

**NOTICE OF DETERMINATION**

TO:  State of California  
Office of Land Use and  
Climate Innovation  
1400 Tenth Street  
Sacramento, CA 95814

FROM: City of Irvine  
Community Development Department  
PO Box 19575  
Irvine, CA 92623-9575  
Attn: Eric Martin  
Senior Planner  
T: (949) 724-7519

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.:** 2023070463

**Project Title and File No.:** **Planning Area 25 Master Plan 00925661-PMP and Vesting Tentative Tract Map No. 19355 (File No. 00948648-PTT)**

**Applicant:** Irvine Company Apartment Development  
550 Newport Center Drive, Newport Beach, CA 92660  
Attn: Kevin Martin, (949) 720-2659

**Project Location:** Planning Area (PA) 25 in the City of Irvine. The Project site encompasses 26.4 acres generally located west of Academy Avenue, south of University Drive, and east of MacArthur Boulevard.


**Project Description:** The Project consists of the adoption of Resolution No. 25-4009 approving Master Plan 00925661-PMP with Affordable Housing Plan for the development of a 1,233-unit multi-family residential community; and adoption of Resolution No. 25-4010 approving Vesting Tentative Tract Map No. 19355 (File No. 00948648-PTT) to subdivide approximately 26.4 gross acres into three numbered lots for residential purposes, one lettered lot for private street purposes, and one lettered lot for habitat reserve area.

This is to advise that on May 1, 2025, the **Planning Commission of the City of Irvine, California**, as lead agency, approved the above-described Resolutions for the PA 25 Master Plan with Affordable Housing Plan, and Vesting Tentative Tract Map No. 19355, and made the following determinations regarding the above described-project:

1. An Environmental Impact Report City of Irvine 2045 General Plan Update (SCH No. 2023070463) **was** previously prepared and certified pursuant to the provisions of CEQA.
2. An Addendum to a previously certified EIR (SCH No. 2023070463) was prepared pursuant to Section 15164 of the State CEQA Guidelines and concluded that the proposed project **will not** have any new or substantially 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 Addendum and previously certified EIR, with comments, responses, and record of project approvals, are available to the general public at the City of Irvine City Hall, Community Development Department, 1 Civic Center Plaza, Irvine CA, 92623.

Eric Martin, Senior Planner  
Name / Title

  
Signature

5/6/2025  
Date