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| **NOTICE OF DETERMINATION** | coi_logo_3color_w_shadow_500 |
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| **TO:** | [x]  | 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:**  | **Victor Mendez** |
|  | X | County Clerk |  |  | **Associate Planner** |
|  | County of Orange |  |  | **949-724-7338** |
|  | PO Box 238 |  |  |  |
|  | Santa Ana, CA 92702 |  |  |  |
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| **SUBJECT:**  | Filing of **Notice of Determination** in compliance with Section 21108 or 21152 of the Public Resources Code. |
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| **State Clearinghouse No.:**(if submitted to State Clearinghouse) | 83061702 |
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| **Project Title and File No.:** | Lot 103 Master Plan 00881196-PMP & Lot 106 Master Plan 00881205-PMP  |
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| **Applicant:**  | Irvine Company Apartment Development550 Newport Center Drive, Newport Beach, CA 92660Attn: Mark Middlebrook, (949) 720-2784 |
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| **Project Location:**(include County) | Lots 103 and 106 in Planning Area 33 in the City of Irvine. Lot 103 encompasses 6.2 gross acres and is bounded by Barranca Parkway to the north, Meridian to the east, Gateway to the south, and Pacifica to the west. Lot 106 encompasses 4.2 gross acres and is bounded by the SR-133 on- and off-ramps to the north and west, Pacifica to the east, and Alton Parkway to the south.  |
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| **Project Description:** | The project consists of a Master Plan with Affordable Housing Plan for the development of 652 residential apartment units on Lot 103, and a Master Plan with Affordable Housing Plan for the development of 244 residential apartment units on Lot 106. |
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| This is to advise that on September 21, 2023, the **Planning Commission of the City of Irvine, as lead agency,** approved the above-described Master Plans with Affordable Housing Plans, and made the following determinations regarding the above described-project: |
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| 1. | An Environmental Impact Report (SCH No. 83061702) **was** previously prepared and certified pursuant to the provisions of CEQA. |
| 2. | An Addendum to previously certified EIR (SCH No. 83061702) 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. |
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| This is to certify that the Addendum and 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, One Civic Center Plaza, Irvine, California 92623. |
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| **Victor Mendez, Associate Planner** | October 10, 2023 |
| Name and Title | Signature | Date |