



NOTICE OF PREPARATION AND NOTICE OF PUBLIC SCOPING MEETING Subsequent Environmental Impact Report Planning Area 52 Project

Date: July 6, 2026

To: Public Agencies, Interested Parties, and Organizations

Subject: Notice of Preparation of a Subsequent Environmental Impact Report

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

Scoping Meeting: July 20, 2026, 5:30 to 7 p.m., Irvine City Hall in the Conference and Training Center (CTC), 1 Civic Center Plaza Irvine, California 92606-5207

Comment Period: July 6, 2026, through August 5, 2026

Project Proponent: Irvine Company, 550 Newport Center Drive, Newport Beach, CA 92660

The City of Irvine (City) is preparing a Subsequent Environmental Impact Report (SEIR) to the 2045 General Plan Update Final Program Environmental Impact Report (GPU EIR) certified by the City in August 2024 (State Clearinghouse [SCH] No. 2023070463). The SEIR will evaluate potential environmental impacts associated with the proposed Planning Area 52 Project ("proposed Project") described further below. The City, acting as the Lead Agency, has determined that the proposed Project will require an SEIR in compliance with the California Environmental Quality Act (CEQA) (CA Public Resources Code, Section 21000 et seq.) and Title 14 of the CA Code of Regulations (CEQA Guidelines) (14 CCR 15000 et seq.). The City has prepared this Notice of Preparation (NOP) in accordance with CEQA Guidelines Sections 15082(a) and 15375.

The City requests comments on the scope and content of the SEIR from interested public agencies, organizations, and individuals. The City is interested to know the views of your agency as to the scope and content of the SEIR which is germane to your agency's statutory responsibilities in connection with the proposed Project. The proposed Project's description, location, and probable environmental effects are described in this notice and in the Initial Study (link provided below) prepared for the proposed Project.

Responses to this NOP must be submitted by the close of the NOP review period, which concludes at **5 p.m. on August 5, 2026**. Comments must be provided in writing to:

VIA MAIL: Eric Martin, Senior Planner
City of Irvine, Community Development Department
PO Box 19575
Irvine, California 92623-9575

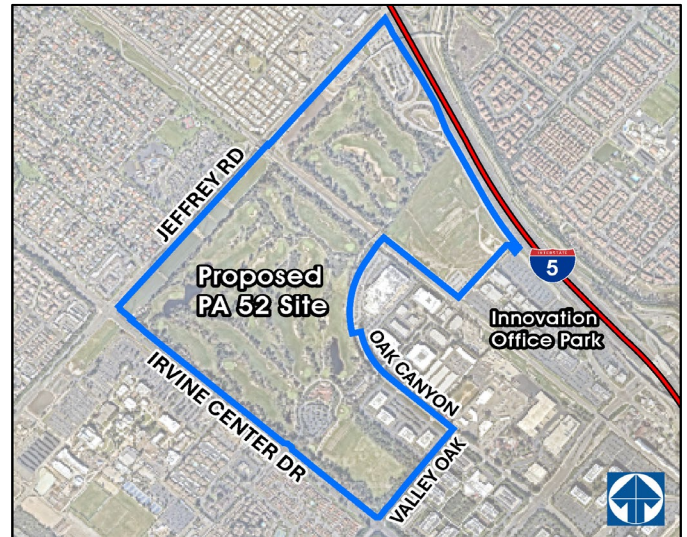
VIA EMAIL: OakPark@cityofirvine.org

A copy of this notice, the GPU EIR, and the Project Initial Study are available for inspection at City Hall, 1 Civic Center Plaza, Irvine, CA 92606-5207 and are available to download from the City's website at the following link: cityofirvine.gov/community-development/current-environmental-reviews.

Public Scoping Meeting: The City will hold a public scoping meeting July 20, 2026, to present information regarding the proposed Project and the CEQA process and to receive public comments and suggestions regarding the scope and content of the Draft SEIR. The time and location of the public scoping meeting are provided above.

Written comments regarding the scope of the SEIR will be accepted at the public scoping meeting. It is the intention of the City to comply with the Americans with Disabilities Act in all respects. If, as a participant and observer at the scoping meeting, you will need special assistance beyond what is normally provided, we will attempt to accommodate you in every reasonable manner. Please contact Senior Planner Eric Martin at OakPark@cityofirvine.org no later than July 16, 2026, for assistance. Notification prior to the meeting will enable the City to make reasonable arrangements to ensure meeting accessibility (28 CFR 35.102-35.104 ADA Title II).

Project Location: The proposed Planning Area 52 site measures approximately 281 acres and is 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. The proposed Planning Area 52 site is currently located within Planning Area 12 (Oak Creek) and is bisected by Orange County Transportation Authority (OCTA)/Metrolink railroad tracks. Refer to the enclosed Figure 1 for the proposed Project regional and local vicinity map.



Project Description: 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.

