

# Notice of Exemption

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**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 Development Agreement for Discovery Park Residential Development  
(Development Agreement 00948850-PDA) (SCH No. 2025050314)

**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 Ordinance No. 25-17 approving Development Agreement 00948850-PDA to establish public benefits and affordable housing requirements associated with a 1,858-unit multi-family residential development located at the northeast corner of Laguna Canyon Road and Discovery in Planning Area 31 (Irvine Spectrum 6).

**Name of Public Agency Approving Project:** City of Irvine City Council

**Name of Person or Agency Carrying Out Project:** DBC III SPE LLC

**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 GPU 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 GPU 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 GPU EIR was certified, are determined to have a more severe adverse impact than discussed in the GPU 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: Erica S. Hong Date: 6/26/25 Title: Senior Planner

Signed by Lead Agency  Signed by Applicant