

NOTICE OF DETERMINATION



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

FROM: City of Irvine
Community Development Department
PO Box 19575
Irvine, CA. 92623-9575
Attn: Stacy Tran
Senior Planner
949-724-6316

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

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

State Clearinghouse No.: 2007011024
(if submitted to State Clearinghouse)

Project Title and File No.: Phase 3 Elements Mixed-Use Project - Conditional Use Permit (00874834-PCPU)

Applicant: Garden Communities
Elements 1 Leasehold, LLC
9110 Judicial Drive
San Diego, CA 92122
Anne Marie Kane (858) 864-2248

Project Location: (include County) The 8.54-acre project is located in the City of Irvine, County of Orange, located at the northwest corner of Jamboree Road and Campus Drive in Planning Area 36, aka Irvine Business Complex (IBC). The IBC is located within the western portion of the City of Irvine in south/central Orange County. More specifically, the IBC is generally bounded by the former Tustin Marine Corps Air Station (MCAS) to the north, the San Diego Creek channel to the east, John Wayne Airport and Campus Drive to the south, and the Costa Mesa (SR 55) Freeway to the west.

Project Description: Project proposes 593-unit (474 base units with 119 density bonus units) attached multi-family residential in 3 buildings; two private rooftop recreation amenities; two publicly accessible plazas, 8,930 square feet of resident-serving retail; and 14,630 square feet of commercial uses. The three buildings consist of six-story residential buildings with parking structures and podium design ranging in height from 67 to 90 feet. An updated affordable housing plan is also included as part of this application. The project is part of previously approved 2014 Master Plan 00575136-PMP, Park Plan 00575148-PPP, and Vesting Tentative Tract Map 17862 (File No. 00634486-PTT).

This is to advise that the **Planning Commission of the City of Irvine, as lead agency**, has approved the above-described project on **May 18, 2023** through adoption of Planning Commission Resolution No. 23-3907-and has made the following determinations regarding the above described-project:

1. The project **will not** have a significant effect on the environment.
2. An Addendum to a previously certified Project Environmental Impact Report (SCH No.: 2007011024) was prepared pursuant to Section 15164 of the State of California Environmental Quality Act Guidelines and concluded that the proposed project will not have any new significant effects on the environment that was not previously identified in the in Project EIR. The project's effects are covered in the EIR 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. 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, Previously Certified EIR with comments and responses; and record of project approval is available to the general public at the City of Irvine City Hall, Community Development Department, One Civic Center Plaza, Irvine, California 92623.

Stacy Tran, Senior Planner

05/18/23

Name and Title

Signature

Date