

NOTICE OF DETERMINATION



TO: ☒ State of California
Office of Planning & Research
PO Box 3044
Sacramento, CA. 95812-3044

FROM: City of Irvine
Community Development Department
PO Box 19575
Irvine, CA. 92623-9575
Attn: Victor Mendez
Associate Planner
949-724-7338

X 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.: 83061702
(if submitted to State Clearinghouse)

Project Title and File No.: Planning Area 33 (Irvine Spectrum Center), Second Reading of Zone Change 00870341-PZC, Second Reading of Development Agreement 00911705-PDA (Lot 103 Residential Development), and Second Reading of Development Agreement 00911981-PDA (Lot 106 Residential Development)

Applicant: Irvine Company Apartment Development
550 Newport Center Drive, Newport Beach, CA 92660
Attn: Mark Middlebrook, (949) 720-2784

Project Location: 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.

Project Description: The project consists of the Second Reading and adoption of the following ordinances: (1) Ordinance No. 23-21 approving Zone Change 00870341-PZC to amend Chapter 9-33 and Section 3-37-26 of the Zoning Ordinance to allow for the increase in residential units and reduction in commercial square footage, to change the zoning designation for Lots 103 and 106 from 4.6 Urban Commercial and 4.8 Irvine Center Garden Commercial, respectively, to 4.7C Urban Commercial, and to amend development standards for the 4.7C Urban Commercial zoning district relative to residential development; (2) Ordinance No. 23-22 approving Development Agreement 00911705-PDA to establish public benefits and affordable housing requirements associated with the Lot 103 residential development project; and (3) Ordinance No. 23-23 approving Development Agreement 00911981-PDA to establish public benefits and affordable housing requirements associated with the Lot 106 residential development project.

FILED

OCT 25 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.C. DEPUTY

This is to advise that on October 24, 2023, the City Council of the City of Irvine, as lead agency, approved the above-described Second Reading for the proposed Zone Change and Development Agreement ordinances, and made the following determinations regarding the above described-project:

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.

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.

Victor Mendez, Associate Planner
Name and Title

Signature

October 24, 2023
Date



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-10/25/2023-0913

Recorded in Official Records, Orange County

Hugh Nguyen, Clerk-Recorder



50.00

* \$ R 0 0 1 4 6 2 1 3 1 5 \$ *

202385000924 9:34 am 10/25/23

477 Vitlndx Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

PLANNING AREA 33 (IRVINE SPECTRUM CENTER), SECOND READING OF ZONE CHANGE 00870341-PZC, SECOND READING OF DEVELOPMENT AGREEMENT 00911705-PDA (LOT 103 RESIDENTIAL DEVELOPMENT), AND SECOND READING OF DEVELOPMENT AGREEMENT 00911981-PDA (LOT 106 RESIDENTIAL DEVELOPMENT)

Check Document being Filed:

- ☒ Environmental Impact Report (EIR)
- ☐ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ☐ Notice of Exemption (NOE)
- ☐ Other (Please fill in type):

FILED

OCT 25 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.C. DEPUTY

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON October 25, 2023

Posted for 30 days

DEPUTY CARINA CORTES

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.



State of California - Department of Fish and Wildlife
**2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**
DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print

Start Over

Save

RECEIPT NUMBER:

30 — 10/25/2023 — 0913

STATE CLEARINGHOUSE NUMBER (If applicable)

83061702

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF IRVINE

LEAD AGENCY EMAIL

DATE

10/25/2023

COUNTY/STATE AGENCY OF FILING

Orange

DOCUMENT NUMBER

202385000924

PROJECT TITLE

PLANNING AREA 33 (IRVINE SPECTRUM CENTER), SECOND READING OF ZONE CHANGE 00870341-PZC...

