

Planning Area 52 Project (Oak Park) Subsequent Environmental Impact Report Scoping Meeting

July 20, 2026

5:30 pm to 7:00 pm



Project Site

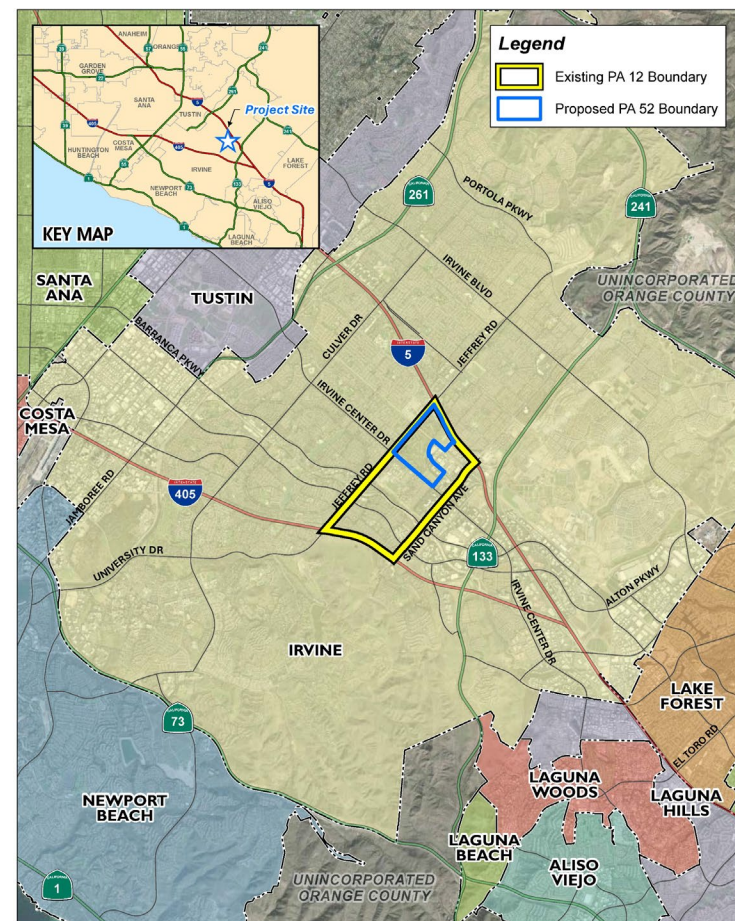


Figure 1

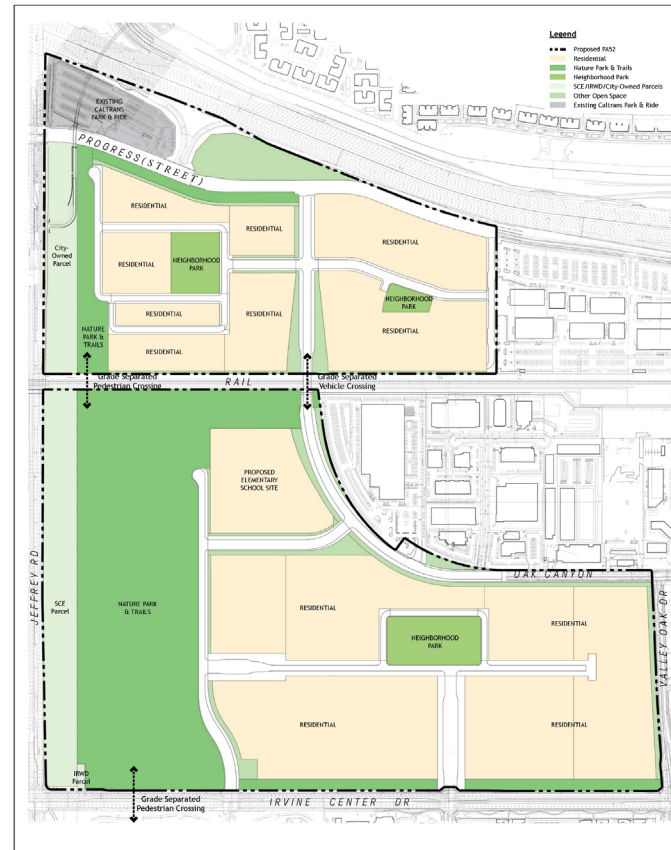
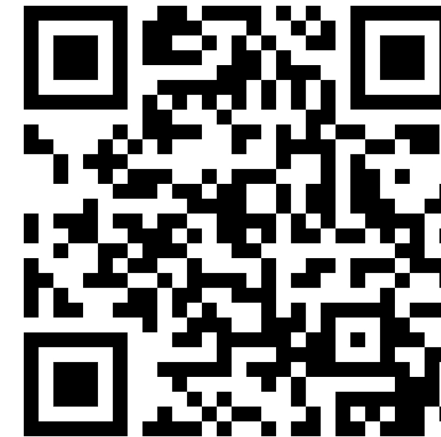


