

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: **Hernan DeSantos**
Senior Planner
949-724-6441

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.: SCH No. 2007011024

Project Title and File No.: Master Plan Modification (00911837-PMPC)

Applicant: Von Alton I, LLC
3121 Michelson Drive, Suite 500
Irvine, CA 92612
Contact: Amer Kasm
(949) 258-7402

Project Location: The project site is located at 16715–16969 Von Karman Avenue and 2121 Alton Parkway within Planning Area 36, Irvine Business Complex (IBC).

Project Description: The project consists of (1) adoption of Planning Commission Resolution No. 24-3988 approving Master Plan Modification (File No. 00911837-PMPC) to demolish the existing 440,409 square feet of office uses, 13,271 square feet of warehouse use, and 320 square feet of accessory retail on the project site to allow the development of two buildings totaling 541,344 square feet, comprised of 497,344 square feet of warehouse use and 44,000 square feet of office use. Specifically, Building 1 would include 298,552 square feet of warehouse use and 32,000 square feet of office use, and Building 2 would include 198,792 square feet of warehouse use and 12,000 square feet of office use.

This is to advise that on November 21, 2024, the **Planning Commission of the City of Irvine, California**, as lead agency, approved the above-described Resolution for the Master Plan Modification (00911837-PMPC) and made the following determination regarding the above described-project:

1. An Environmental Impact Report (SCH No. 2007011024) **was** previously prepared and certified pursuant to the provisions of CEQA.
2. An Addendum to a previously certified EIR (SCH No. 2007011024) 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.

Hernan DeSantos, Senior Planner
Name and Title

Signature

11/26/24
Date