple Interstates and State Routes traverse the City and provide connection to surrounding communities throughout the southern California region.

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.

Anticipated Significant Environmental Impacts: Consistent with Section 15168 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared a Draft PEIR for the project, which provides a programmatic analysis of the potential environmental impacts associated with the implementation of the goals, policies, actions, and projected buildout of the City of Irvine 2045 General Plan Update. As described in Section 15168 of the CEQA Guidelines, program-level environmental review documents are appropriate when a project consists of a series of actions related to the issuance of rules, regulations, and other planning criteria.

The Draft PEIR identified the following significant and unavoidable impacts per CEQA for the following environmental issue areas: 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). All other impacts would be less than significant or would be fully mitigated to a less than significant impact. Pursuant to CEQA Guidelines Section 15087(c)(6), there are sites located within the City that are on lists enumerated under Government Code Section 65962.5 as having hazardous materials. However, the actions contemplated under the Draft PEIR would not have a significant impact on hazardous waste sites.

Public Review Process for the Draft PEIR: This Notice, in accordance with Sections 15086 and 15087 of the State CEQA Guidelines, aims to engage responsible agencies, organizations, and interested stakeholders in reviewing and providing feedback on the environmental analyses presented in the Draft PEIR.

Document Availability: The review period for the Draft PEIR will commence on **Friday, March 15, 2024, and will end on Monday, April 29, 2024, at 5:00 p.m.**, lasting for 45 days.

The Draft PEIR will be made available for review at 1 Civic Center, Irvine, California, and on the following webpages:

- cityofirvine.org/community-development/current-environmental-reviews
- cityofirvine.org/community-development/events-irvine-2045

Printed copies of the document will be made available for public review at the following locations during normal business hours:

- Heritage Park, located at 14361 Yale Avenue
- University Park, located at 4512 Sandburg Way
- Katie Wheeler, located at 13109 Old Myford Road

Library Hours of Operation:

Sunday: 9:00 a.m. - 5:00 p.m.

Monday – Thursday: 10:00 a.m. - 8:00 p.m.

Friday - Saturday: 9:00 a.m. - 5:00 p.m.

The City requests your careful review of the Draft PEIR and invites written comments regarding environmental issues identified in the Draft PEIR. Comments can be submitted via mail to:

Alyssa Matheus, Principal Planner
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606-5207

or emailed to:

GUpdate2045@cityofirvine.org with the subject line “General Plan Draft PEIR.”

Draft PEIR Public Hearing: The project will include review by the Transportation Commission, Planning Commission, and City Council at regularly scheduled public hearings. Tentatively, these hearings are planned for the spring and summer, with final hearing dates to be publicly noticed.

Final PEIR: After the conclusion of the public review phase for the Draft PEIR, the City will compile a Final PEIR, integrating all feedback obtained during the public comment period. This final document will then be presented to the City Council on a date for which prior notification will be given. In compliance with CEQA (Section 21092.5), the finalized PEIR, along with written responses addressing comments from public agencies, will be accessible at least 10 days before certification by the City Council.