

NOTICE OF DETERMINATION

TO: State of California
Office of Planning & Research
PO Box 3044
Sacramento, CA 95812-3044

County Clerk
County of Orange
PO Box 238
Santa Ana, CA 92702

FROM: City of Irvine
Community Development Department
PO Box 19575
Irvine, CA 92623-9575
Attn: Ann Wuu
Principal Planner
T: (949) 724-6362

SUBJECT: Filing of **Notice of Determination** in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse No.: 2005081099

Project Title and File No.: **Planning Area 39 General Plan Amendment 00900828-PGA, First Reading of Zone Change 00900833-PZC, and First Reading of Development Agreement 00919822-PDA**

Applicant: Irvine Company Apartment Development
550 Newport Center Drive, Newport Beach, CA 92660
Attn: Ryan Stokes, (949) 720-2489

Project Location: Planning Area (PA) 39 (Los Olivos) in the City of Irvine, which is generally bound by I-405 to the north, Irvine Center Drive to the east, Bake Parkway to the south, and PA 18 to the west. Lot 10 encompasses approximately 10.68 gross acres and is located south of Encanto, east of Dana, west of Gitano, and north of the Los Olivos Community Park. Lot 13 encompasses approximately 17.5 gross acres and is located west of San Diego Creek, north of Lake Forest Drive, and northwest of the current intersection of Alfonso and Dana.

Project Description: The Project consists of a General Plan Amendment to amend General Plan Land Use Element Table A-1 by increasing the maximum dwelling unit cap by 670 residential units for PA 39. The following ordinances were introduced for First Reading: (1) Zone Change to amend Section 3-37-15 and Chapter 9-39 of the Irvine Zoning Ordinance to allow for the addition of 670 dwelling units to the dwelling unit cap; to change the zoning designation of Lot 10 and Lot 13 from 2.4 Medium-High Density Residential to 2.4H Medium-High Density Residential; and to amend development standards for the 2.4 Medium-High Density Residential zoning district relative to residential development within PA 39; and (2) Development Agreement to establish public benefits and affordable housing requirements associated with the Lot 10 residential development project.

This is to advise that on May 14, 2024, the **City Council of the City of Irvine, California**, as lead agency, approved the above-described General Plan Amendment, and introduced for the First Reading the proposed Zone Change and Development Agreement ordinances, and made the following determinations regarding the above described-project:

1. An Environmental Impact Report (SCH No. 2005081099) **was** previously prepared and certified pursuant to the provisions of CEQA.
2. An Addendum to a previously certified EIR (SCH No. 2005081099) was prepared pursuant to Section 15164 of the State CEQA Guidelines and concluded that the proposed project **will not** have any new or more severe significant effects on the environment that were not previously identified in the EIR. The project's effects were analyzed in the EIR and Addendum and all feasible mitigation measures from the EIR have been incorporated into the project approval.
3. New mitigation measures **were not** made a condition of the approval of this project.
4. A new mitigation reporting or monitoring plan **was not** adopted for this project.
5. A Statement of Overriding Considerations **was not** adopted for this project.
6. Findings **were** made pursuant to the provisions of CEQA.

This is to certify that the Addendum and previously certified EIR, with comments, responses, and record of project approvals, are available to the general public at the City of Irvine City Hall, Community Development Department, 1 Civic Center Plaza, Irvine CA, 92623.

Ann Wuu, Principal Planner
Name / Title



Signature

May 15, 2024
Date