|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **NOTICE OF DETERMINATION** | | | | | |  |
|  | |  |  | | |  |
| **TO:** |  | State of California | **FROM:** | City of Irvine | | |
|  | | Office of Planning & Research |  | Community Development Department | | |
|  | | PO Box 3044 |  | PO Box 19575 | | |
|  | | Sacramento, CA 95812-3044 |  | Irvine, CA 92623-9575 | | |
|  | |  |  | **Attn:** | **Ann Wuu** | |
|  |  | County Clerk |  |  | **Senior Planner** | |
|  | | County of Orange |  |  | **T: 949-724-6362** | |
|  | | 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.: Project Title and File No.:**

**94041030**

**General Plan Amendment 00863325-PGA, First Reading of Zone Change 00870374-PZC, and First Reading of Development Agreement 00900866-PDA (Irvine Market Place Residential Development in Lower Peters Canyon)**

**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: Project Location:**

**Project Description:**

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

The Project consists of a General Plan Amendment to amend Land Use Element Table A-1 of the Irvine General Plan to allow the addition of 969 dwelling units to the Planning Area 4 dwelling unit cap with up to 1,261 dwelling units assigned to the Lower Peters Canyon Regional Commercial area with a corresponding reduction in commercial square footage. The following ordinances were introduced for first reading: (1) Zone Change to amend Chapter 9-4 and Section 3-37-28 of the Zoning Ordinance to allow for the same increase in residential units and reduction in commercial square footage, and to add residential development standards for the 4.9 Lower Peters Canyon Regional Commercial Zoning District; and (2) Development Agreement to establish public benefits and affordable housing opportunities associated with the Irvine Market Place residential development project.

This is to advise that on May 23, 2023, the **City Council of the City of Irvine,** as lead agency, approved the above-described General Plan Amendment, and completed the First Reading for the proposed Zone Change and Development Agreement ordinances, and made the following determinations regarding the above described-project:

1. An Environmental Impact Report (SCH No.1994041030) **was** previously prepared and certified pursuant to the provisions of CEQA.
2. An addendum to a previously certified EIR (SCH No. 1994041030) 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**  \_\_\_\_ May 24, 2023

Name / Title Signature Date