

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.: McGaw Residential - Vesting Tentative Tract Map 19226 (00858546-PTT), Park Plan (00859284-PPP), and Conditional Use Permit (00853770-PCPU)

Applicant: TA Partners
16800 Aston Street, Suite 275
Irvine, CA 92606
Jason H. Velázquez (786) 399-3101

Project Location: (include County) The 1.93-net acre project is located in the City of Irvine, County of Orange, located at 2602 McGaw Avenue 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 a 184-unit multi-family residential development comprised of 144 base units with 40 density bonus units. The project includes a seven-story residential building comprised of five levels of residential units on top of two level above-ground parking structure. Major private recreation amenities serving the site will be provided on level two in the fitness and game rooms, level three Pool Courtyard, and level five Sky Deck Courtyard. A subdivision map is filed for condominium purposes. Associated transfer of development rights, parkland appraisal, and affordable housing plan with density bonus units are also included as part of this application.

This is to advise that the **Planning Commission of the City of Irvine, as lead agency**, has approved the above-described project on **October 6, 2022** through adoption of Planning Commission Resolution Nos. 22-3876, 22-3877, 22-3878, 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
Name and Title


Signature

10/6/22
Date