

NOTICE OF EXEMPTION



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

County Clerk
County of Orange
PO Box 238
Santa Ana, CA 92702

Attn: **Stacy Tran**
Senior Planner
949-724-6316

SUBJECT: Filing of **Notice of Exemption** in compliance with Section 15062 of the Public Resources Code.

Project Title and File No.: McGaw Residential - Vesting Tentative Tract Map 19226 (00858546-PTT), Park Plan (00859284-PPP), and Conditional Use Permit (00853770-PCPU)

Project Location: (include County) The project site is located at 2602 McGaw Avenue within the Irvine Business Complex (Planning Area 36) in the City of Irvine, County of Orange.

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.

Approving Public Agency: City of Irvine
Planning Commission
PO Box 19575
Irvine, CA 92623-9575

Approval Date: October 6, 2022
Resolution Nos. 22-3876, 22-3877,
22-3878

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

Exempt Status:
(check one)

- Ministerial (Section 21080(b)(1); 15268)
- Declared Emergency (Section 21080(b)(3); 15269(a))
- Emergency Project (Section 21080(b)(4); 15269(b)(c))
- Statutory Exemption:
- Categorical Exemption Section 15332, Class 32, In-Fill Development Projects
- General Rule Exemption (Section 15061(b)(3))

Reasons Why Project Is Exempt: Class 32 promotes infill development on sites of less than 5 acres within urbanized areas that are consistent with local general plan and zoning requirements. The project is consistent with the City's General Plan and Zoning Ordinance as it is located on property that is designated as Urban and Industrial by the Land Use Element of the General Plan and is within the 5.1 IBC Multi-Use zoning district per the Zoning Ordinance. These areas are intended to be mixed-use zones with high-density housing, offices, industry, and supportive commercial uses to serve the needs of residential and employee populations. The 1.93-acre project site size is less than the five-acre size limit for the exemption. Submitted technical studies demonstrate that approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Stacy Tran, Senior Planner
Name and Title

Signature

October 6, 2022
Date

Date received for filing at OPR:

FORM 45-02 (Rev. 10/2006)