Probable Environmental Effects: Based on the Initial Study prepared for the proposed Project, the City has determined that the following topical issues will be further analyzed in the SEIR: Agriculture/Forestry Resources (Agriculture), Air Quality, Biological Resources, Energy, Geology/Soils (excluding paleontological resources), Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Noise, Public Services, Recreation, Transportation, Tribal Cultural Resources, and Utilities/Service Systems. The proposed Project's impacts will be evaluated in comparison to those analyzed in the GPU EIR for the approved Irvine 2045 General Plan and Zoning Ordinance amendments.

Based on the Initial Study, the City has determined that no further analysis for the following topical issues is required in the forthcoming SEIR: Aesthetics, Agriculture/Forestry Resources (Forestry), Cultural Resources, Geology/Soils (paleontological resources), Mineral Resources, Population/Housing, and Wildfire.

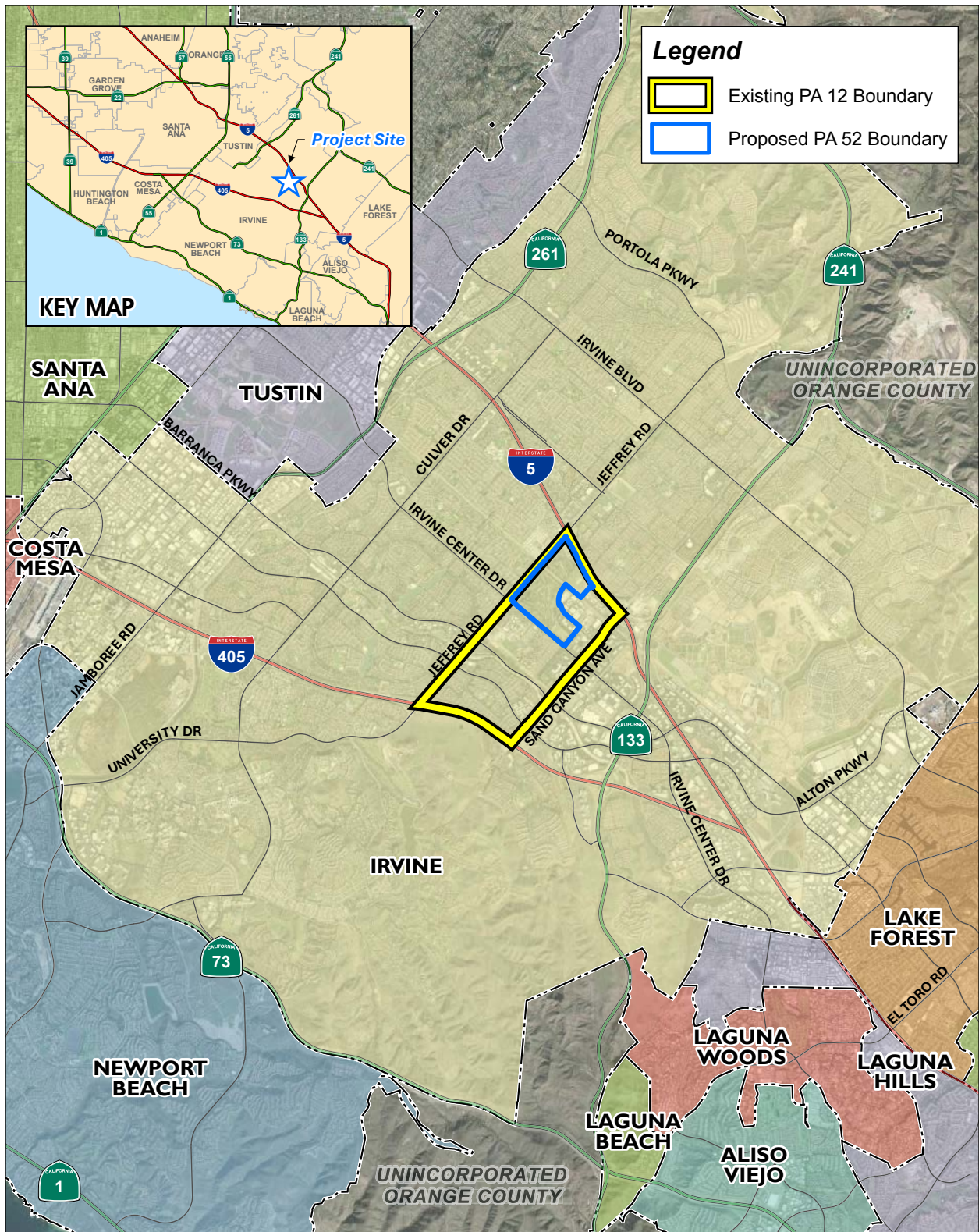
Please contact Senior Planner Eric Martin at OakPark@cityofirvine.org with any questions regarding this notice or the scoping meeting.



Signature of the Lead Agency Representative

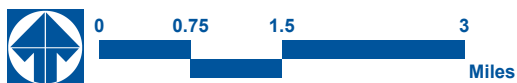
07/06/2026

Date



Source(s): Esri, Nearmap Imagery (January 2026)

Figure 1



Regional and Local Vicinity Map