

NOTICE OF DETERMINATION



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

 County Clerk
County of Orange
PO Box 238
Santa Ana, CA 92702

FROM: City of Irvine
Community Development Department
PO Box 19575
Irvine, CA 92623-9575
**Attn: Stephanie Frady, AICP
Senior Planner
T: 949-724-6375**

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

State Clearinghouse No.: 93071051

Project Title and File No.: Planning Area 12 Zone Change (File No. 00800352-PZC)

NOTE: This project was analyzed as part of the certified Planning Area 12 Project Final Environmental Impact Report

Applicant: Irvine Company, Attn: Jeff Davis, 550 Newport Center Drive, Newport Beach, CA 92660
T: 949-720-2409

Project Location: Planning Area (PA) 12 – Oak Creek – The project site is located south of the 5 Freeway midway between Jeffrey Road and Sand Canyon Avenue, Irvine, CA 92618.

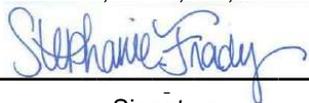
Project Description: Zone Change to amend the text of Chapter 3-37 of the Irvine Zoning Ordinance, which provides the allowed uses and development standards for the various zoning designations, and Chapter 9-12, which provides specific development standards for PA 12 – Oak Creek. The Project would (1) change the zoning designation for the vacant land between the Oak Creek Golf Course and former Traveland site from 5.4B General Industrial to 5.5H Medical & Science, (2) result in a net decrease of 381,277 square feet of non-residential development intensity for PA 12, and (3) replace the current Trip Monitoring Program with a Development Monitoring Program. Pursuant to Section 15168 of the State CEQA Guidelines, this project is within the scope of the project covered by previously certified Final EIR for the Planning Area 12 Project. Pursuant to Section 15164 of the State CEQA Guidelines, an Addendum to the PA 12 Final EIR has been prepared, and no new significant impacts would result from the project. There is no public review period required. The effects of the proposed project were examined in the Final EIR and all feasible mitigation measures and alternatives developed and identified in the Final EIR have been incorporated into the resolution approving the Project.

This is to advise that on November 24, 2020, the **City of Irvine City Council**, as lead agency, approved the above-described Zone Change and made the following determinations regarding the above described-project:

1. A Program Environmental Impact Report **was** previously prepared and certified pursuant to the provisions of CEQA.
2. This project **is covered** by a previously certified Program EIR (SCH No. 93071051).
3. The project **will** have a significant effect on the environment.
4. Mitigation measures **were** made a condition of the approval of the project in the previous EIR and reaffirmed for this project.
5. A statement of Overriding Considerations **was** adopted for the previous EIR and reaffirmed for this project.
6. Findings **were** made pursuant to the provisions of CEQA for the previously approved project and reaffirmed for this project.

This is to certify that the **August 2020 Addendum to the PA 12 EIR**, as well as the 1994 PA 12 Project EIR with comments and responses and record of project approval, is available to the general public at the City of Irvine City Hall, Community Development Department, 1 Civic Center Plaza, Irvine, CA, 92623.

Stephanie Frady, Senior Planner
Name and Title


Signature

November 24, 2020
Date

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Sacramento, CA 95812-3044

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PO Box 19575
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Attn: Stephanie Frady, AICP
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FILED

SEP 16 2020

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: HB DEPUTY

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

State Clearinghouse No.: 93071051

Project Title and File No.: Vesting Tentative Parcel Map 2019-177 (File No. 00816106-PTP)

NOTE: This project was analyzed as part of the certified Planning Area 12 Project Final Environmental Impact Report

Applicant: Irvine Company, Attn: Jeff Davis, 550 Newport Center Drive, Newport Beach, CA 92660
T: 949-720-2409

Project Location: Planning Area 12 – Oak Creek – The project site is located south of the 5 Freeway midway between Jeffrey Road and Sand Canyon Avenue, Irvine, CA 92618.

Project Description: Vesting Tentative Parcel Map No. 2019-177 which subdivides an approximately 42.2 gross and net acre site into 19 numbered and 4 lettered lots to facilitate the future construction of a new multi-building, 470,000 square foot office complex. Pursuant to Section 15168 of the State CEQA Guidelines, this project is within the scope of the project covered by previously certified Final EIR for the Planning Area 12 Project. Pursuant to Section 15164 of the State CEQA Guidelines, an Addendum to the PA 12 Final EIR has been prepared, and no new significant impacts would result from the project. There is no public review period required. The effects of the proposed project were examined in the Final EIR and all feasible mitigation measures and alternatives developed and identified in the Final EIR have been incorporated into the resolution approving the project.

30-2020-0714

POSTED

SEP 16 2020

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: HB DEPUTY

This is to advise that on September 9, 2020, the **Subdivision Committee of the City of Irvine**, as lead agency, approved the above-described Vesting Tentative Parcel Map and made the following determinations regarding the above described-project:

1. A Program Environmental Impact Report was previously prepared and certified pursuant to the provisions of CEQA.
2. This project is covered by a previously certified Program EIR (SCH No. 93071051).
3. The project will have a significant effect on the environment.
4. Mitigation measures were made a condition of the approval of the project in the previous EIR and reaffirmed for this project.
5. A statement of Overriding Considerations was adopted for the previous EIR and reaffirmed for this project.
6. Findings were made pursuant to the provisions of CEQA for the previously approved project and reaffirmed for this project.

This is to certify that the **August 2020 Addendum to the PA 12 EIR**, as well as the 1994 PA 12 Project EIR with comments and responses and record of project approval, is available to the general public at the City of Irvine City Hall, Community Development Department, 1 Civic Center Plaza, Irvine, CA, 92623.

Stephanie Frady, Senior Planner

Name and Title

Stephanie Frady

September 11, 2020

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



3393.25

Date received for filing at OPR:

* \$ R 0 0 1 2 0 4 2 8 7 2 \$ *

202085000735 3:28 pm 09/16/20

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State of California - Department of Fish and Wildlife
2020 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/01/18) Previously DFG 753.5a

Print **StartOver** **Finalize&Email**

RECEIPT NUMBER:
 30-2020 0714
 STATE CLEARINGHOUSE NUMBER (If applicable)
 93071051

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF IRVINE	LEAD AGENCY EMAIL	DATE 09/16/2020
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202085000735	

PROJECT TITLE
VESTING TENTATIVE PARCEL MAP 2019-177 (FILE NO. 00816106-PTP)

PROJECT APPLICANT NAME IRVINE COMPANY, ATTN: JEFF DAVIS	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 724-6375
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:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,343.25	\$	<u>3,343.25</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,406.75	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,136.50	\$	<u>0.00</u>
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> County documentary handling fee		\$	<u>50.00</u>
<input type="checkbox"/> Other		\$	<u> </u>

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 3,393.25

SIGNATURE <i>X Hazel L. Bennett</i>	AGENCY OF FILING PRINTED NAME AND TITLE HAZEL L. BENNETT, DEPUTY CLERK
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Orange County
Clerk-Recorder's Office
Hugh Nguyen

601 N. Ross Street
92701

County

Finalization: 20200000409990
9/16/20 3:28 pm
41 VitIndx

Item	Title	Count
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1	Z02	1
EIR: Environmental Impact Report		

Document ID	Amount
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DOC# 202085000735	3393.25
Time Recorded 3:28 pm	

Total	3393.25
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Payment Type	Amount
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Check tendered	3393.25
# 3100365056	

Amount Due	0.00
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THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS

www.ocrecorder.com