PROJECT APPLICANT NAME

IRVINE COMPANY APARTMENT DEVELOPMENT

PROJECT APPLICANT EMAIL

PHONE NUMBER

(949) 720-2784

PROJECT APPLICANT ADDRESS

550 NEWPORT CENTER DRIVE

CITY

NEWPORT BEACH

STATE

CA

ZIP CODE

92660

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$3,839.25

\$

0.00

☐ Mitigated/Negative Declaration (MND)(ND)

\$2,764.00

\$

0.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,305.25

\$

0.00

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☒ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

0.00

☒ County documentary handling fee

\$

50.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash

☒ Credit

☐ Check

☐ Other

TOTAL RECEIVED

\$

50.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

DEPUTY CLERK, CARINA CORTES



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-1012|2023-0876

Recorded in Official Records, Orange County

Hugh Nguyen, Clerk-Recorder



3889.25

* \$ R 0 0 1 4 6 0 0 1 3 6 \$ *

202385000890 8:53 am 10/12/23

477 Vitlndx 202

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

GENERAL PLAN AMENDMENT 00863251-PGA, FIRST READING OF ZONE CHANGE 00870341-PZC, FIRST READING OF DEVELOPMENT AGREEMENT 00911705-PDA (LOT 103 RESIDENTIAL DEVELOPMENT), AND FIRST READING OF DEVELOPMENT AGREEMENT 00911981-PDA (LOT 106 RESIDENTIAL DEVELOPMENT)

Check Document being Filed:

- ☒ Environmental Impact Report (EIR)
☐ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
☐ Notice of Exemption (NOE)
☐ Other (Please fill in type):

POSTED

OCT 12 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: _____ DEPUTY

FILED

OCT 12 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: _____ DEPUTY

FILED

OCT 12 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: C.C. DEPUTY

POSTED

OCT 12 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: C.C. DEPUTY

FILED

OCT 25 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: C.C. DEPUTY

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON October 12, 2023
Posted _____ Removed _____
Returned to agency on _____
DEPUTY CARINA CORTES

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

FILED

POSTED



NOTICE OF DETERMINATION OCT 12 2023

OCT 12 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

TO: ☒ State of California
Office of Planning & Research
PO Box 3044
Sacramento, CA. 95812-3044

BY: [Signature]FROM: [Signature]

City of Irvine
Community Development Department
PO Box 19575
Irvine, CA. 92623-9576
Attn: Victor Mendez
Associate Planner
949-724-7338

POSTED

OCT 12 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code. C.C. DEPUTY

State Clearinghouse No.: 83061702
(if submitted to State Clearinghouse)

Project Title and File No.: General Plan Amendment 00863251-PGA, First Reading of Zone Change 00870341-PZC, First Reading of Development Agreement 00911705-PDA (Lot 103 Residential Development), and First Reading of Development Agreement 00911981-PDA (Lot 106 Residential Development)

Applicant: Irvine Company Apartment Development
550 Newport Center Drive, Newport Beach, CA 92660
Attn: Mark Middlebrook, (949) 720-2784

OCT 25 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

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.

C.C. DEPUTY

Project Description:

FILED

OCT 12 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.C. DEPUTY

The project consists of a General Plan Amendment to amend Land Use Element Table A-1 of the Irvine General Plan to allow the addition of 1,000 dwelling units in the Irvine Spectrum Center Regional Commercial Area with a corresponding reduction in commercial square footage in Planning Area 33. The following ordinances were introduced for First Reading: (1) Zone Change to amend Chapter 9-33 and Section 3-37-26 of the Zoning Ordinance to allow for the increase in residential units and reduction in commercial square footage, to change the zoning designation for Lots 103 and 106 from 4.8 Urban Commercial and 4.8 Irvine Center Garden Commercial, respectively, to 4.7C Urban Commercial, and to amend development standards for the 4.7C Urban Commercial zoning district relative to residential development; (2) Development Agreement to establish public benefits and affordable housing requirements associated with the Lot 103 residential development project; and (3) Development Agreement to establish public benefits and affordable housing requirements associated with the Lot 106 residential development project.

This is to advise that on October 10, 2023, the City Council of the City of Irvine, as lead agency, approved the above-described General Plan Amendment, and introduced for the First Reading the proposed Zone Change and Development Agreement ordinances, and made the following determinations regarding the above described-project:

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.

