

# NOTICE OF EXEMPTION



**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:** **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) and Park Plan (00859284-PPP)

**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:** 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.

**Approving Public Agency:** City of Irvine - **City Council**  
One Civic Center Plaza  
Irvine, CA 92623-9575

**Approval Date:** January 24, 2023  
**Resolution Nos.** Not yet assigned

**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

January 24, 2023

Date