

Notice of Exemption

To: **Office of Land Use and Climate Innovation**
1400 Tenth Street
Sacramento, CA 95814

From: (Public Agency): 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

Project Title: Planning Area 31 Master Plan (File No. 00935798-PMP) and Vesting Tentative Tract Map No. 19260 (File No. 00938716-PTT)

Project Applicant: Irvine Company, 550 Newport Center Dr., Newport Beach, CA, 92660

Project Location - Specific: Planning Area 31. Northeast corner of Laguna Canyon Road and Discovery.

Project Location - City: Irvine **Project Location - County:** Orange

Description of Nature, Purpose and Beneficiaries of Project: The Project consists of the adoption of Resolution No. 25-4004 approving Master Plan 00935798-PMP with an Affordable Housing Plan for the development of up to 1,858 residential apartment units; and adoption of Resolution No. 25-4005 approving Vesting Tentative Tract Map No. 19260 (File No. 00938716-PTT) to subdivide approximately 30.3 gross acres into seven numbered lots and eight lettered lots for residential purposes.

Name of Public Agency Approving Project: City of Irvine Planning Commission

Name of Person or Agency Carrying Out Project: Irvine Company

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: _____
- Statutory Exemptions. State code number: _____
- Projects Consistent with a Community Plan, General Plan, or Zoning (Section 15183)

Reasons why project is exempt: The Project qualifies for an exemption from additional environmental review as set forth in CEQA Guidelines Section 15183 because it is consistent with the established development density for which the Irvine 2045 General Plan Update Program EIR (State Clearinghouse No. 2023070463) (GPU EIR) was certified and the Project implements the applicable mitigation measures and plans, programs, and policies specified in the GPU EIR. Specifically, the Project qualifies for the exemption because, pursuant to CEQA Guidelines Section 15183(b) and based on the analysis provided in the Project-specific Section 15183 Consistency Review, the City of Irvine determines the following with respect to the environmental effects of the proposed Project. There are no environmental effects that:

1. Are peculiar to the project or the parcel on which the project would be located;
2. Were not analyzed as significant effects in the prior EIR on the zoning action, general plan, or community plan, with which the project is consistent;
3. Are potentially significant off-site impacts or cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or
4. Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

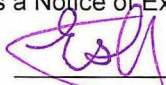
Lead Agency

Contact Person: Erica Hong, Senior Planner

Area Code/Telephone/Extension: (949) 724-6359

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 5/5/25 Title: Senior Planner

Signed by Lead Agency Signed by Applicant