

# 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) and Park Plan (00859284-PPP)

**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, 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:** Submitted applications support a 184-unit multi-family residential development. Park Plan includes a parkland appraisal and on-site private recreation amenities on level two in the fitness and game rooms, level three Pool Courtyard, and level five Sky Deck Courtyard. The subdivision map is filed for condominium purposes and easements for utility and pedestrian access.

This is to advise that the **City Council of the City of Irvine, as lead agency**, has denied the filed appeal and approved the above-described project on **January 24, 2023**, 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 Program 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 were not previously identified in the in Program 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 previously** adopted for the previously-approved project analyzed in the EIR.
6. Findings **were** made pursuant to the provisions of CEQA.

This is to certify that the Addendum with comments and responses, Previously Certified PEIR 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

January 24, 2023

Name and Title

Signature

Date