



# 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**  
**Senior 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.:** 94041030

**Project Title and File No.:** Master Plan 00882754-PMP

**NOTE: This project is within the scope of the previously certified Lower Peters Canyon Specific Plan Final Environmental Impact Report No. 557 and an Addendum was prepared.**

**Applicant:** Irvine Company, Attn: Greg Jasso, 550 Newport Center Drive, Newport Beach, CA 92660

**Project Location:** 949-720-2875

Planning Area 4 - Lower Peters Canyon - The project site is located in the City of Irvine, encompasses approximately 15.5 gross acres within Planning Area 4, and is bound by Bryan Avenue to the northeast, State Route (SR)-261 to the southeast, El Camino Real to the southwest, and commercial uses to the northwest.

**Project Description:**

The Project consists of a Master Plan for the development of 1,261 residential units at the Irvine Market Place, which would replace approximately 198,594 square feet of existing commercial development.

This is to advise that on May 4, 2023, the **Planning Commission of the City of Irvine**, as lead agency, approved the above-described Master Plan and made the following determinations regarding the above described-project:

1. An Environmental Impact Report (SCH No. 94041030) **was** previously prepared and certified pursuant to the provisions of CEQA.
2. An addendum to a previously certified EIR (SCH No. 94041030) 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 **April 2023 Addendum to the Lower Peters Canyon Specific Plan Final Environmental Impact Report**, as well as the 1995 Lower Peters Canyon Specific Plan Final Environmental Impact Report 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, 1 Civic Center Plaza, Irvine CA, 92623.

Ann Wuu, Senior Planner  
Name / Title

  
Signature

May 5, 2023  
Date