Figure 7

Conceptual PA 52 Land Use Plan

Use the QR code below to view project details, background information and access related environmental review documents:



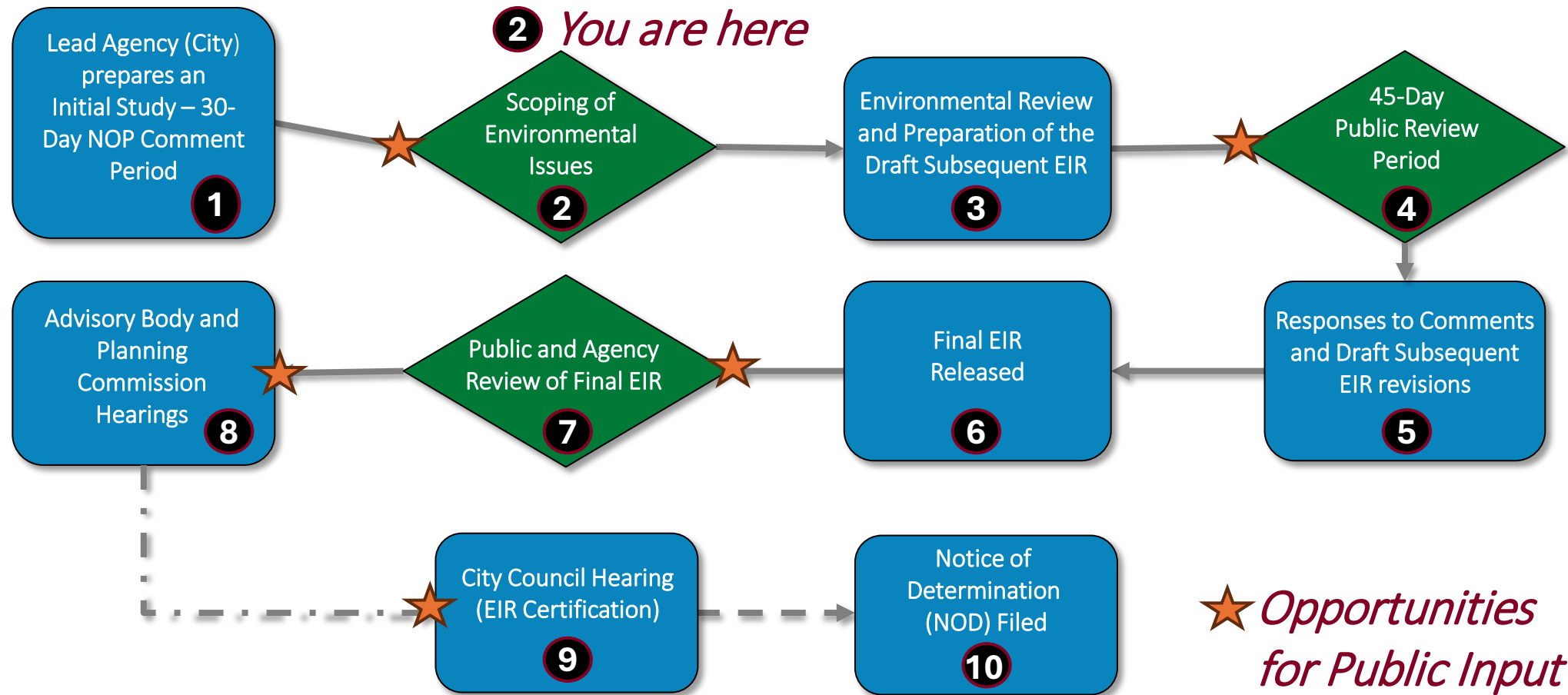
What is a Scoping Meeting?

- Informs the public of the City's intent to prepare an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA)
- Introduces and describes the Project
- Provides an overview of the environmental review process
- Obtains public input on the scope and content of the EIR
- *Please note that this is the **BEGINNING** of the CEQA process – the City's final decision on the project is expected in Spring/Summer 2027, after EIR is complete*

Submit written comments
via email using the QR code
below:



CEQA Process



★ *Opportunities
for Public Input*



General Plan Environmental Impact Report

2045 General Plan Update and Program EIR

In 2024, the City approved the 2045 General Plan and Zoning Ordinance Amendments to implement the Housing Element and certified 2045 General Plan Program EIR, which evaluated:

**57,656 Units
Citywide**

**26,607 Units
in Focus
Area 2**

**4,907 Units in PA
12 (Oak Creek),
which is partly
located in Focus
Area 2**



Why is a Subsequent EIR Being Prepared?