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.

Victor Mendez, Associate Planner
Name and Title

[Signature]
Signature

October 10, 2023
Date

RECEIVED

FILED

FILED

AUG 15 1983

OCT 12 2023

AUG 10 1983



CITY OF IRVINE

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:

C.C.

DEPUTY

LEE A. BRANCH County Clerk
Deputy

NOTICE OF DETERMINATION

TO:

(X) Secretary for Resources
1416 Ninth Street, Room 1311
Sacramento, California 95814

(X) County Clerk
County of Orange
Clerk of the Board

FROM: City of Irvine
Department of Community Development
17200 Janboree Road
P. O. Box 19575
Irvine, California 92713
(714) 754-3600

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
DEPUTY

| | |
|--|-------------------------------------|
| PROJECT TITLE AND FILE NUMBER Irvine Center Development Agreement | EIR NUMBER: |
| STATE CLEARINGHOUSE NUMBER: 83061702 | INITIAL STUDY NUMBER: 82-IS-1100 |
| PROJECT CONTACT PERSON: Michael Thiele | TELEPHONE NUMBER: (714) 660-3835 |
| PROJECT LOCATION: In the triangle of land formed by the San Diego Freeway (I-405), the Santa Ana Freeway (I-5), and the Laguna Freeway (SR-133) | |
| PROJECT DESCRIPTION: A development agreement between the City of Irvine and The Company which is an implementation mechanism for development of Irvine Center, an million ± sq. ft. commercial-office complex. | |

This is to advise that the City of Irvine, _____ City Council _____ on 3/9/83 has approved the above described project and made the following determinations:

- ☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- (X) An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.

POSTED

OCT 12 2023

Mitigation Measures (X) were made a condition of project approval. ORANGE COUNTY CLERK-RECORDER DEPARTMENT
were not

The project, in its approved form, (X) will have a significant effect on
the environment. will not

A statement of overriding considerations (X) was adopted for this project.
was not

A copy of the Negative Declaration or Environmental Impact Report, and record of project approval may be examined at the City of Irvine.

SIGNATURE:

TITLE:
Senior Planner

DATE:
8/10/83

DATE RECEIVED FOR FILING:

DEPUTY

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

OCT 25 2023

FILED



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print

Start Over

Save

RECEIPT NUMBER:

30 — 10/12/2023 — 0876

STATE CLEARINGHOUSE NUMBER (If applicable)

83061702

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF IRVINE

LEAD AGENCY EMAIL

DATE

10/12/2023

COUNTY/STATE AGENCY OF FILING

Orange

DOCUMENT NUMBER

202385000890

PROJECT TITLE

GENERAL PLAN AMENDMENT 00863251-PGA, FIRST READING OF ZONE CHANGE 00870341-PZC, FIRST...

PROJECT APPLICANT NAME

IRVINE COMPANY APARTMENT DEVELOPMENT

PROJECT APPLICANT EMAIL

PHONE NUMBER

(949) 724-7338

PROJECT APPLICANT ADDRESS

550 NEWPORT CENTER DRIVE

CITY

NEWPORT BEACH

STATE

CA

ZIP CODE

92660

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☒ Private Entity

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)

\$3,839.25

\$

3,839.25

☐ Mitigated/Negative Declaration (MND)(ND)

\$2,764.00

\$

0.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,305.25

\$

0.00

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

0.00

☒ County documentary handling fee

\$

50.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash

☐ Credit

☒ Check

☐ Other

TOTAL RECEIVED

\$

3,889.25

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

DEPUTY CLERK, CLAUDIA FRANCO

FILED

OCT 25 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.C. DEPUTY

FILED

OCT 12 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

DEPUTY

POSTED

OCT 12 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: Deputy

ORIGINAL - PROJECT APPLICANT

COPY - CDFW/ASB

COPY - LEAD AGENCY

COPY - COUNTY CLERK

DFW 753.5a (Rev. 01/01/2023)