

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: Tentative Tract Map No. 2025-164 (File No. 00961142-PTT), Master Plan 00959185-PMP, and Park Plan 00959186-PPP for the development of a 221-unit mixed affordability project on a 4.95-gross-acre site.

Project Applicant: Irvine Community Land Trust; 503 Nightmist, Irvine, CA 92618

Project Location - Specific: 2400 Barranca Parkway, Irvine, CA 92606 in Planning Area 36

Project Location - City: Irvine

Project Location - County: Orange

Description of Nature, Purpose and Beneficiaries of Project: The Project consists of Tentative Tract Map No. 2025-164 to subdivide 4.95 acres into two numbered lots for residential purposes; a master plan (File No. 00959185-PMP) including an affordable housing plan and state density bonus for the development of 150 affordable apartment units, one property management apartment unit, and 70 for-sale townhome units; and a park plan (00959186-PPP) describing the on-site amenities and park dedications for the residential project.

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: Eric Martin, Senior Planner

Area Code/Telephone/Extension: (949) 724-7519

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: 4/6/2026 Title: Senior Planner

Signed by Lead Agency Signed by Applicant