- Project includes 2,400 units that are in Focus Area 2, which were identified and evaluated as part of General Plan EIR
- However, Project includes the following new uses that require additional environmental review:
 - Public nature park and trail system
 - Elementary school site
 - Neighborhood parks
 - Circulation and infrastructure improvements
- Subsequent EIR will focus on whether the Project would result in new or more severe impacts compared to the General Plan Program EIR



Initial Study

Based on the Initial Study, the City has determined the following topics do not require further analysis in the Subsequent EIR:

- Aesthetics
- Forestry Resources
- Cultural Resources
- Paleontological Resources
- Mineral Resources
- Population/Housing
- Wildfire



Subsequent EIR Topics

The following topics will be evaluated in the Subsequent EIR:

- Agriculture Resources
- Air Quality
- Biological Resources
- Energy
- Geology & Soils
- Greenhouse Gas Emissions
- Hazards
- Hydrology/Water Quality
- Land Use/Planning
- Noise
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems



Biological Resources

- Subsequent EIR will evaluate impacts to vegetation, wildlife habitat, and sensitive species
- Analysis will identify existing biological conditions, evaluate project impacts, and identify mitigation measures, if significant impacts are found



Existing onsite vegetation types will be mapped and potential wildlife habitat and observed species will be identified



Evaluate potential project impacts using CEQA significance thresholds



Identify mitigation measures if significant impacts are found



Nature Park



Transportation

- **Vehicle Miles Traveled**
- **Levels of Service**
- **Pedestrian, Bicycle, and Transit Circulation**
- **Corridor Operational Analysis**

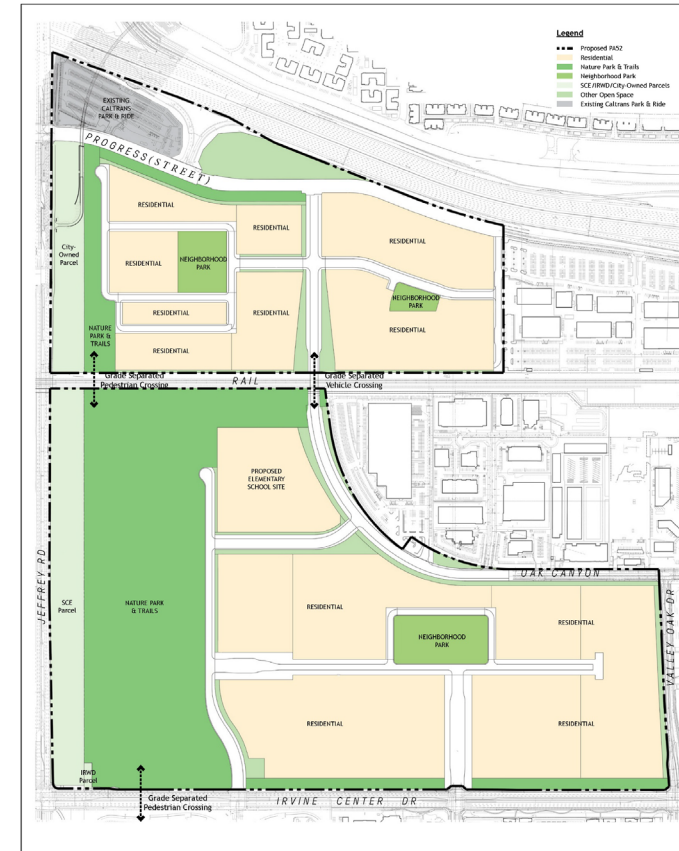


Figure 7



Conceptual PA 52 Land Use Plan



Circulation Improvements

- The Subsequent EIR will analyze roadway, trail, and pedestrian/bicycle improvements

Roadway Improvements	Trail Improvements	Pedestrian/Bicycle Connectivity
• Realignment of a segment of Progress (street) • Extension of Oak Canyon north to Progress (street) via a bridge crossing over the railroad • Intersection improvements	• Walnut Trail lighting and landscape improvements • Multi-purpose paths along the south side of Progress and Oak Canyon	• Bridges for pedestrian and bicycle trail crossings at railroad right-of-way and Irvine Center Dr.



Project Schedule

Milestone	Date
Publication of Notice of Preparation (NOP)	July 6, 2026
Public Scoping Meeting	July 20, 2026 (today)
End of 30-day NOP Comment Period	August 5, 2026
Publication of Draft SEIR and Notice of Availability	January 2027 (tentative)
End of 45-day Draft SEIR Comment Period	March 2027 (tentative)
Publication of Response to Comments on Draft SEIR and Final SEIR	March 2027 (tentative)
Planning Commission and City Council Hearings	Spring/Summer 2027 (tentative)



Public Comments

Submit written comments by:

August 5, 2026, at 5 p.m.

Eric Martin, Senior Planner

City of Irvine

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OakPark@cityofirvine.org

Submit written comments
via email using the QR code
below:



Thank you for participating!

