



## **Notice of Preparation and Notice of EIR Scoping Meeting**

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**DATE:** April 20, 2017

**TO:** Reviewing Agencies, Organizations, and Interested Parties

**SUBJECT:** **Notice of Preparation of an Environmental Impact Report for a General Plan Amendment (GPA) and Zone Change for Areas in Planning Area 12 (former Traveland USA Site) and Planning Area 40 (Cypress Village)**

**PURPOSE OF REVIEW:** The purpose of this Notice of Preparation (NOP) is to solicit input from those public agencies and interested members of the public as to the scope and content of the environmental information to be included in the Environmental Impact Report (EIR) (Ref: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375). As specified by the CEQA Guidelines, the NOP will be circulated for a 30-day public review period.

The City welcomes input from agencies and the public during this period regarding the scope and content of information to be included and analyzed in the EIR. Agencies should comment on the elements of the environmental information that are relevant to their statutory responsibility in connection with the project.

**REVIEW PERIOD:** **Begins:** April 20, 2017 **Ends:** May 22, 2017

**Deadline to Submit Comments:** Monday, May 22, 2017 at 5:30 p.m.

**Where to Send Comments:** Pursuant to Section 15103 of the CEQA Guidelines, your response must be sent at the earliest date but received by our agency no later than 30 days after receipt of this notice. Copies of the Initial Study are available at the Community Development Department at the address indicated below, and the Initial Study is also provided in the attached CD. Should you have any questions regarding the project or NOP, please contact the individual below. Please send all written responses, referencing the "PAs 12/40 GPA and Zone Change EIR" and including any comments you may have on this project, to:

Stephanie Frady, Senior Planner  
City of Irvine Community Development Department  
P.O. Box 19575  
Irvine, CA 92623  
Email: [sfrady@cityofirvine.org](mailto:sfrady@cityofirvine.org)  
Fax: 949-724-6444

Please include the name and email address of a contact person at your agency along with any submitted comments.

**Address Where Documents  
Are Available for Review:** City of Irvine  
Community Development Department  
One Civic Center Plaza  
Irvine, CA 92606

**Project Proponent:**

Irvine Company  
Attn: Mr. Jeffrey Davis  
550 Newport Center Drive  
Newport Beach, CA 92660

**PROJECT LOCATION / DESCRIPTION:** The proposed General Plan Amendment and Zone Change involves the City of Irvine's (City) Planning Area (PA) 12 (Oak Creek) and PA 40 (Cypress Village), in Orange County, California.

PA 12 encompasses approximately 1,053 acres and is bound by Jeffrey Road to the northwest, Interstate (I) 5 to the northeast, I-405 to the southwest, and Sand Canyon Avenue to the southeast. PA 40 encompasses approximately 634 acres and is bound by Jeffrey Road to the northwest, Trabuco Road to the northeast, PA 51 (Great Park) to the southeast, and I-5 to the southwest. Refer to Exhibit 1.

The applicant has filed a request for a general plan amendment (GPA) and Zone Change application specific to PAs 12 and 40. In summary, the project proposes to:

1. increase the maximum number of residential units permitted from 9,481 to 10,824 units (an increase of 1,343 units);
2. decrease the maximum allowed nonresidential intensity from 8,165,310 square feet (sf) to 6,644,892 sf (a reduction of 1,520,418 sf); and
3. amend various text, tables, and exhibits as necessary in support of the proposed amendments and for internal consistency.

The project will also analyze the anticipated development of three potential sites within PAs 12 and 40, as shown on Exhibit 1. These three sites include:

- **PA 12 Site.** Development of up to 1,710 Medium-High Density residential units, up to 25,000 sf of neighborhood commercial use, and an approximately five-acre park. It is expected that vehicular access to this site would be provided from Burt Road at Sand Canyon Avenue and an extension of the Walnut Avenue intersection into the northwest portion of the project site. Improvements to the Walnut Avenue ramp at I-5 would also be required.
- **PA 40 East Site.** Development of up to 250 Medium-High Density residential units, an approximately 1.7-acre park, and an approximately 1.3-acre site accommodating an approximately 10,000-sf child care center. It is expected that vehicular access to this site would be provided from Sand Canyon Avenue and Roosevelt.
- **PA 40 Marine Way Sites.** Development of up to 530,000 sf of nonresidential uses allowed under the 5.5J Medical and Science zoning district. It is expected that access to these sites would be provided from existing Marine Way on an interim basis and ultimately from the future alignment of Marine Way.

A detailed project description may be found in the Initial Study (available in the Environmental Section of the project website).

**Entitlements Requested**

- General Plan Amendment (File No. 00693260-PGA)
- Zone Change (File No. 00693257-PZC)

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**POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:** As identified through the analysis presented in the Initial Study provided in the CD attached to this NOP, with incorporation of applicable mitigation measures from the previously completed PA 40/12 GPA and Zone Change Final EIR, and City of Irvine Standard Conditions, the proposed project would have no impacts or less than significant

impacts related to Agriculture & Forestry Resources and Mineral Resources. No further evaluation of these issues is required in the Draft EIR.

The following environmental factors may be potentially affected by the scope of this project and will be evaluated in the EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology / Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Noise
- Population / Housing
- Public Services
- Recreation
- Transportation / Traffic
- Tribal Cultural Resources
- Utilities, Services Systems and Energy
- Mandatory Findings of Significance

The Initial Study provides additional information regarding the scope of the topical issues to be addressed in the EIR.

Pursuant to Section 15082(a) of the CEQA Guidelines, the City will be the Lead Agency and will prepare an EIR for the project described above. This NOP for the PA 12/40 GPA and Zone Change Project has been prepared to solicit comments from agencies, organizations, and other interested parties on the proposed project. We are interested in the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the project. In order to identify environmental issues that may be associated with approval and development of the proposed project, an Initial Study was prepared pursuant to the requirements of CEQA, and is provided in the attached CD.

## **PREVIOUS ENVIRONMENTAL DOCUMENTATION**

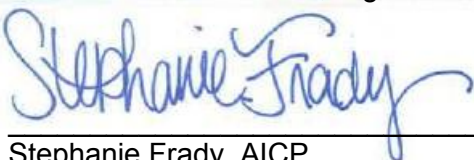
City of Irvine Planning Area 40 / Planning Area 12 General Plan Amendment and Zone Change Final Environmental Impact Report

*State Clearinghouse No. 2000071014, August 2008*

This EIR addresses potential environmental effects associated with implementation of a GPA (File No. 00434714-PGA) and Zone Change (File No. 00434717-PZC). Most relevant to the proposed project, this EIR addresses the impacts to agricultural resources resulting from development of the PA 12 site being addressed in the Initial Study.

## **PUBLIC SCOPING MEETING**

The City will hold a Public Scoping Meeting for the EIR to describe the proposed project, the environmental process, and to receive input on the scope and content of the EIR in conformance with Section 21083.9 of the Public Resources Code. The Public Scoping Meeting is scheduled for **Monday, May 1, 2017, at 5:30 p.m.** Irvine City Hall in the **Conference and Training Center**. The City encourages all interested individuals, organizations and agencies to attend the meeting.



Stephanie Frady, AICP  
Senior Planner

April 20, 2017  
Date



**Exhibit 1**  
**REGIONAL LOCATION AND LOCAL VICINITY**

